

**PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT**

3.38 Acre Land Parcel  
14501 S. Taylor Pass Road  
Willcox, Arizona 85643

**PROJECT NUMBER**

21A-0013

Prepared for:

Estate of Barbara R. Steinman  
c/o Ms. Page Giacin  
19001 SW. 59<sup>th</sup> Street  
Southwest Ranches, Florida 33332

Arizona State Land Department  
1616 W. Adams Street  
Phoenix, Arizona 85007

Prepared by:

**RECON ENGINEERING**  
**Engineering and Environmental Consultants**  
**6870 East Horned Owl Trail**  
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**(602) 989-5392**

**May 19, 2021**



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RE: **Phase I Environmental Site Assessment**  
3.38 Acre Land Parcel  
14501 S. Taylor Pass Road  
Willcox, Arizona 85643  
**RECON PROJECT NO. 21A-0013**

Dear Ms. Giacin:

We have completed our environmental assessment of the above-referenced property. The results of our investigation, together with conclusions and recommendations, are presented in the attached report.

We appreciate this opportunity to provide environmental services and look forward to being of continued service on future projects. Please do not hesitate to contact us if you have any questions regarding the information presented in our report.

Sincerely,

**RECON ENGINEERING**

Robert K. Rehm, PE  
Principal Engineer



## **Phase I**

### **Environmental Site Assessment**

**3.38 Acre Land Parcel  
14501 S. Taylor Pass Road  
Willcox, Arizona 85643**

**Project Number: 21A-0013**

#### **EXECUTIVE SUMMARY**

RECON Engineering conducted an environmental assessment of the subject site on May 14, 2021.

The subject property is an irregular shaped, 3.38 acre land parcel located approximately 1.9 miles north of Bonita Aravaipa Road in Bonita, Arizona. The subject site shares a portion of the western boundary of the 30 acre Redington Land and Cattle Company property owned by Mrs. Barbara Steinman. Mrs. Steinman's property is also identified by Graham County Parcel No. 112-41-009D. The location of the subject site is further defined as being located within the East Half of the Southwest Quarter of the Northwest Quarter of Section 21, Township 9 South, Range 23 East of the Gila and Salt River Base and Meridian. The 3.38 acre subject site is currently owned by the Arizona State Land Department. Historic information sources indicate that the entire area, including both the subject site and the Mrs. Steinman's 30 acre property, was undeveloped, native desert land prior to the development of the Redington Land and Cattle company property by Mr. Donald Steinman in 2003. Over the years, the subject site has been used by the adjacent Steinman/Redington property for the storage of several large pieces of equipment, vehicle parts, trailers, and building and fencing materials. A portion of one structure and an addition made to another have been constructed in the eastern portion of the subject site and an area in the northern portion of the subject site is the location of a cemetery. At the time of the inspection, there were three pieces of heavy equipment, and a significant amount of discarded materials, vehicle parts, trailers and building and fencing materials stored on the subject site, in addition to portions of two structures and a cemetery on the subject site.

Based on information obtained from our research sources and visual observations made during our site inspection, we have reached the following conclusions:

- \* Our review of historic information sources, including historic aerial photographs, and historic topographic maps, did not identify any evidence to indicate that the subject site had been subjected to any specific past activities that would represent a potential environmental threat or impact to the subject site other than the storage of discarded materials and equipment on the subject site.
- \* Three (3), 55-gallon drums were observed in a fenced-in area in the southwestern portion of the subject site. While the contents of two (2) of the drums could not be determined, one appeared to contain a heavy, petroleum based grease. There was surface rust on all of the

containers, but there was no evidence of physical damage, excessive corrosion or leakage. There was also a crude type of burner in this same area that was likely used to burn petroleum products and other discarded flammable liquids and materials.

A blue, 55-gallon drum, containing an unknown liquid, was identified in another area with other discarded materials in the northeastern portion of the subject site. This drum appeared to be in good physical condition with no evidence of physical damage, excessive corrosion or leakage.

A 5-gallon plastic bucket filled with what is assumed to be paint was also observed near the cardboard box burn pit. This container also appeared to be in good physical condition with no evidence of physical damage, or leakage.

Based on the current condition and remote location of the 55-gallon drums and the 5-gallon plastic bucket, and the lack of any evidence of leakage, it is our opinion that their presence does not represent a "Recognized Environmental Condition" as defined by the ASTM.

- \* Two (2) shallow excavations were observed on the subject site, one adjacent to the three (3), 55-gallon drums in the fenced-in area, and another just north of the 55-gallon drums. The one nearest the 55-gallon drums appeared to be a former "burn pit". The one to the north of the 55-gallon drums is also assumed to be a "burn pit" since it was filled with cardboard boxes that were likely to be burned, not buried. Since there was no visible soil staining or evidence to suggest anything was being buried in either area, it is our opinion that neither area represents a "Recognized Environmental Condition" as defined by the ASTM.
- \* A significant amount of stored and discarded items and materials were observed in several locations on the subject site. These included an old bulldozer, a road grader, and a forklift, 5 or 6 pickup truck beds, several relatively large flatbed trailers, truck bed liners, metal and wood fence posts, metal gates, sheet metal, empty drums and containers, a big rig truck axle and a section of the cab, discarded miscellaneous building materials, vegetation clippings, PVC tubing, numerous vehicle tires, wooden boxes and pallets, cardboard boxes, metal boxes, fire extinguishers, metal pressure cylinders, miscellaneous small metal structures, parts and tubing, building demolition debris, toilet, large badly damaged Texaco sign, and several wheelbarrows. Since there was no visible evidence to suggest that hazardous materials, such as asbestos-containing materials, were included with any of the discarded materials, it is our opinion that the presence of these discarded materials does not represent a "Recognized Environmental Condition" as defined by the ASTM.
- \* The subject property was not identified on any of the environmental databases as being under investigation by any of the environmental agencies or as having any adverse environmental issues.
- \* No NPL, RCRA CORRACT, WQARF Registry Sites, or Arizona Superfund Sites were identified within a 1.0 mile search distance from the subject site's exterior boundaries.

- \* No Delisted NPL, CERCLIS, CERCLIS-NFRAP, RCRA TSD, State/Tribal SWL, State/Tribal LUST, State/Tribal VCP, State/Tribal Brownfields, Arizona Remediation or Federal Brownfields sites, were Identified within a 0.5 mile search distance from the subject site's exterior boundaries.
- \* No RCRA Generator, RCRA NonGen, State/Tribal IC/EC, Federal IC/EC, PADS, Used Oil Collection, FTTS or State/Tribal UST sites were identified within a 0.25 mile search distance from the subject site's exterior boundaries.
- \* No ERNS, Federal HMIS sites, Federal Lien, or State Spill sites were identified within a 0.125 mile search distance from the subject site's exterior boundaries.
- \* The subject site was not identified as having any Registered Drywells or Registered Groundwater Wells.
- \* There were no activities being conducted on the subject site a the time of the inspection that appeared to have adversely affected the subject site or appeared to pose a potential environmental threat to the subject site.
- \* No issues were identified on the subject site that would require regulatory reporting or represent areas of regulatory non-compliance.
- \* No issues were identified during the course of this investigation that would be classified as "Recognized Environmental Conditions", "Historic Recognized Environmental Conditions", or "Controlled Recognized Environmental Conditions" as defined by the ASTM.

It is assumed that sometime in the near future, the discarded materials identified in this investigation will be removed from the site. At that time, the drums and containers of petroleum or other products should be transported off-site by a qualified contractor and disposed in accordance with regulatory requirements.

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## **1.0 INTRODUCTION/PURPOSE**

RECON Engineering conducted a Phase I - Environmental Site Assessment of the 3.38 Acre Land Parcel, located at 14501 S. Taylor Pass Road, in Willcox, Arizona, on May 14, 2021.

This assessment was performed under contract with the Estate of Barbara R. Steinman, at the direction of Ms. Page Giacin. Our services were authorized by Ms. Giacin on April 27, 2021.

This report has been prepared on behalf of and for the exclusive use of the Estate of Barbara R. Steinman and the Arizona State Land Department. The contents of this report may not be relied upon by any party other than the aforementioned Clients without the express written consent of RECON Engineering.

## **2.0 OBJECTIVES AND SCOPE**

The primary purpose of this Phase I - Environmental Site Assessment is to identify actual or potential indications of contamination, both on and in close proximity to the subject site, that could adversely impact the subject property. These indications of contamination are referred to as “recognized environmental conditions” and are defined by the ASTM 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 a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat or material risk of harm 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. It is also the intent of this investigation to satisfy the "all appropriate inquiries" into previous ownership and uses of the property consistent with good commercial and customary practice as defined in the CERCLA regulations (42 U.S.C. 9601 (35) (B)), and to preserve for the Client the "Landowner Liability Protections” to CERCLA liability.

RECON's environmental assessment of this property was performed in general accordance with the following scope of work to the extent considered appropriate to adequately assess the current risk of environmental impairment within the allotted project budget. This scope of work was developed using the ASTM guidance document "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM 1527-13).

### **Scope of Services:**

- \* Review readily available historical records such as, tax records, aerial photographs, ownership documents, street directories, plat plans, etc., to determine past land usage.
- \* Review published topographic maps to determine site elevation and surface drainage characteristics in the area.
- \* Review published hydrogeological information to determine depth to groundwater and direction of groundwater flow.
- \* Review geological maps and records and soil survey reports to determine the geological characteristics of the area and physical characteristics of the soils on the subject site.
- \* Conduct an inspection of the subject property to visually identify indications of actual or potential site contamination.

- \* Conduct a reconnaissance of adjacent properties and the surrounding area within a one-half mile radius of the subject site to identify current land usage and determine its potential to adversely affect the subject site.
- \* Conduct interviews with individuals having knowledge of the subject property, adjacent properties and relevant environmental factors in the area.
- \* Review environmental lists and records of federal, state and local regulatory agencies to determine if the subject site or properties in close proximity to the subject site are listed. This review will be conducted in general accordance with the parameters outlined in ASTM document number E 1527-13, paragraph 8.2.1.
- \* Review other available information obtained during the course of the investigation relating to past or present environmental risks and incidents on the subject property.
- \* Provide photographs of site conditions.
- \* Provide a site plan showing site layout and areas of problem conditions, if any.
- \* Provide a recent aerial photograph in the final report.
- \* Provide a list of source materials and summaries of any other relevant reports which have been reviewed.
- \* Provide a list of agencies contacted and personnel interviewed for this investigation.
- \* Prepare an environmental assessment report containing the results of our investigation, conclusions based on the evaluation of our findings and, recommendations for further action, if necessary.

### 3.0 SITE OVERVIEW

**Name/Address:** 3.38 Acre Land Parcel  
14501 S. Taylor Pass Road  
Willcox, Arizona 85643

**County:** Graham County

**Legal Description:** A complete legal description for the subject site is presented in Appendix D of this report.

The abbreviated legal description for the adjacent Steinman property is: S2 SE4 NW4, S2 N2 SE4 NW4 SEC 21 T9S R23E 11241009B NOW 009C-009D 2000-2001 SPLIT

**Assessor's Parcel No.:** Since this parcel is state land, a parcel number has not yet been assigned. The parcel number for the adjacent 30 acre Steinman property is 112-41-009D.

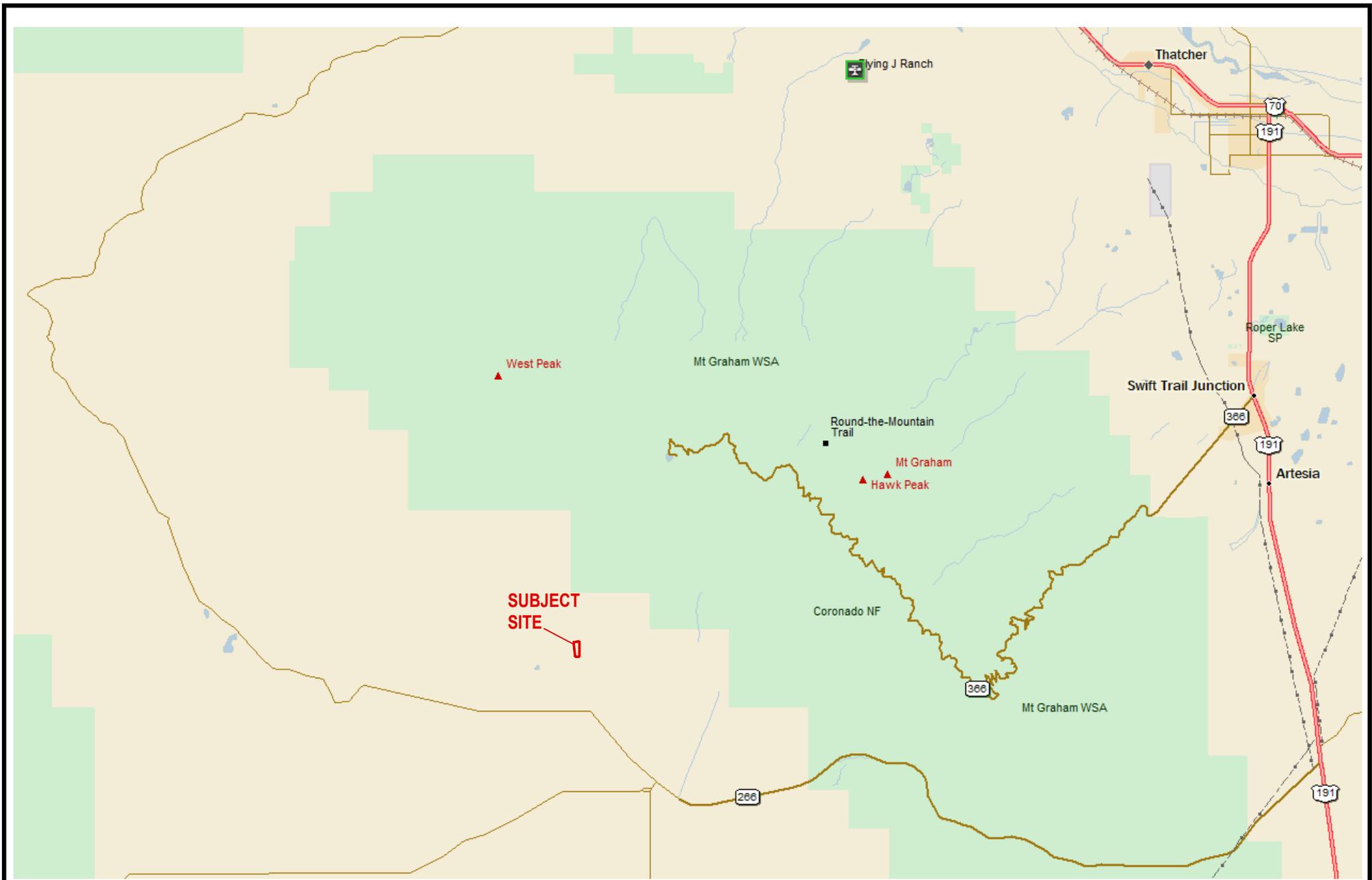
**Current Owner:** Arizona State Land Department  
1616 W. Adams Street  
Phoenix, Arizona 85007

**Lot Size:** 3.38 Acres

**Current Use:** At the time of the inspection, there were portions of two structures on the subject site, a cemetery in the northern portion of the site, three pieces of heavy equipment, and a significant amount of discarded materials, vehicle parts, trailers and building and fencing materials stored on the subject site.

**Zoning:** Since this parcel is state land, zoning has not been established. Zoning for the adjacent Steinman property is SUP - "Special Use Permit"

The Site Location Map (Figure 1) depicts the geographic location of the subject site. The Site Plan (Figure 2) depicts the general configuration of the subject site as well as pertinent site observations which are discussed further in Section 6.0 of this report.

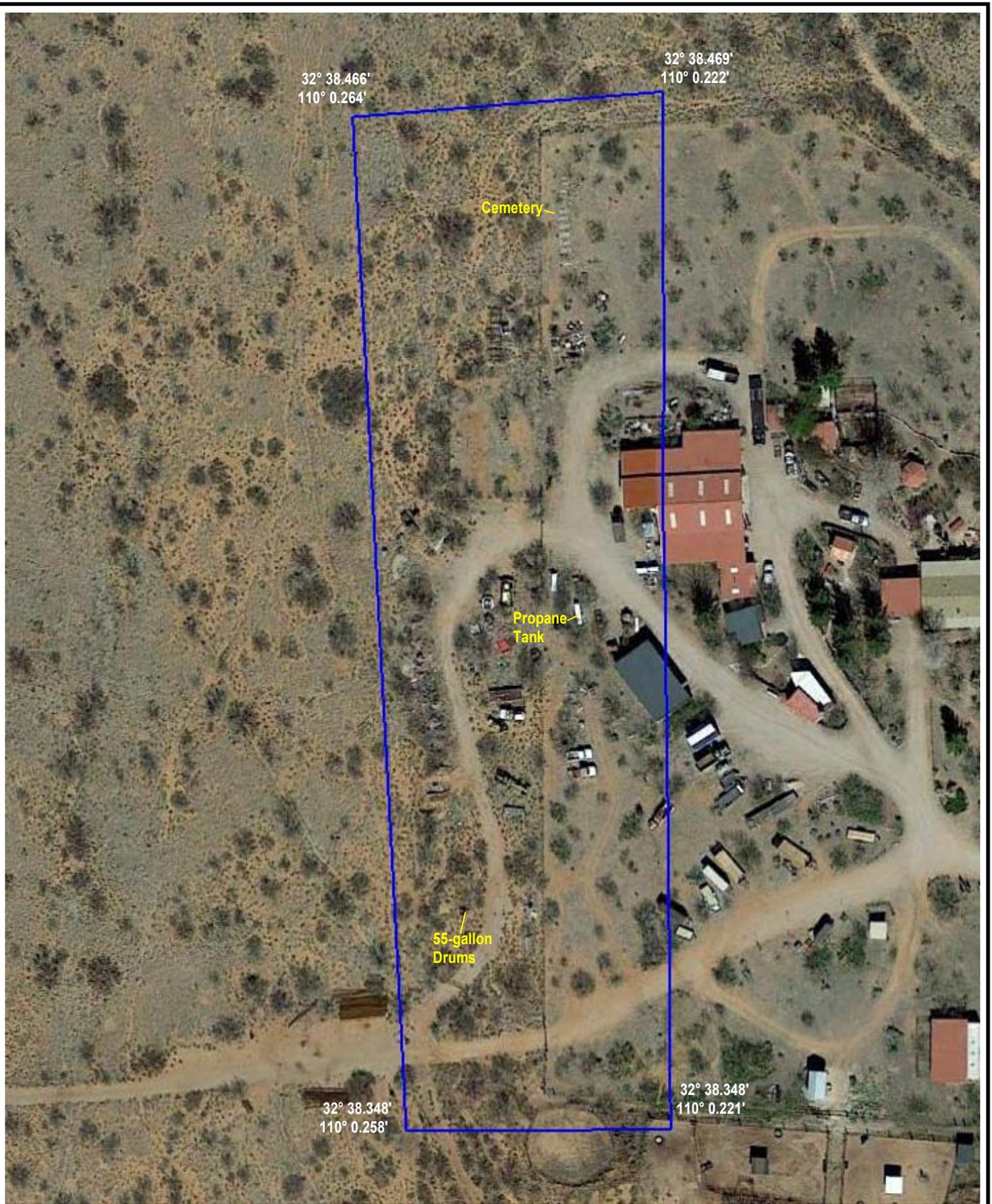


Approximate Site Center  
 N 32° 38.408'; W 110° 0.237'

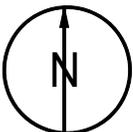
| FIGURE 1 - SITE LOCATION MAP   |                                    |                    |
|--|------------------------------------|--------------------|
| <br>NTS | Site: 3.38 Acre Land Parcel        |                    |
|  | Address: 14501 S. Taylor Pass Road |                    |
|  | City, State: Bonita, AZ            | Proj. No. 21A-0013 |


**RECON Engineering**  
 Engineering and Environmental  
 Consultants  
  

 Scottsdale, Arizona



## FIGURE 2 - SITE PLAN



SITE 3.38 Acre Land Parcel

ADDRESS: 14501 S. Taylor Pass Road

CITY, STATE Bonita, AZ

PROJECT NO. 21A-0013

RECON Engineering  
Engineering and Environmental  
Consultants

Scottsdale, Arizona

#### **4.0 SITE BACKGROUND AND OPERATING HISTORY**

A search of selected and readily available historical records was performed and interviews conducted with people having knowledge of the property's history in an effort to determine if past uses of the property, or activities conducted on or in the vicinity of the property, could have adversely impacted the subject property. The historical records used in this investigation, along with our findings, are presented below:

##### **4.1 Review of Historic Aerial Photographs:**

A total of eleven (11) historic aerial photographs were reviewed between 1971 and 2016. No historic aerial photographs were identified prior to 1971.

- 1971: The subject site, adjacent properties to the north, south, east and west and properties in the general vicinity of the subject site appear to be undeveloped, native desert land. Taylor Pass Road is present to the west of the subject site and appears to be a dirt road. There are also several natural, north/south oriented washes to the east of the subject site. Properties in the general vicinity of the subject site appear to be undeveloped, native desert land.
- 1984: The subject site, adjacent properties to the north, south, east and west and properties in the general vicinity of the subject site appear to be undeveloped, native desert land and relatively unchanged from the 1971 aerial photograph. There appear to be several additional dirt roads further to the east of the subject site and two or three small structures have been constructed on separate sites further to the northeast of the subject site. The majority of the properties in the general vicinity of the subject site appear to be undeveloped, native desert land.
- 1992: The subject site, adjacent properties to the north, south, east and west and properties in the general vicinity of the subject site appear to be undeveloped, native desert land and relatively unchanged from the 1984 aerial photograph.
- 1996: The subject site, adjacent properties to the north, south, east and west and properties in the general vicinity of the subject site appear to be undeveloped, native desert land and relatively unchanged from the 1992 aerial photograph.
- 09/18/2003: A long, narrow structure is present in the northern half of the subject site and there appears to be several small discarded or stored vehicles or pieces of equipment on the subject site, and several small buildings and dirt access roads have been constructed on the 30 acre Steinman property adjacent to the east of the subject site. A dirt road leading from Taylor Pass Road to the Steinman property and passing through the southern portion of the subject

site is now present. Adjacent properties to the north, south and west still appear to be undeveloped, native desert land and relatively unchanged from the 1996 aerial photograph. Another dirt road is now present to the west of Taylor Pass Road.

06/07/2007: The subject site appears relatively unchanged from the 2003 aerial photograph, except that a significant portion of one of the newly constructed buildings on the Steinman property has been constructed on the subject site. It also appears that more material from the Steinman property is being stored on the subject site. Several larger buildings have also been constructed on the adjacent Steinman property. Properties in the general vicinity of the subject site still appear to be primarily undeveloped, native desert land.

06/14/2010: The subject site appears relatively unchanged from the 2007 aerial photograph, except that there appears to be more material from the 30 acre Steinman property being stored on the subject site. Adjacent properties to the north, south, east and west and properties in the general vicinity of the subject site appear relatively unchanged from the 2007 aerial photograph.

03/22/2013: The subject site, adjacent properties to the north, south, east and west and properties in the general vicinity of the subject site appear relatively unchanged from the 2010 aerial photograph. Another dirt road has been added further to the west of Taylor Pass Road.

02/20/2016: The long, narrow structure in the northern portion of the subject site has been removed, but an addition made to one of the large structures on the adjacent Steinman property has been constructed on the subject site. Adjacent properties to the north, south and west and the vast amount of properties in the general vicinity of the subject site still appear to be undeveloped native desert land.

Our review of historic aerial photographs indicated that the subject site was undeveloped, naive desert land from at least 1971 until September, 2003, when a long, narrow structure was constructed in the northern portion of the subject site. From 2003 through present day, equipment and/or materials from the adjacent Steinman property have been stored or discarded in portions of the subject site and portions of several buildings on the Steinman property have actually been constructed on the subject site.

There was, however, no evidence observed, in any of the aerial photographs reviewed, that would indicate that the subject site was subjected to any past activities that would represent a potentially adverse environmental threat or impact to the subject property.

A copy of the aerial photograph dated February 20, 2016 is presented in Appendix B of this report.

#### **4.2 Review of Historic City Street Directories:**

Since the subject site has never been developed and is not located in an area that maintains historic street directories, a review of historic city street directories was not conducted.

#### **4.3 Review of Historic Topographic Maps**

Historic Topographic Maps were reviewed to determine if there were any items/symbols depicted on these topo maps that could be interpreted as representing any potentially adverse environmental issues associated with the subject property. The historic topographic maps included in this review included those dated 1943, 1960, 1964, 1975, 1982 and 1991. The results of this investigation did not identify any items/symbols or other indications of potentially adverse environmental issues on or in the vicinity of the subject site on any of the topographic maps reviewed.

#### **4.4 Interviews:**

A telephone interview was conducted with Ms. Page Giacin, the daughter of Mr. Donald Steinman and stepdaughter of Mrs. Barbara Steinman, the current owner of the 30 acre Steinman (Redington Land and Cattle Co.) property, located adjacent to the 3.38 acre subject site. According to Ms. Giacin, the 30 acre Steinman property was originally part of the adjacent "Seventy-Six" ranch that was purchased by her father and developed as basically a ranch/residential property in 2003. Mr. Steinman had a few head of cattle for a time, but was primarily a collector of old and even antique equipment, vehicles and motorcycles. He also had a business in Safford where he sold building materials and supplies to the local ranchers. Ms. Giacin noted that no actual survey of the 30 acre property was made when the property was purchased by her father and property boundaries were, at best, only estimates. As a result, the 3.38 acre subject site was unintentionally assumed to be part of the 30 acres originally purchased by Ms. Giacin's father and has served as a storage area for a significant amount of equipment, vehicle and equipment parts and various building and fencing materials. The issue regarding the inaccurate property boundaries was identified recently after the passing of both Mr. and Mrs. Steinman who are actually buried in the small cemetery in the northern portion of the 3.38 acre subject site.

#### **4.5 Review of Historic Sanborn 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. The subject property is not located within the boundaries of available maps.

#### **4.6 Review of Previous Environmental Reports**

No previous environmental reports were provided by the Client for our review.

#### **4.7 Client Responsibilities**

The Client has provided RECON Engineering with the information required pursuant to Section 6 of ASTM Document E 1527-13. This information is contained in the “Client Questionnaire” which is presented in Appendix F of this report.

#### **4.8 Data Gaps**

A “data gap” is defined as the inability to obtain certain portions of the information required by ASTM Standard E-1527-13, despite good faith efforts to gather such information, to adequately determine the presence or suspected presence of “recognized environmental conditions” on the subject property. While data gaps were experienced in our review of historical information sources, environmental records, and/or site inspection, it is our opinion that the lack of this information did not impact our ability to adequately determine the presence or absence of “recognized environmental conditions” on the property nor would it necessitate our altering any of the Conclusions and Recommendations presented in Sections 8 and 9 of this report.

## **5.0 GEOLOGICAL SETTING**

The site is located on the Blue Jay Peak 7.5 minute USGS Topographic Map, which was reviewed for surface hydrologic and topographic characteristics. Depth to groundwater information was obtained using well data presented on the Department of Water Resources (ADWR) Web Site, and ADWR, Hydrologic Map Series Report No. 25. Soil information was obtained from the USDA, National Resource Conservation Service (NRCS) Web Site and the Soil Survey of Graham County, Arizona, Southwest Part, published by the United States Department of Agriculture Soil Conservation Service.

### **5.1 Hydrologic Characteristics**

The topography of the subject site is a relatively flat to slightly rolling, with the regional topographic gradient trending to the southwest. The elevation of the subject property ranges from approximately 4,780 to 4,790 feet above mean sea level. Surface drainage in the area of the subject site is anticipated to flow to the southwest. According to FEMA Panel No. 04009C1700D, dated 09/28/2007, floodplain Zoning for the subject is “Zone X”, which is an area of minimal flooding. This information was obtained from the FEMA Floodplain Information web site.

Depth to groundwater in the vicinity of the subject site is approximately 285 to 300 feet below ground surface. According to groundwater contour maps, groundwater flow in this area would trend to the southeast.

### **5.2 Regional Geology**

The subject site lies physiographically within the geological area known as the Basin and Range Province. The Basin and Range Province includes the southwestern half of the state of Arizona and is bounded on the north and east by the Plateau and Central Mountain Provinces along a line trending Northwest to Southeast from Lake Mead to Globe. The characteristic landform of this province is one of elongated mountain ranges trending northwest to southeast, separated by broad alluvial valleys that have evolved from generally complex structural movements and associated erosional and depositional events of the early Quaternary and late Tertiary age. The mountains consist of tilted, and sometimes structurally deformed, blocks of Precambrian, Paleozoic, Mesozoic and Cenozoic rocks that are bounded by faults and have been severely eroded. The Paleozoic rocks are predominantly marine limestones, shales and sandstones that were deposited on a shallow marine shelf in the early Paleozoic and deeper basins in the late Paleozoic eras. The early Mesozoic rocks are predominantly volcanic or plutonic, and those of the Cretaceous age are primarily marine sandstones, shales and carbonates, but also include Laramide intrusives. Cenozoic rocks are largely volcanic but also include non-marine fluvial lacustrine sediments, and a small area of marine sediments along the southern Colorado River. The valleys are inter-mountain depressions that have subsided thousands of feet, and are filled with Cenozoic volcanic's, alluvium, and lacustrine sediments. Most of the mountain ranges and valleys in the desert

region of western and southern Arizona, including the Hualapai Mountains south of Kingman, the Phoenix Mountains north of Phoenix, and the Chiricahua and Tucson Mountains near Tucson, are examples of Basin and Range land forms.

### 5.3 Soil Characteristics

Soils on the subject site were identified as Mallet-Hooks Complex, 1 to 8% Slopes.

**Map Unit: 27—Mallet-Hooks Complex, 1 to 8% Slopes** - Component: Mallet (50%) The Mallet component makes up 50 percent of the map unit. Slopes are 1 to 8 percent. This component is on alluvial fans. The parent material consists of mixed fan alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R041XC318AZ Sandy Loam 12-16" P.z. Deep ecological site. Non-irrigated land capability classification is 6c.

Component: Hooks (30%) The Hooks component makes up 30 percent of the map unit. Slopes are 1 to 8 percent. This component is on alluvial fans. The parent material consists of mixed fan alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R041XC318AZ Sandy Loam 12-16" P.z. Deep ecological site. Non-irrigated land capability classification is 6c. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent.

Component: Unnamed soils (20%) Soil descriptions are created for major soil components. The Unnamed soils is a minor component.

## 6.0 ON-SITE INSPECTIONS

### 6.1 Subject Site

On May 14, 2021, Mr. Robert Rehm, with RECON Engineering, conducted a visual inspection of the subject property to identify any physical evidence of “recognized environmental conditions” in connection with the subject property, and to determine if current usage or activities being conducted on the subject site have created, or have the potential to create, an environmental impairment to the site. The results of this assessment are presented below.

#### **Site Improvements:**

**Buildings:** Portions of two (2) structures, constructed on the adjacent Steinman property, were observed on the subject site. One is a roughly 725 square foot garage attached to one of the buildings on the Steinman property. The second is approximately 75% of a 1,500 square foot, steel and corrugated sheet metal structure also constructed on the Steinman property. The only other site improvements were wire fencing and metal gates.

**Utilities/Services:** There were no utility services such as potable water, sewer lines/septic systems or electrical power service observed on the subject site. The adjacent Steinman property has one active and one inactive groundwater well, a septic system and electric power is provided by the Graham County Co-op.

**Current Use:** At the time of the inspection, the subject site was being used primarily for the storage of discarded materials, several pieces of heavy equipment, vehicle and equipment parts and building and fencing materials. There was also a cemetery in the northern portion of the subject site and what appeared to be a small “burn” facility for petroleum products and other discarded liquids and materials .

**Current Occupants/Tenants:** The subject site was not occupied at the time of the inspection.

**Building Heating and Cooling:** Neither the addition to the building on the adjacent property nor the portion of the other structure that were constructed on the subject site were provided with any type of heating or cooling equipment.

**Stains and/or Corrosion:** There was no visible evidence of any stains or corrosion, indicative of a release of any hazardous or regulated substances, observed on the floor of the portion of the building constructed on the subject site. The interior of the addition to the adjacent building that was constructed on the subject site was not accessible for inspection.

**Drains and Sumps:** There were no drains and/or sumps observed on the subject property.

**Stored Hazardous and/or Regulated Materials/Substances:** Three (3), 55-gallon drums were observed in a fenced-in area in the southwestern portion of the subject site. All appeared to be full. While the contents of two of the drums could not be determined, one (1) appeared to contain a heavy, petroleum based grease. There was surface rust on all of the containers, but there was no evidence of physical damage, excessive corrosion or leakage. There was also a crude type of burner in this same area that was likely used to burn petroleum products and other discarded flammable liquids and materials.

Another blue, 55-gallon drum, containing an unknown liquid, was identified in another area with other discarded materials in the northeastern portion of the subject site. This drum appeared to be in good physical condition with no evidence of physical damage, excessive corrosion or leakage.

A 5-gallon plastic bucket, filled with what is assumed to be paint, was also observed near the cardboard box burn pit. This container also appeared to be in good physical condition with no evidence of physical damage, or leakage.

**Site Waste Disposal:** No trash dumpsters were observed on the site.

**Current On-Site Activities That Represent A Potential Environmental Hazard:** There were no activities being conducted on the subject site at the time of the inspection that would represent an actual or potential environmental hazard to the property.

**Vegetation:** Visual observations were made of the vegetation on the property in an effort to determine if it had sustained damage that could be related to the presence of localized soil or water contamination. Vegetation on the subject site consisted of native trees, bushes, grasses and weeds. None of the vegetation observed appeared to be damaged or stressed in a manner that could be attributable to the presence of contamination.

**Stained Soil:** Visual observations were made of areas of exposed surface soils to identify any discolorations or surface staining which could be indicative of contaminant discharge. No soil stains were observed on the subject site, including those areas of exposed soils where the 55-gallon drums containing an unknown substance were being stored.

**Surface Anomalies/Depression:** Visual observations were also made to determine the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible wells, dump sites, leach fields or other subsurface activities. Two (2) shallow excavations were observed on the subject site, one adjacent to the three (3), 55-gallon drums in the fenced in area, and another just north of the 55-gallon drums. The one nearest the 55-gallon drums appeared to be a former “burn pit”. The one to the north of the 55-gallon drums is also assumed to be a “burn pit” since it was filled with cardboard boxes that were more likely to be burned, not buried.

**Site Surface Drainage:** Based on site surface characteristics observed during our on-site inspection of the property, surface drainage at the subject site would follow the local topographic gradient and flow to the southwest.

**Underground Storage Tanks:** There were no visible indications, such as vent pipes, fill ports, structures, etc., that would indicate the presence of underground storage tanks on the subject site.

**Aboveground Storage Tanks:** One (1), roughly 750 to 1,000-gallon aboveground propane tank was observed on the north side of the building, partially constructed on the subject site. This tank appeared to be empty.

**Odors:** There were no strong, pungent, or noxious odors noted during the site inspection.

**Pools of Liquid:** There were no standing surface water areas containing liquids of a hazardous nature (petroleum, chemical, etc.) observed on the subject property at the time of the site inspection.

**Pits, Ponds or Lagoons:** There were no pits, ponds or lagoons associated with waste disposal or waste treatment observed on the subject property or adjacent properties at the time of the site inspection.

**Septic Systems:** There were no visible indications, such as vent pipes, clean-outs, etc. that would indicate the presence of a septic system or systems on the subject site.

**Drywells:** No Drywells were observed on the subject property.

**Water Wells:** No water wells were observed on the subject property. There are two (2), groundwater wells on the adjacent Steinman property, one active and one inactive.

**Transformers:** No utility transformers were observed on the property.

**Surface Drainage Obstructions:** During our site inspection, it was noted that the subject site is not protected from surface water run-off from adjacent properties to the north and east and only partially protected from surface water run-off from adjacent properties to the west and south by the local topographic gradient which trends to the southwest.

**Storm Drains:** There were no storm water drains noted on the subject property.

**Miscellaneous Observations:** A significant amount of stored and discarded items and materials were observed in several locations on the subject site. These included an old bulldozer, road grader, and forklift, 5 or 6 pickup truck beds, several relatively large flatbed trailers, truck bed liners, metal and wood fence posts, metal gates, sheet metal, empty drums

and containers, a big rig truck axle and a section of the cab, discarded miscellaneous building materials, vegetation clippings, PVC pipe, numerous vehicle tires, wooden boxes and pallets, cardboard boxes, metal boxes, fire extinguishers, metal pressure cylinders, miscellaneous small metal structures, parts and pipe, building demolition debris, toilet, large badly damaged Texaco sign, and several wheelbarrows.

## **6.2 Adjacent Properties**

The present land usage of adjacent properties was also observed to determine their potential to adversely impact the subject property. These observations were made "off-site" and in most cases did not involve entering any of these adjacent properties. The results of these observations are presented below:

North - The adjacent property to the north of the subject site is undeveloped, native desert land. Visual observations of this property did not identify any current activities that had adversely affected the subject site nor did they reveal any current activities that would represent a potential environmental threat to the subject property.

South - The adjacent properties to the south of the subject site include portions of the adjacent Steinman property and undeveloped desert land. Visual observations of these properties did not identify any current activities that had adversely affected the subject site nor did they reveal any current activities that would represent a potential environmental threat to the subject property.

East - The adjacent property to the east of the subject site is the 30 acre Steinman property. Visual observations of this property did not identify any current activities that had adversely affected the subject site nor did they reveal any current activities that would represent a potential environmental threat to the subject property.

West - The adjacent property to the west of the subject site is undeveloped, native desert land. Visual observations of this property did not identify any current activities that had adversely affected the subject site nor did they reveal any current activities that would represent a potential environmental threat to the subject property.

## **6.3 Area Reconnaissance**

A reconnaissance of the surrounding area in the immediate vicinity of the subject site was conducted to determine, in very general terms, the current land use of the properties in the area and to determine if this use poses an environmental threat to the subject site. Properties in the general vicinity of the subject site include primarily undeveloped, native desert land with several residential properties and ranches. None of these uses or activities conducted on any of these properties appeared to pose a potential environmental threat to the subject site.

## 7.0 REVIEW OF FEDERAL, STATE AND LOCAL ENVIRONMENTAL RECORDS

RECON Engineering engaged the services of Environmental Records Search (ERS) to conduct a review of available environmental records published by local, state, and federal regulatory agencies. The purpose of this review was to determine if the subject site, or nearby properties, are identified in any of these records as having a past or present record of actual or potential environmental impairment, or is under investigation by one or more of the agencies. A summary of the information obtained from these lists or records is presented below. Detailed information regarding specific identified sites is contained within the “environmental database report” which is presented in Appendix C of this report.

**NPL: NPL National Priorities List (Superfund).** Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Environmental Protection Agency (EPA) established the “National Priorities List” (NPL) of federal "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. This database is updated quarterly and was searched to identify all NPL sites within a 1.0 mile search distance from the subject property’s exterior boundaries

The subject site was not listed and no NPL listed sites were identified within a 1 mile search distance from the subject property’s exterior boundaries.

**NPL Delisted: DELISTED NPL** The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. This database contains a listing of Delisted NPL sites. This database is updated quarterly and was searched for Delisted NPL sites located within a 0.5 mile search distance from the subject property’s exterior boundaries.

The subject site was not listed and no Delisted NPL listed sites were identified within a 0.5 mile search distance from the subject property’s exterior boundaries.

**CERCLIS:** The CERCLIS database contains data on potential hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The CERCLIS database is a listing of sites that are included on the National Priorities List (NPL), in addition to sites that are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System. This database is updated quarterly and was searched for CERCLIS sites located within a 0.5 mile search distance from the subject property’s exterior boundaries.

The subject site was not listed and no CERCLIS listed sites were identified within a 0.5 mile search distance from the subject property’s exterior boundaries.

**NFRAP: CERCLIS-NFRAP** This database contains archived sites that have been removed from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned. This database is updated quarterly and was searched for NFRAP or Archived sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no CERCLIS-NFRAP listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**RCRA CORRACTS:** The primary goals of the Resource Conservation and Recovery Act (RCRA) are to protect human health and the environment from the potential hazards of waste disposal, conserve energy and natural resources, reduce the amount of waste generated, and ensure that wastes are managed in an environmentally sound manner. The RCRA-CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report: This database is updated quarterly and was searched for RCRA CORRACTS sites located within a 1 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no RCRA CORRACTS listed sites were identified within a 1 mile search distance from the subject property's exterior boundaries.

**RCRA-TSDF:** RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal. This database is updated quarterly and was searched for RCRA-TSDF sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no RCRA TSDF listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**RCRA GEN:** RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective

information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). RCRA Large Quantity Generators (RCRA-LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. There are also RCRA Small Quantity Generators (RCRA-SQG), and RCRA Conditionally Exempt Small Quantity Generators (RCRA-CESQG) This database is updated quarterly and was searched for RCRA GEN sites located within a 0.25 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no RCRA GEN listed sites were identified within a 0.25 mile search distance from the subject property's exterior boundaries.

**Federal IC/EC: US ENG CONTROLS** A listing of sites with engineering and or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List: US INST CONTROL - Sites with Institutional Controls. This database is updated at various times and was searched for Federal IC/EC sites located within a 0.25 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no Federal IC/EC listed sites were identified within a 0.25 mile search distance from the subject property's exterior boundaries.

**ERNS:** ERNS Emergency Response Notification System. The ERNS list is a national database that records and stores information on reported releases of oil and hazardous substances into the environment anywhere in the United States and its territories. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. This database is updated annually and was searched for ERNS sites located within a 0.125 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no ERNS listed sites were identified within a 0.125 mile search distance from the subject property's exterior boundaries.

**Arizona WQARF Registry Sites:** 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 (Water Quality Assurance Revolving Fund) program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of the contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. WQARF Registry sites have been assigned a high ranking, in terms of their imminent or substantial endangerment of the public health and safety, or the environment, by the Arizona Department of Environmental Quality (ADEQ). These sites may, or may not appear on the Federal NPL. This database is updated annually by the Arizona Department of Environmental Quality (ADEQ) and was searched for

WQARF Registry sites located within a 1.0 mile search distance from the subject property's exterior boundaries.

The subject site was not listed. In addition, the subject site does not lie within the boundaries of any groundwater contamination plumes associated with any WQARF Registry Sites and there are no WQARF Registry Sites or WQARF Registry Site groundwater contamination plume boundaries located within a 1 mile search distance from the subject property's exterior boundaries.

**Arizona Superfund Program List - ASPL-AZ** This list replaces the Arizona CERCLIS Information Data System (ACIDS) list and is an inventory of sites and facilities subject to investigation under the Federal CERCLA program and the State WQARF program for known, alleged or potential contamination of soil, surface water or groundwater. This database is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites (WQARF); 2) Potential WQARF Registry sites; 3) NPL sites; and 4) Department of Defense sites requiring Superfund Programs Section (SPS) oversight. This database is updated semi-annually by the Arizona Department of Environmental Quality (ADEQ) and was searched for ASPL sites located within a 1 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no Arizona Superfund listed sites were identified within a 1 mile search distance from the subject property's exterior boundaries.

**State/Tribal SWL:** SWF/LF Solid Waste Facilities/Landfill Sites. These databases contain listings of Active Solid Waste Landfills, Closed Solid Waste Landfills, and an Inventory of Open Dump Sites in Arizona, and Open Dump Sites on Native American (Tribal) Lands. The Active Landfill and Open Dump Site databases are updated annually and the Closed Solid Waste Landfill database is an historical database. All three databases were searched for State/Tribal SWL sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no State/Tribal SWL listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**State/Tribal LUST:** LUST Leaking Underground Storage Tank Incident Reports. The LUST database contains an inventory of reported leaking underground storage tank incidents and includes LUST sites that have been identified on properties within the State of Arizona and includes those that have been identified on Native American (Tribal) Lands. This database is updated semi-annually and was searched for State/Tribal LUST sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no State/Tribal LUST listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**State/Tribal Tanks:** UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the Arizona Department of Environmental Quality (ADEQ). The UST database contains an inventory of Registered Underground Storage Tanks and includes UST sites on properties within the State of Arizona and includes those that have been identified on Native American (Tribal) Lands. This database is updated annually and was searched for State/Tribal UST sites located within a 0.25 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no State/Tribal UST listed sites were identified within a 0.25 mile search distance from the subject property's exterior boundaries.

**State/Tribal Aboveground Storage Tanks:** This database contains a list of aboveground storage tank (AST) sites as reported by the Department of Fire, Building and Life Safety, State Fire Marshal's Office.

The subject site was not listed and no State/Tribal AST listed sites were identified within a 0.25 mile search distance from the subject property's exterior boundaries.

**State/Tribal IC/EC:** Activity and Use Limitations (AULs) include both engineering controls and institutional controls and are identified in Arizona as DEUR or VEMUR sites. DEUR: Declaration of Environmental Use Restriction. A restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. VEMUR: Voluntary Environmental Mitigation Use Restriction. A restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant. AUL - DEUR Database AZURITE - Remediation and DEUR/VEMUR Tracking System. This database is updated at various times and was searched for State/Tribal IC/EC sites located within a 0.25 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no State/Tribal IC/EC listed sites were identified within a 0.25 mile search distance from the subject property's exterior boundaries.

**State/Tribal VCP:** Voluntary Cleanup Program (VCP) Sites are those where contamination, identified on the property, has been remediated in compliance with State and/or Federal remediation or cleanup standards. The Voluntary Cleanup Program (VCP) database contains a listing of VCP Sites within the State of Arizona and includes those that have been identified on Native American (Tribal) Lands. This database is updated at various times and was searched for State/Tribal VCP sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no State/Tribal VCP listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**Arizona Remediation Sites - Open/Closed:** Includes sites reported by the Arizona Department of Environmental Quality (ADEQ) where the property owner has elected to remediate the property without the use of any "Institutional or Engineering Controls", IC/EC.

The subject site was not listed and no Arizona Remediation listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**State/Tribal Brownfields:** Information relating to Brownfields sites in Arizona. The Brownfields Tracking System database contains a listing of Brownfields Sites within the State of Arizona and includes those that have been identified on Native American (Tribal) Lands. This database is updated at various times and was searched for State/Tribal Brownfields sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no State/Tribal Brownfield listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**US Brownfields:** Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. This database is updated semi-annually and was searched for US Brownfields sites located within a 0.5 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no US Brownfield listed sites were identified within a 0.5 mile search distance from the subject property's exterior boundaries.

**Hazardous Materials Information System (HMIS-US):** U. S. Federal regulations require spills, meeting an established criteria, to be reported to the U. S. Department of Transportation's (DOT's) Office of Hazardous Materials Safety. The HMIS database includes spills, releases, or other incidents involving hazardous materials in commerce during the course of transportation. All modes of transportation are included except pipeline and bulk marine transportation. The data represents a census of all incidents reportable to

the U. S. Department of Transportation. This database is updated annually and was searched for HMIS sites located within a 0.125 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no HMIS-US listed sites were identified within a 0.125 mile search distance from the subject property's exterior boundaries.

**Spills-AZ:** This database includes the incidents identified in the Hazardous Material Logbook, reported by the Arizona Department of Environmental Quality(ADEQ), and includes only incidents reported prior to November 22, 2001. This database was searched for Spill incident sites located within a 0.125 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no AZ Spills listed sites were identified within a 0.125 mile search distance from the subject property's exterior boundaries.

**Federal LIEN Sites:** This database contains sites that have had Federal Liens filed on them as reported by the U. S. Environmental Protection Agency (EPA). This database was searched for sites located within a 0.125 mile search distance from the subject property's exterior boundaries.

The subject site was not listed and no Federal Lien listed sites were identified within a 0.125 mile search distance from the subject property's exterior boundaries.

**Additional Database Searches:** **1)** PCB Activity Database System (PADS) - This database contains a listing of generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities (Search Radius - 0.25 miles): **2)** Used Oil Collection Centers - This database contains a listing of registered used Oil Collection Centers in Arizona (Search Radius - 0.25 miles): **3)** FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). The FIFRA/TSCA Tracking System (FTTS) is a regional system used to track compliance activities such as inspections, case review, enforcement actions, sample collection, pesticide grants and cooperative agreement information (Search Radius - 0.25 miles): **4)** RCRA NonGen/NLR RCRA - Former RCRA-Generator sites that no longer generate hazardous waste and are no longer listed (Search Radius - 0.25 miles).

The subject site was not listed and no listed sites were identified within a 0.25 mile search distance from the subject property's exterior boundaries.

**Dry Well Registration List, ADEQ**

Dry wells are used in Arizona to convey surface water runoff to subsurface soils. They are not to be used for the disposal of hazardous waste or regulated materials. Dry wells are required to be registered with ADEQ. This database is from the ADEQ dry well registration database and was checked for inclusion of the subject property.

The subject site was not listed.

**ARIZONA DEPARTMENT OF WATER RESOURCES, WELL REGISTRATION DATABASE** - This information was obtained from the Arizona Department of Water Resources Well Report Operations Division and the ADWR web site. This database is used to identify existing wells sequenced by legal description and checked for inclusion of the subject site.

The subject site was not listed.

According to information obtained from the ADWR web site, there are, however, two (2) groundwater wells on the adjacent Steinman property. The well ID Nos. are 55-575131 and 55-909466. Both are registered to Barbara Litton-Steinman. Both appear to be domestic wells with casing diameters of 5" and 7" respectively and casing depths of 888' and 600' respectively. According to Ms. Giacin, one is still active and one is inactive.

**ARIZONA ENVIRONMENTAL PERMITS LISTING, ADEQ** This listing includes all facilities that have been issued a Groundwater Permit, National Pollutant Discharge Elimination System (NPDES) Permit, Waste Water Reuse Permit, or an Aquifer Protection Permit. 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 and the Environmental Protection Agency and were checked for inclusion of the subject property.

The subject site was not listed.

## 8.0 CONCLUSIONS

Based on our review of the information obtained during the course of our environmental assessment of this property, and as herein presented, we have reached the following conclusions:

- \* Our review of historic information sources, including historic aerial photographs, and historic topographic maps, did not identify any evidence to indicate that the subject site had been subjected to any specific past activities that would represent a potential environmental threat or impact to the subject site other than the storage of discarded materials and equipment on the subject site.
- \* Three (3), 55-gallon drums were observed in a fenced-in area in the southwestern portion of the subject site. While the contents of two (2) of the drums could not be determined, one appeared to contain a heavy, petroleum based grease. There was surface rust on all of the containers, but there was no evidence of physical damage, excessive corrosion or leakage. There was also a crude type of burner in this same area that was likely used to burn petroleum products and other discarded flammable liquids and materials.

A blue, 55-gallon drum, containing an unknown liquid, was identified in another area with other discarded materials in the northeastern portion of the subject site. This drum appeared to be in good physical condition with no evidence of physical damage, excessive corrosion or leakage.

A 5-gallon plastic bucket filled with what is assumed to be paint was also observed near the cardboard box burn pit. This container also appeared to be in good physical condition with no evidence of physical damage, or leakage.

Based on the current condition and remote location of the 55-gallon drums and the 5-gallon plastic bucket, and the lack of any evidence of leakage, it is our opinion that their presence does not represent a “Recognized Environmental Condition” as defined by the ASTM.

- \* Two (2) shallow excavations were observed on the subject site, one adjacent to the three (3), 55-gallon drums in the fenced- in area, and another just north of the 55-gallon drums. The one nearest the 55-gallon drums appeared to be a former “burn pit”. The one to the north of the 55-gallon drums is also assumed to be a “burn pit” since it was filled with cardboard boxes that were likely to be burned, not buried. Since there was no visible soil staining or evidence to suggest anything was being buried in either area, it is our opinion that neither area represents a “Recognized Environmental Condition” as defined by the ASTM.

- \* A significant amount of stored and discarded items and materials were observed in several locations on the subject site. These included an old bulldozer, a road grader, and a forklift, 5 or 6 pickup truck beds, several relatively large flatbed trailers, truck bed liners, metal and wood fence posts, metal gates, sheet metal, empty drums and containers, a big rig truck axle and a section of the cab, discarded miscellaneous building materials, vegetation clippings, PVC tubing, numerous vehicle tires, wooden boxes and pallets, cardboard boxes, metal boxes, fire extinguishers, metal pressure cylinders, miscellaneous small metal structures, parts and tubing, building demolition debris, toilet, large badly damaged Texaco sign, and several wheelbarrows. Since there was no visible evidence to suggest that hazardous materials, such as asbestos-containing materials, were included with any of the discarded materials, it is our opinion that the presence of these discarded materials does not represent a “Recognized Environmental Condition” as defined by the ASTM.
- \* The subject property was not identified on any of the environmental databases as being under investigation by any of the environmental agencies or as having any adverse environmental issues.
- \* No NPL, RCRA CORRACT, WQARF Registry Sites, or Arizona Superfund Sites were identified within a 1.0 mile search distance from the subject site’s exterior boundaries.
- \* No Delisted NPL, CERCLIS, CERCLIS-NFRAP, RCRA TSD, State/Tribal SWL, State/Tribal LUST, State/Tribal VCP, State/Tribal Brownfields, Arizona Remediation or Federal Brownfields sites, were identified within a 0.5 mile search distance from the subject site’s exterior boundaries.
- \* No RCRA Generator, RCRA NonGen, State/Tribal IC/EC, Federal IC/EC, PADS, Used Oil Collection, FTTS or State/Tribal UST sites were identified within a 0.25 mile search distance from the subject site’s exterior boundaries.
- \* No ERNS, Federal HMIS sites, Federal Lien, or State Spill sites were identified within a 0.125 mile search distance from the subject site’s exterior boundaries.
- \* The subject site was not identified as having any Registered Drywells or Registered Groundwater Wells.
- \* There were no activities being conducted on the subject site a the time of the inspection that appeared to have adversely affected the subject site or appeared to pose a potential environmental threat to the subject site.
- \* No issues were identified on the subject site that would require regulatory reporting or represent areas of regulatory non-compliance.

- \* No issues were identified during the course of this investigation that would be classified as “Recognized Environmental Conditions”, “Historic Recognized Environmental Conditions”, or “Controlled Recognized Environmental Conditions” as defined by the ASTM.

## **9.0 RECOMMENDATIONS**

RECON Engineering performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the 3.38 Acre Land Parcel, located at 14501 S. Taylor Pass Road in Willcox, Arizona. Any exceptions to, or deletions from, this practice are described within the body of this report. This assessment has revealed no evidence of “Recognized Environmental Conditions”, “Historic Recognized Environmental Conditions”, or “Controlled Recognized Environmental Conditions” in connection with the subject property.

It is assumed that sometime in the near future, the discarded materials identified in this investigation will be removed from the site. At that time, the drums and containers of petroleum or other products should be transported off-site by a qualified contractor and disposed in accordance with regulatory requirements.

Based on our review of the information presented in this report, and an evaluation of our resulting conclusions, it is our opinion that further action or environmental investigation of this property, beyond the item listed above, is neither necessary nor warranted at this time.

## 10.0 REPORT LIMITATIONS

RECON Engineering has conducted the Phase I Environmental Site Assessment of this property in conformance with the scope and limitations of ASTM Practice E-1527-13. Any exceptions to, or deletions from, this practice are described within the body of this report.

The conclusions and recommendations presented in this report are based upon reasonable visual inspection of the site and research of readily available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site inspection and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on an evaluation of the information obtained during our assessment of this property and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. Performance of this Phase I Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions, as defined by the ASTM, associated with the property. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

RECON Engineering is not responsible for the conclusions, opinions, or recommendations made by others based on the information contained within this report.



Robert K. Rehm, PE  
Principal Engineer



RECON Engineering hereby declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional, as defined in 312.10 of 40 CFR 312, and that 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.

## 11.0 REFERENCES

### Documents

Superfund National Priorities List (NPL)

Delisted National Priorities List

Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS)

Comprehensive Environmental Response, Compensation and Liability Act (NFRAP) List

Resource Conservation and Recovery Act (RCRA) CORRACTS List

Resource Conservation and Recovery Act (RCRA) TSDF List

Resource Conservation and Recovery Act (RCRA) Generators List

Federal IC/EC: Institutional and Engineering Controls List

Federal Emergency Response Notification Systems (ERNS) List

Arizona WQARF Registry Site List

Arizona Superfund Program List (ASPL)

State/Tribal Solid Waste Landfill (SWLF) List

State/Tribal Leaking Underground Storage Tank (LUST) List

State/Tribal Underground Storage Tank (UST) List

State/Tribal IC/EC; DUER & VEMUR Lists

State/Tribal VCP: Voluntary Cleanup Program List

Arizona Remediation Sites - Open/Closed:

State/Tribal Brownfields List

US Brownfields List

Hazardous Material Information System List (HMIS-US)

Spills: Arizona Hazardous Material Log Book

Federal LIEN Sites List

Additional Database Searches:

PCB Activity Database System (PADS)

Used Oil Collection Centers

FTTS - FIFRA/ TSCA Tracking System, FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

RCRA NonGen/NLR

Arizona Department of Water Resources Web Site, Well Data

Arizona Department of Water Resources, Hydrologic Map Series Report No. 25

Arizona Drywell Registration List

National Resource Conservation Service (NRCS) Web Site - Soil Data

Soil Survey for Graham County, Arizona, Southwest Part

Blue Jay Peak 7.5 minute USGS Topographic Map

USGS Web Site - Historic Topographic Maps

Environmental Records Search, Environmental Database Report

Environmental Records Search, Aerial Photographs

Google Earth, Aerial Photographs

NETR Online - Historic Aerial Photographs

FEMA Web Site - Flood Plain Information

Graham County Assessor's Office, Parcel Information

State Capital Archives - Fire Insurance Maps

### **Personal Interviews**

Ms. Page Giacin - Daughter of Mr. Donald Steinman

## **Regulatory Agencies**

Arizona Department of Environmental Quality (ADEQ)

Arizona Department of Water Resources (ADWR)

## **APPENDIX A**



**Photo 1** - View of the eastern portion of the subject site from the southeast corner looking north.



**Photo 2** - View of a portion of the subject site from the southeast corner looking northwest.



**Photo 3** - View of the southern portion of the subject site from the southeast corner looking west.



**Photo 4** - View of the southern portion of the subject site from the southwest corner looking east.



**Photo 5** - View of a portion of the subject site from the southwest corner looking northeast.



**Photo 6** - View along the site's western boundary from the southwest corner looking north.



**Photo 7** - View of the 3, 55-gal. drums in the southwestern portion of the subject site. One containing grease and the other two suspected to contain grease or waste oil.



**Photo 8** - View of what appears to be some type of crude burn device indicating that this area was likely used to burn petroleum products, flammable liquids and discarded trash..



**Photo 9** - View of the shallow excavation adjacent to the 55-gal. drums that appeared to be a possible burn pit.



**Photo 10** - View of a discarded flat bed trailer, large diameter pipe, smaller PVC pipe and vehicle tire just to the east of the 55-gal. drums



**Photo 11** - View of what is suspected to be a relatively new burn pit filled with cardboard boxes ready to be burned.



**Photo 12** - View of the old road grader and flat bed trailer in the southwestern portion of the subject site.



**Photo 13** - View of tree and brush clippings along the western boundary of the subject site.



**Photo 14** - View of an old forklift and another flat bed trailer in the southwestern portion of the subject site.



**Photo 15** - View of PVC and metal pipe and a discarded pickup truck bed just west of the center of the subject site.



**Photo 16** - View of an old bulldozer near the center of the subject site.



**Photo 17** - View of a discarded big rig axle and discarded pickup truck bed.



**Photo 18** - View of a discarded flat bed trailer frame and another pickup truck bed.



**Photo 19** - View along the western boundary of the subject site from the northwest corner looking south.



**Photo 20** - View of a portion of the subject site from the northwest corner looking southeast.



**Photo 21** - View along the site's northern boundary from the northwest corner looking east.



**Photo 22** - View along the site's eastern boundary from the northeast corner looking south.



**Photo 23** - View of a portion of the subject site from the northeast corner looking southwest.



**Photo 24** - View along the site's northern boundary from the northeast corner looking west.



**Photo 25** - View of the cemetery in the northern portion of the subject site.



**Photo 26** - View of some of the discarded trash in the northeastern portion of the subject site.



**Photo 27** - View of another pile of discarded trash in the northeastern portion of the subject site.



**Photo 28** - View of another 55-gallon drum of what is assumed to be waste oil and another trash pile in the northeastern portion of the subject site.



**Photo 29** - View of what appeared to be demolition debris on the north side of the garages constructed on the subject site.



**Photo 30** - View of the garages that were constructed on the subject site.



**Photo 31** - View of the propane tank near the north end of the structure that was constructed on the subject site.



**Photo 32** - View of the three-sided structure near the center of the subject site's eastern boundary, 75% of which was constructed on the subject site.



**Photo 33** - View of the materials stored in the three-sided structure.



**Photo 34** - View of a portion of the subject site from the south side of the three-sided structure looking south.

## **APPENDIX B**



Approximate Site Center  
N 32° 38.408'; W 110° 0.237'

### AERIAL PHOTOGRAPH - 02/20/2016



Site: 3.38 Acre Land Parcel

Address: 14501 S. Taylor Pass Road

City, State: Bonita, AZ

Proj. No. 21A-0013

RECON Engineering  
Engineering and Environmental  
Consultants

Scottsdale, Arizona

## **APPENDIX C**

# RecCheck

The Standard for ASTM/AAI Radius Searches

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

# Area Report Results

REPORT RESULTS



## Site Location:

14501 S. Taylor Pass Road  
Willcox, AZ 85643  
(N 32-38-24, W 110-0-15) NAD83

## Client:

RECON Engineering

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## EXECUTIVE SUMMARY

### INFORMATION ON THE REQUESTED LOCATION

|   |  |
|---|--|
| <b>Site Address:</b>  | 14501 S. Taylor Pass Road<br>Willcox, AZ 85643   |
| <b>Client Project Name/Number:</b>  | 3.38 Acre Land Parcel<br>21A-0013  |
| <b>Coordinates:</b>   | N 32-38-24, W 110-0-15 (NAD 83)<br>32.6401336361266, -110.004033034414   |
| <b>Date of Report</b>   | May 3, 2021  |
| <b>ERS Project Number:</b>  | 2104738886   |
| <b>Subject Site Listed on the following lists:</b>  | Not Listed   |
| <b>Subject Site Listed as Map ID#:</b>  | N/A  |
| <b>USGS 7.5 Minute Quad Map:</b>  | Blue Jay Peak (2014-11-25)   |
| <b>Subject Site Located within a Potential Area of Concern:</b>   | No   |
| <b>Township, Section and Range:</b>   | Township: 09S Range: 23E Section: 021  |
| <b>Site Elevation:<br/>(feet above or below (-) mean sea level)</b>   | Approximately 4778 ft near the center of the area.   |
| <b>Flood Zone:<br/>(Digital Flood Insurance Rate Maps - DFIRMs)<br/>Only available digital data is provided</b> | Panel: 04009C1700D, Effective Date: 9/28/2007<br>Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. |
| <b>Fire Insurance Map Coverage:</b>   | There may be coverage of your site.  |
| <b>Radon Information:</b>   | EPA Radon Zone: 2<br><br>(Predicted avg for county: 2 to 4 pCi/L)  |
| <b>Search Radius Expansion Size:<br/>(In Miles)</b>   | 0  |

|   |  |
|---|--|
| <b>Soil Type:<br/>(USDA Soil Survey Geographic Database) (SSURGO)</b> | Map Unit Name: Mallet-Hooks complex, 1 to 8 percent slopes<br>Map Unit Type: Complex<br>Drainage Class - Dominant Condition: Well drained<br>General Information: Coarse-loamy, mixed, superactive, thermic Ustic Haplocambids<br>Top 3 Map Unit Components are below (if available):<br>Component Name: Unnamed soils, Hooks, Mallet<br>Component Percentage: 20%, 30%, 50%<br>Hydric: No, Not Reported, Not Reported |
| <b>Zip Codes Searched for<br/>"Un-Mappable" Sites:</b>                | Not Researched   |
| <b>Occurrence Count:</b>  | 0  |

---

## SUMMARY OF OCCURRENCES

| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|--------|--------------|---------|----------|--------|------------------|------------------|
| N/A    |              |         |          |        |                  |                  |

## POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

| DATABASE SEARCHED | SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN | AREAS FOUND WITHIN 1-MILE RADIUS |
|-------------------|---|----------------------------------|
| Brownfields-AZ    | No  | 0                                |
| Close-WQARF-AZ    | No  | 0                                |
| NPL-R9-US         | No  | 0                                |
| EpaNPL-AZ         | No  | 0                                |
| WQARF-AZ          | No  | 0                                |
| LF-Pima-AZ        | No  | 0                                |
| LF-FedState-AZ    | No  | 0                                |

## DATABASE OCCURRENCE SUMMARY

| HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS |                           |                             |
|--|---------------------------|-----------------------------|
| DATABASE SEARCHED  | DISTANCE SEARCHED (MILES) | HIGH RISK OCCURRENCES FOUND |
| ASPL-AZ  | 0.5                       | 0                           |
| BF-Open-AZ   | 0.5                       | 0                           |
| CERCLIS-US   | 0.5                       | 0                           |
| LUST-Open-AZ   | 0.5                       | 0                           |
| NPL-US   | 1                         | 0                           |
| Proposed-NPL-US  | 1                         | 0                           |
| RemOther-Open-AZ   | 0.5                       | 0                           |
| SAA-Agreements-US  | 1                         | 0                           |
| Tribal-LUST-Open-Reg10                                       | 0.5                       | 0                           |
| Tribal-LUST-Open-Reg4  | 0.5                       | 0                           |
| Tribal-LUST-Open-Reg9  | 0.5                       | 0                           |
| Tribal-LUST-Reg7   | 0.5                       | 0                           |
| VCP-Open-AZ  | 0.5                       | 0                           |

\* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

## ASTM/AAI STANDARD RECORD SOURCES SUMMARY

| STANDARD ENVIRONMENTAL RECORD SOURCES | ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES) | ERS DATABASE NAME   | TOTAL LISTINGS | MAP ID #'S  |
|---------------------------------------|---|---------------------|----------------|-------------|
| Federal NPL site list                 | 1.0 / 1.0   | NPL-US              | 0              | None Listed |
|                                       |   | Proposed-NPL-US     | 0              | None Listed |
| Federal Delisted NPL site list        | 0.5 / 1.0   | Delisted-NPL-US     | 0              | None Listed |
| Federal CERCLIS list                  | 0.5 / 0.5   | CERCLIS-US          | 0              | None Listed |
| Federal CERCLIS NFRAP site list       | 0.5 / 0.5   | CERCLIS-Archived-US | 0              | None Listed |
| Federal RCRA CORRACTS facilities list | 1.0 / 1.0   | RCRA-COR-US         | 0              | None Listed |

|   |  |  |  |             |
|---|--|--|--|-------------|
| Federal RCRA non-CORRACTS TSD facilities list               | 0.5 / 0.5                                | RCRA-TSDF-US                                   | 0  | None Listed |
| Federal RCRA generators list                                | Property and adjoining properties / 0.25 | RCRA-CESQG-US                                  | 0  | None Listed |
|   |  | RCRA-LQG-US                                    | 0  | None Listed |
|   |  | RCRA-NON-US                                    | 0  | None Listed |
|   |  | RCRA-SQG-US                                    | 0  | None Listed |
| Federal Inst/Eng control registries                         | Property Only / 0.25                     | Controls-RCRA-US                               | 0  | None Listed |
|   |  | Controls-US                                    | 0  | None Listed |
|   |  | Hist-US-EC                                     | 0  | None Listed |
|   |  | Hist-US-IC                                     | 0  | None Listed |
|   |  | LIENS-US                                       | 0  | None Listed |
| Federal ERNS list   | Property Only / 0.0625                   | ERNS-US  | 0  | None Listed |
| State and Tribal-Equivalent NPL                             | 1.0 / 1.0                                | Not Reported by Agency                         | 0  | None Listed |
| State and Tribal-Equivalent CERCLIS                         | 0.5 / 0.5                                | ASPL-AZ  | 0  | None Listed |
|   |  | Hist-SS-AZ                                     | 0  | None Listed |
| State and Tribal landfill and/or solid waste disposal sites | 0.5 / 0.5                                | Debris-US                                      | 0  | None Listed |
|   |  | Hist-Dumps-US                                  | 0  | None Listed |
|   |  | SWF-AZ   | 0  | None Listed |
|   |  | SWF-Closed-AZ                                  | 0  | None Listed |
|   |  | SWLF-US  | 0  | None Listed |
|   |  | Transfer-AZ                                    | 0  | None Listed |
|   |  | Tribal-ODI-US                                  | 0  | None Listed |
|   |  | LUST-Closed-AZ                                 | 0  | None Listed |
| State and Tribal Leaking Storage Tank Lists                 | 0.5 / 0.5                                | LUST-Open-AZ                                   | 0  | None Listed |
|   |  | LUST-Suspected-AZ                              | 0  | None Listed |
|   |  | Tribal-LUST-Closed-Reg4                        | 0  | None Listed |
|   |  | Tribal-LUST-Closed-Reg9                        | 0  | None Listed |
|   |  | Tribal-LUST-Open-Reg10                         | 0  | None Listed |
|   |  | Tribal-LUST-Open-Reg4                          | 0  | None Listed |
|   |  | Tribal-LUST-Open-Reg9                          | 0  | None Listed |
|   |  | Tribal-LUST-Reg1                               | 0  | None Listed |
|   |  | Tribal-LUST-Reg7                               | 0  | None Listed |
|   |  | State and Tribal Registered Storage Tank Lists | Property and adjoining properties / 0.25 | AST2-AZ     |
| AST-AZ  | 0  |  |  | None Listed |
| FEMA-UST-US   | 0  |  |  | None Listed |

|  |                     |                  |   |             |
|--|---------------------|------------------|---|-------------|
|  |                     | Tribal-UST-Reg1  | 0 | None Listed |
|  |                     | Tribal-UST-Reg10 | 0 | None Listed |
|  |                     | Tribal-UST-Reg4  | 0 | None Listed |
|  |                     | Tribal-UST-Reg7  | 0 | None Listed |
|  |                     | Tribal-UST-Reg9  | 0 | None Listed |
|  |                     | UST-AZ           | 0 | None Listed |
| State and Tribal Inst/Eng Control Registries | Property Only / 0.5 | Controls-AZ      | 0 | None Listed |
| State and Tribal Voluntary Cleanup Sites     | 0.5 / 0.5           | Tribal-VCP-US    | 0 | None Listed |
|  |                     | VCP-Closed-AZ    | 0 | None Listed |
|  |                     | VCP-Open-AZ      | 0 | None Listed |
|  |                     | VCP-Other-AZ     | 0 | None Listed |
| State and Tribal Brownfield Sites            | 0.5 / 0.5           | BF-Closed-AZ     | 0 | None Listed |
|  |                     | BF-Open-AZ       | 0 | None Listed |
|  |                     | BF-Tribal-US     | 0 | None Listed |

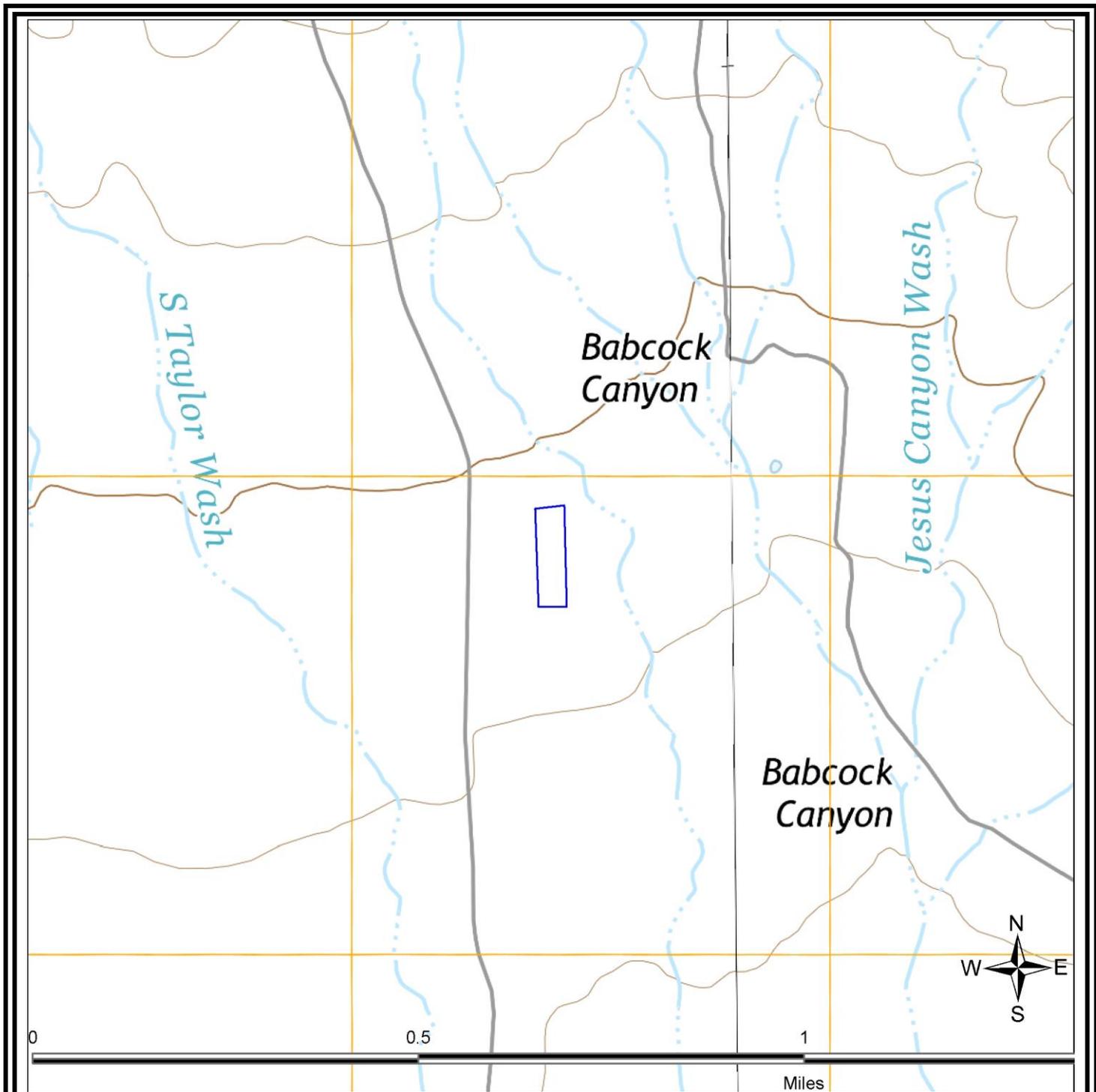
| FEDERAL ASTM/AAI DATABASES |                   |              |             |            |           |           |       |
|----------------------------|-------------------|--------------|-------------|------------|-----------|-----------|-------|
| DATABASE SEARCHED          | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
| BF-Tribal-US               | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| BF-US                      | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| CERCLIS-Archived-US        | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| CERCLIS-US                 | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Controls-RCRA-US           | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Controls-US                | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Debris-US                  | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Delisted-NPL-US            | 1                 | 0            | 0           | 0          | 0         | 0         | 0     |
| ERNS-US                    | 0.0625            | 0            | 0           | -          | -         | -         | 0     |
| FEMA-UST-US                | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| FTTS-ENF-US                | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Hist-Dumps-US              | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Hist-US-EC                 | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Hist-US-IC                 | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| HMS-US                     | 0.0625            | 0            | 0           | -          | -         | -         | 0     |
| LIENS-US                   | 0.0625            | 0            | 0           | -          | -         | -         | 0     |
| NPL-US                     | 1                 | 0            | 0           | 0          | 0         | 0         | 0     |
| PADS-US                    | 0.0625            | 0            | 0           | -          | -         | -         | 0     |
| PCB-US                     | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Proposed-NPL-US            | 1                 | 0            | 0           | 0          | 0         | 0         | 0     |
| RCRA-CESQG-US              | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| RCRA-COR-US                | 1                 | 0            | 0           | 0          | 0         | 0         | 0     |
| RCRA-LQG-US                | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| RCRA-NON-US                | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| RCRA-SQG-US                | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| RCRA-TSDF-US               | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| SAA-Agreements-US          | 1                 | 0            | 0           | 0          | 0         | 0         | 0     |
| SWLF-US                    | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-LUST-Closed-Reg4    | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-LUST-Closed-Reg9    | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-LUST-Open-Reg10     | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-LUST-Open-Reg4      | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-LUST-Open-Reg9      | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-LUST-Reg1           | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |

| FEDERAL ASTM/AAI DATABASES |                   |              |             |            |           |           |       |
|----------------------------|-------------------|--------------|-------------|------------|-----------|-----------|-------|
| DATABASE SEARCHED          | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
| Tribal-LUST-Reg7           | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-ODI-US              | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Tribal-UST-Reg1            | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Tribal-UST-Reg10           | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Tribal-UST-Reg4            | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Tribal-UST-Reg7            | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Tribal-UST-Reg9            | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| Tribal-VCP-US              | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |

| STATE ASTM/AAI DATABASES |                   |              |             |            |           |           |       |
|--------------------------|-------------------|--------------|-------------|------------|-----------|-----------|-------|
| DATABASE SEARCHED        | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
| ASPL-AZ                  | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| AST2-AZ                  | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| AST-AZ                   | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| BF-Closed-AZ             | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| BF-Open-AZ               | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Controls-AZ              | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Hist-SPILLS-AZ           | 0.0625            | 0            | 0           | -          | -         | -         | 0     |
| Hist-SS-AZ               | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| LUST-Closed-AZ           | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| LUST-Open-AZ             | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| LUST-Suspected-AZ        | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Oil-Centers-AZ           | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| RemOther-Closed-AZ       | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| RemOther-Open-AZ         | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| SWF-AZ                   | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| SWF-Closed-AZ            | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| Transfer-AZ              | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| UST-AZ                   | 0.25              | 0            | 0           | 0          | -         | -         | 0     |
| VCP-Closed-AZ            | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| VCP-Open-AZ              | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |
| VCP-Other-AZ             | 0.5               | 0            | 0           | 0          | 0         | -         | 0     |

| SUPPLEMENTAL DATABASES |                   |              |             |            |           |           |       |
|------------------------|-------------------|--------------|-------------|------------|-----------|-----------|-------|
| DATABASE SEARCHED      | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
| Not Searched           |                   |              |             |            |           |           |       |

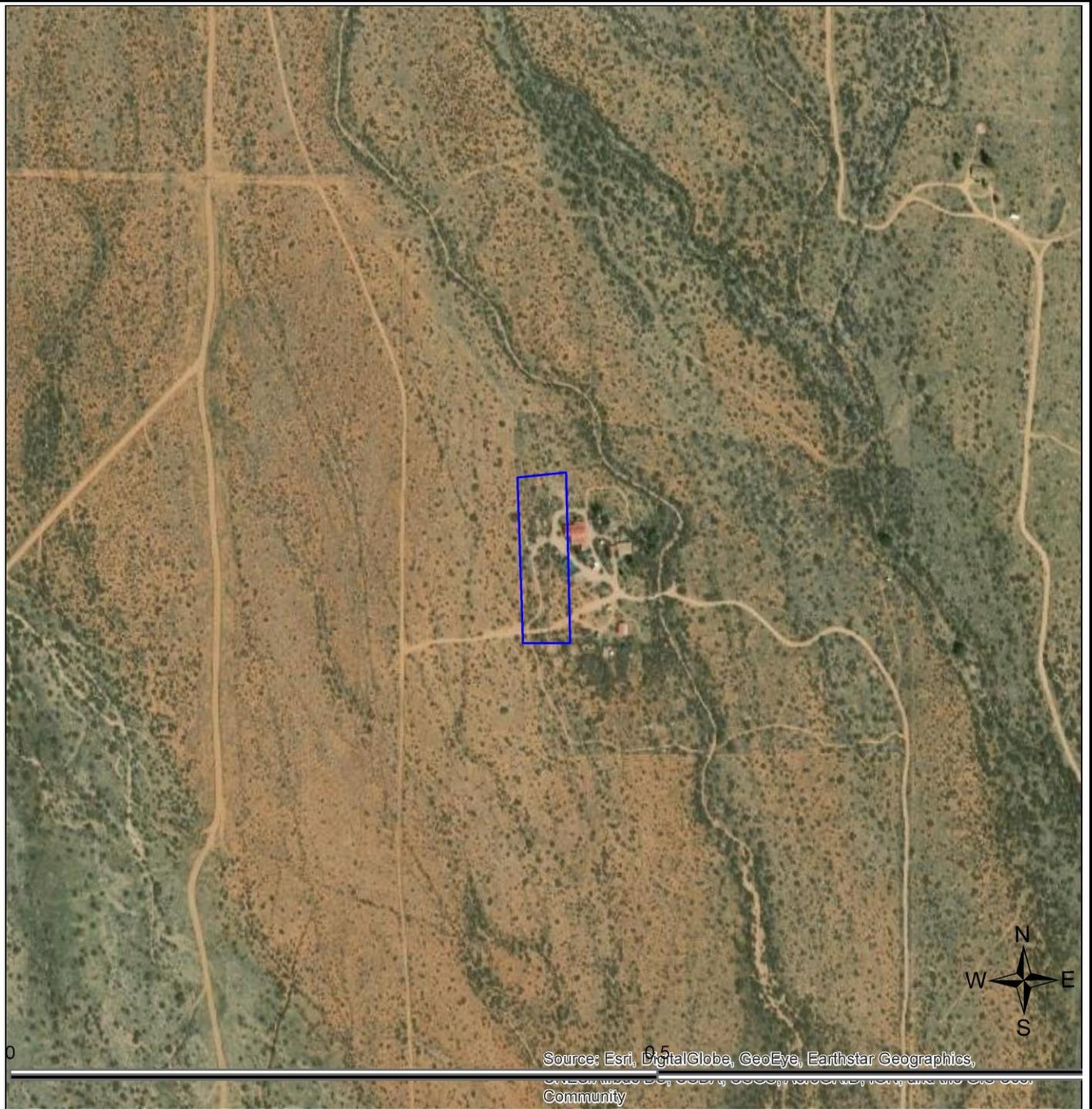
| PROPRIETARY HISTORIC DATABASES |                   |              |             |            |           |           |       |
|--------------------------------|-------------------|--------------|-------------|------------|-----------|-----------|-------|
| DATABASE SEARCHED              | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
| Not Searched                   |                   |              |             |            |           |           |       |



**SITE LOCATION TOPOGRAPHIC MAP**

U.S. Geological Survey. Blue Jay Peak (2014-11-25) Quadrangle, 7.5 Minute Series

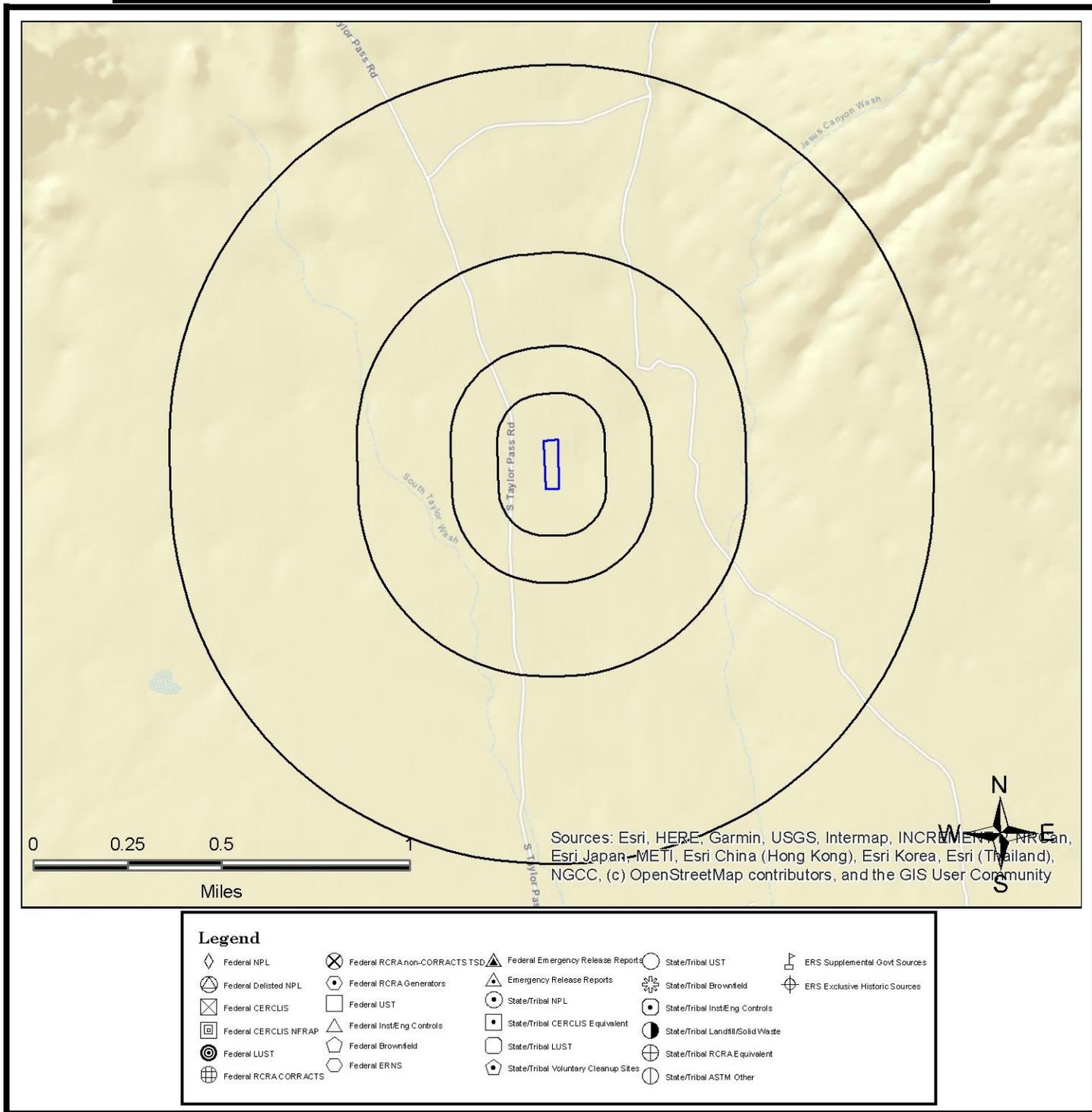
|                   |  |  |
|-------------------|--|--|
| RECON Engineering | 14501 S. Taylor Pass Road<br>Willcox, AZ 85643 | FIGURE: 1<br>JOB: 21A-0013<br>DATE: 5/3/2021 |
|-------------------|--|--|



**SITE LOCATION MAP**

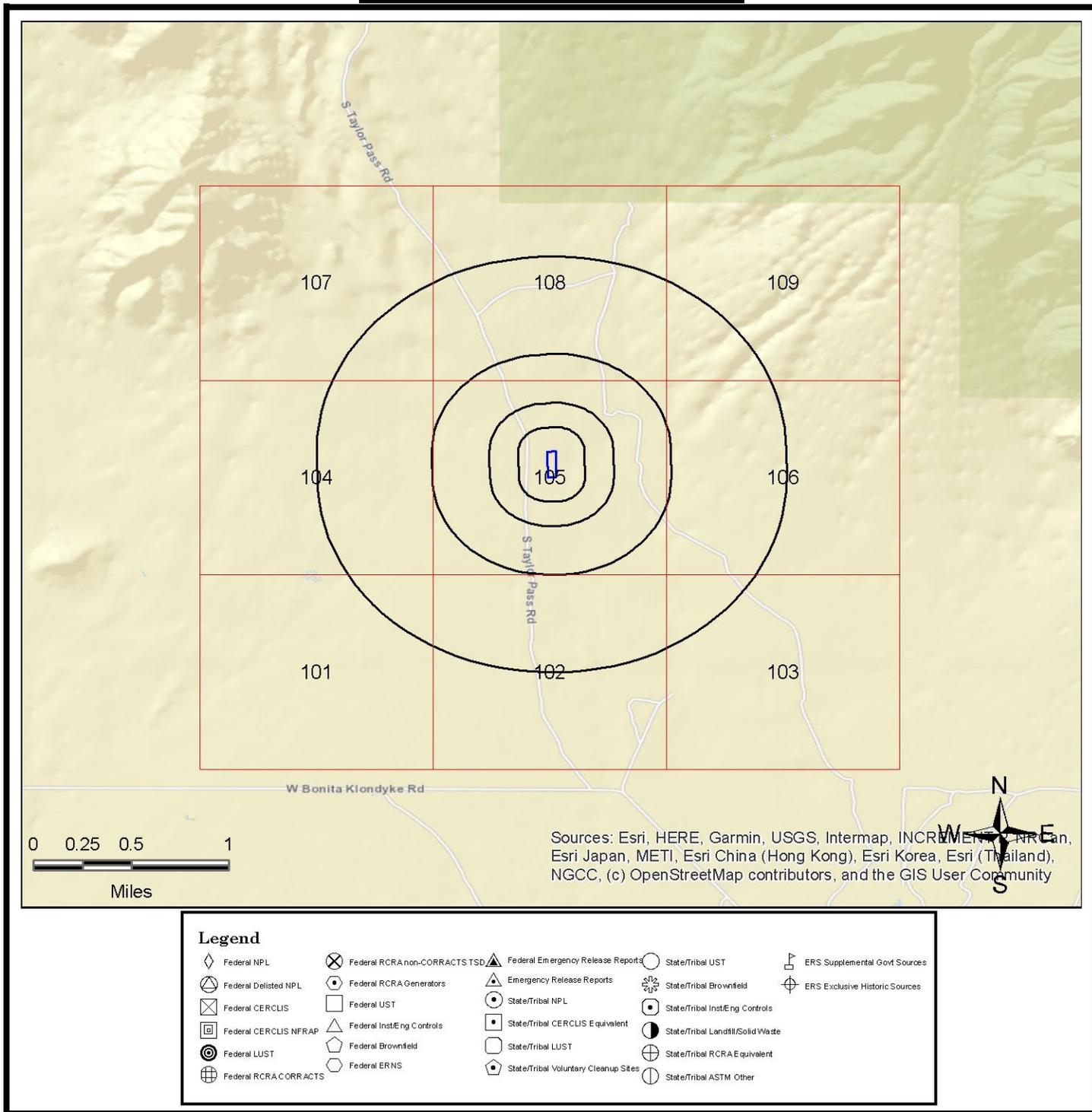
|                   |  |  |
|-------------------|--|--|
| RECON Engineering | 14501 S. Taylor Pass Road<br>Willcox, AZ 85643 | FIGURE: 2<br>JOB: 21A-0013<br>DATE: 5/3/2021 |
|-------------------|--|--|

# 1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



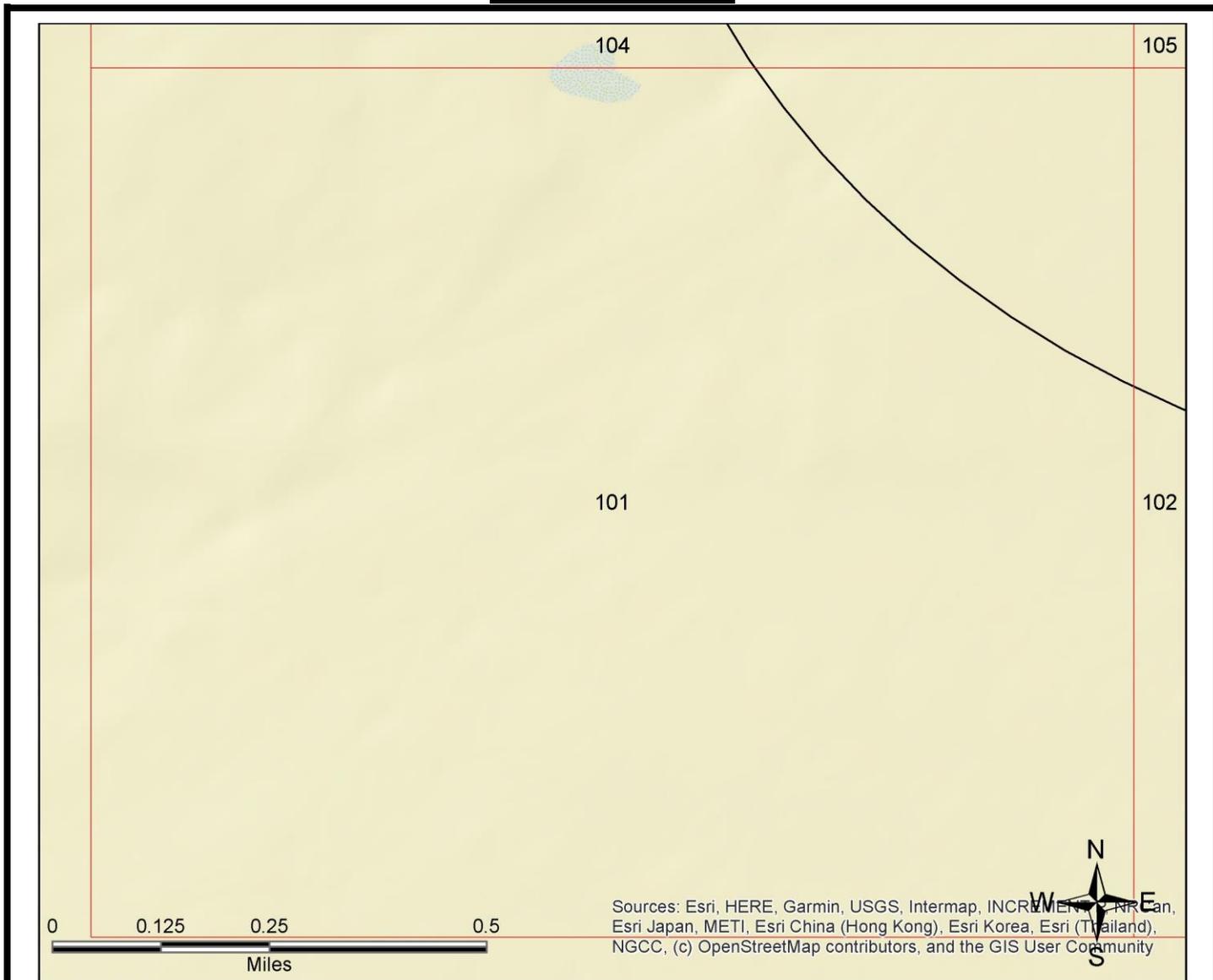
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID LAYOUT MAP KEY



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

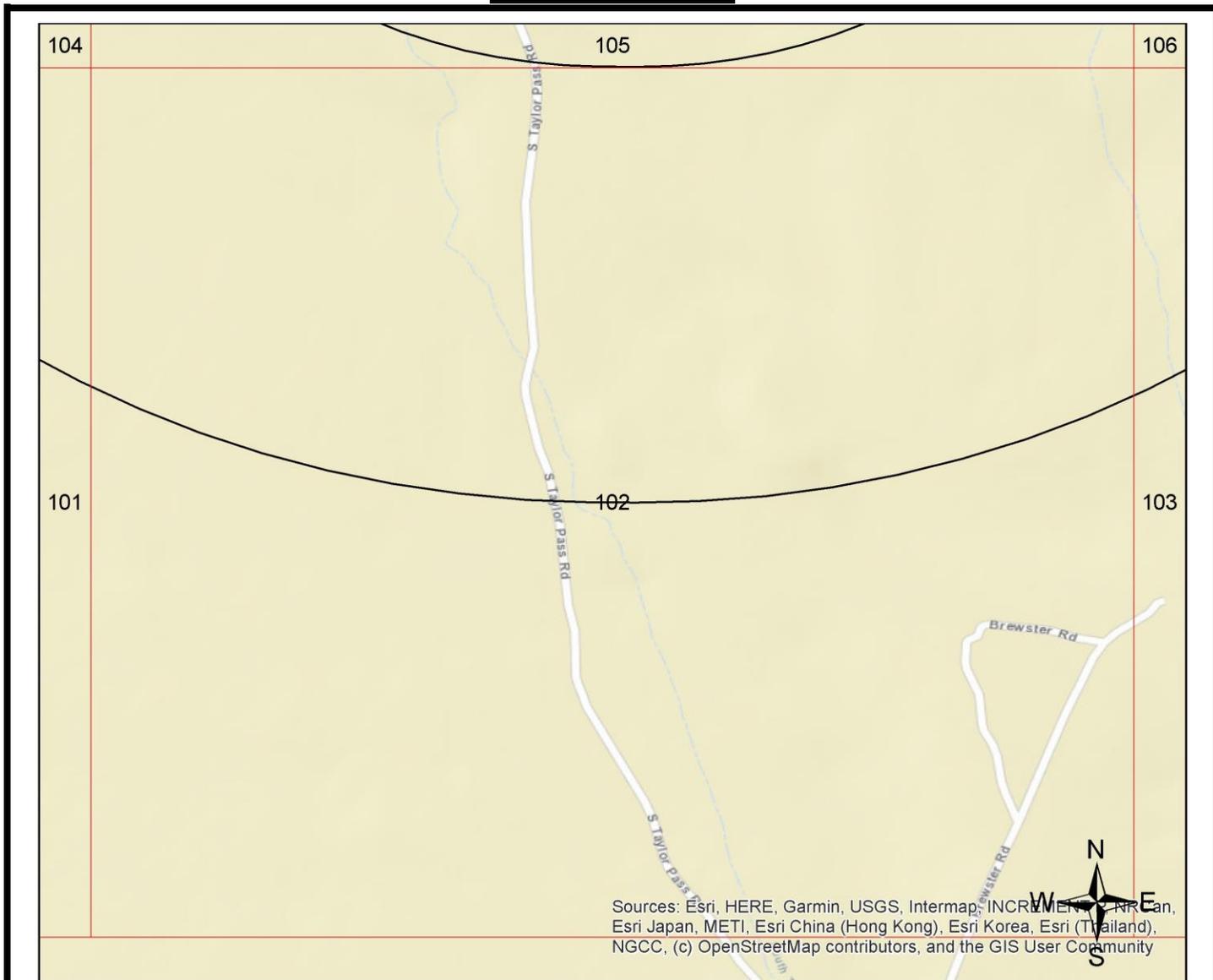
## GRID MAP 101



| Legend                |                               |                                      |                                   |
|-----------------------|-------------------------------|--------------------------------------|-----------------------------------|
| Federal NPL           | Federal RCRA non-CORRACTS TSD | Federal Emergency Release Reports    | State/Tribal UST                  |
| Federal Delisted NPL  | Federal RCRA Generators       | Emergency Release Reports            | State/Tribal Brownfield           |
| Federal CERCLIS       | Federal UST                   | State/Tribal NPL                     | State/Tribal Inst/Eng Controls    |
| Federal CERCLIS NFRAP | Federal Inst/Eng Controls     | State/Tribal CERCLIS Equivalent      | State/Tribal Landfill/Solid Waste |
| Federal LUST          | Federal Brownfield            | State/Tribal LUST                    | State/Tribal RCRA Equivalent      |
| Federal RCRA CORRACTS | Federal ERNS                  | State/Tribal Voluntary Cleanup Sites | State/Tribal ASTM Other           |
|                       |                               |                                      | ERS Supplemental Govt Sources     |
|                       |                               |                                      | ERS Exclusive Historic Sources    |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

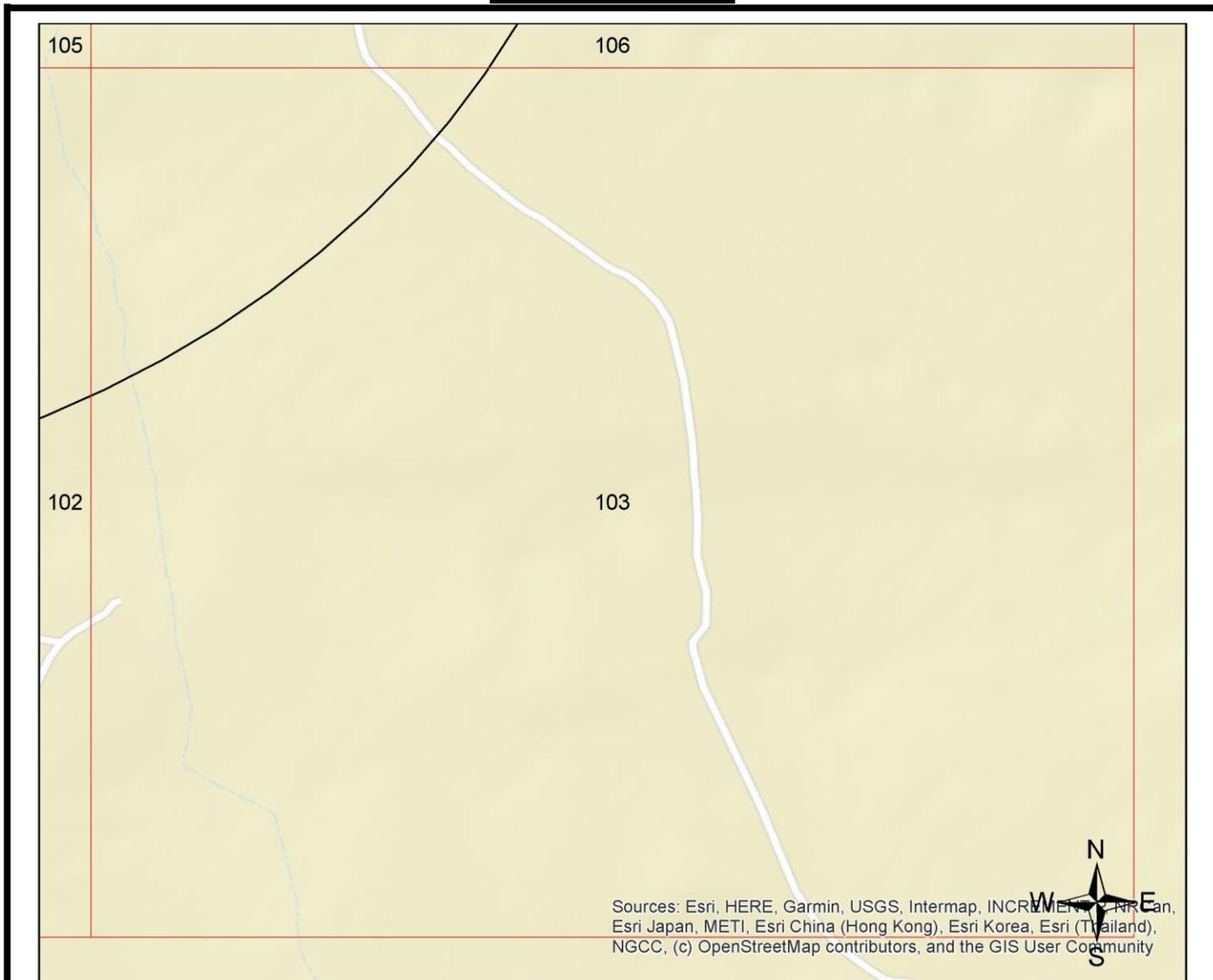
## GRID MAP 102



| Legend                |                               |                                      |                                   |
|-----------------------|-------------------------------|--------------------------------------|-----------------------------------|
| Federal NPL           | Federal RCRA non-CORRACTS TSD | Federal Emergency Release Reports    | State/Tribal UST                  |
| Federal Delisted NPL  | Federal RCRA Generators       | Emergency Release Reports            | State/Tribal Brownfield           |
| Federal CERCLIS       | Federal UST                   | State/Tribal NPL                     | State/Tribal Inst/Eng Controls    |
| Federal CERCLIS NFRAP | Federal Inst/Eng Controls     | State/Tribal CERCLIS Equivalent      | State/Tribal Landfill/Solid Waste |
| Federal LUST          | Federal Brownfield            | State/Tribal LUST                    | State/Tribal RCRA Equivalent      |
| Federal RCRA CORRACTS | Federal ERNS                  | State/Tribal Voluntary Cleanup Sites | State/Tribal ASTM Other           |
|                       |                               |                                      | ERS Supplemental Govt Sources     |
|                       |                               |                                      | ERS Exclusive Historic Sources    |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 103

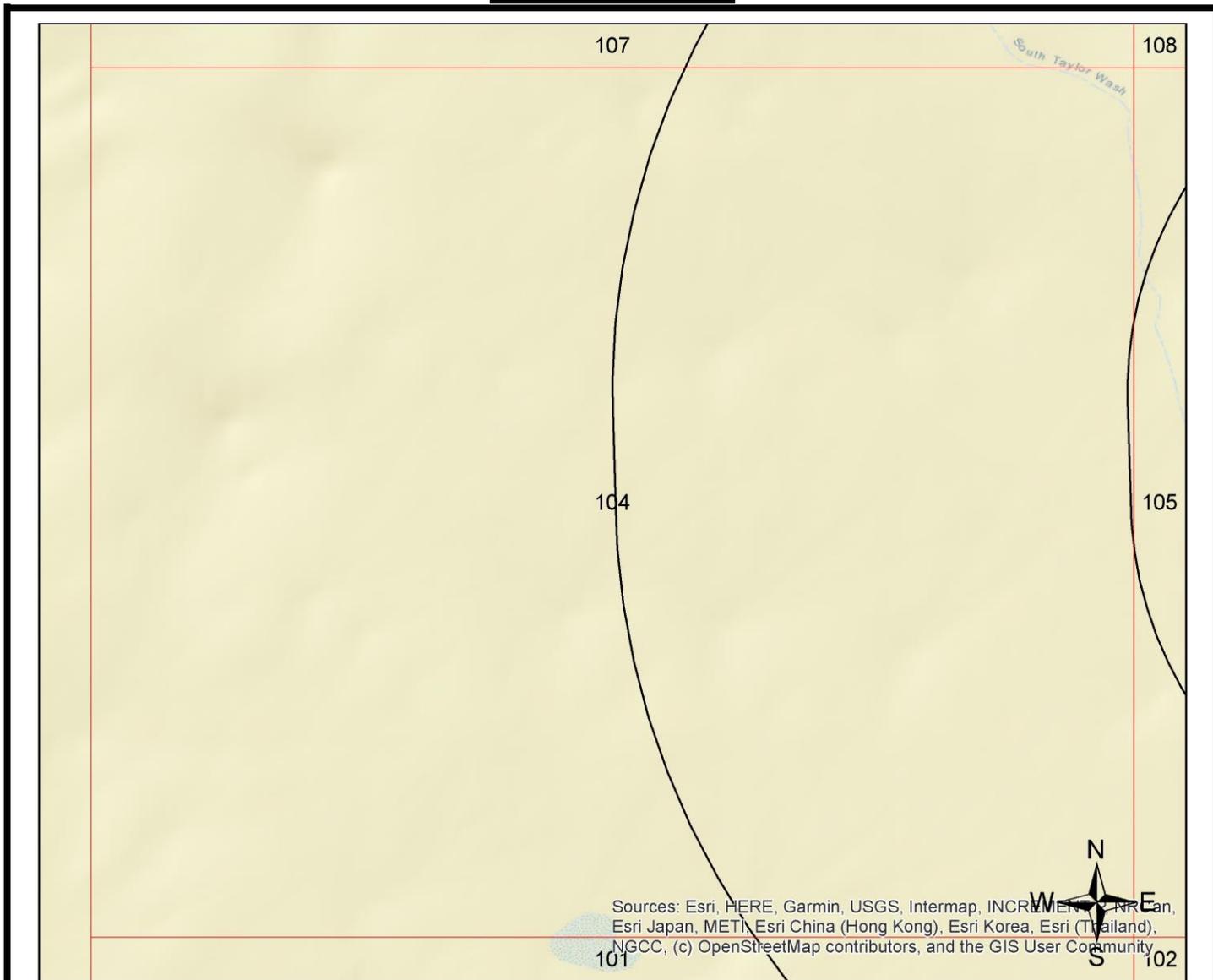


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL P&T, Can., Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| Legend                |                               |                                      |                                   |
|-----------------------|-------------------------------|--------------------------------------|-----------------------------------|
| Federal NPL           | Federal RCRA non-CORRACTS TSD | Federal Emergency Release Reports    | State/Tribal UST                  |
| Federal Delisted NPL  | Federal RCRA Generators       | Emergency Release Reports            | State/Tribal Brownfield           |
| Federal CERCLIS       | Federal UST                   | State/Tribal NPL                     | State/Tribal Inst/Eng Controls    |
| Federal CERCLIS NFRAP | Federal Inst/Eng Controls     | State/Tribal CERCLIS Equivalent      | State/Tribal Landfill/Solid Waste |
| Federal LUST          | Federal Brownfield            | State/Tribal LUST                    | State/Tribal RCRA Equivalent      |
| Federal RCRA CORRACTS | Federal ERNS                  | State/Tribal Voluntary Cleanup Sites | State/Tribal ASTM Other           |
|                       |                               |                                      | ERS Supplemental Govt Sources     |
|                       |                               |                                      | ERS Exclusive Historic Sources    |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 104

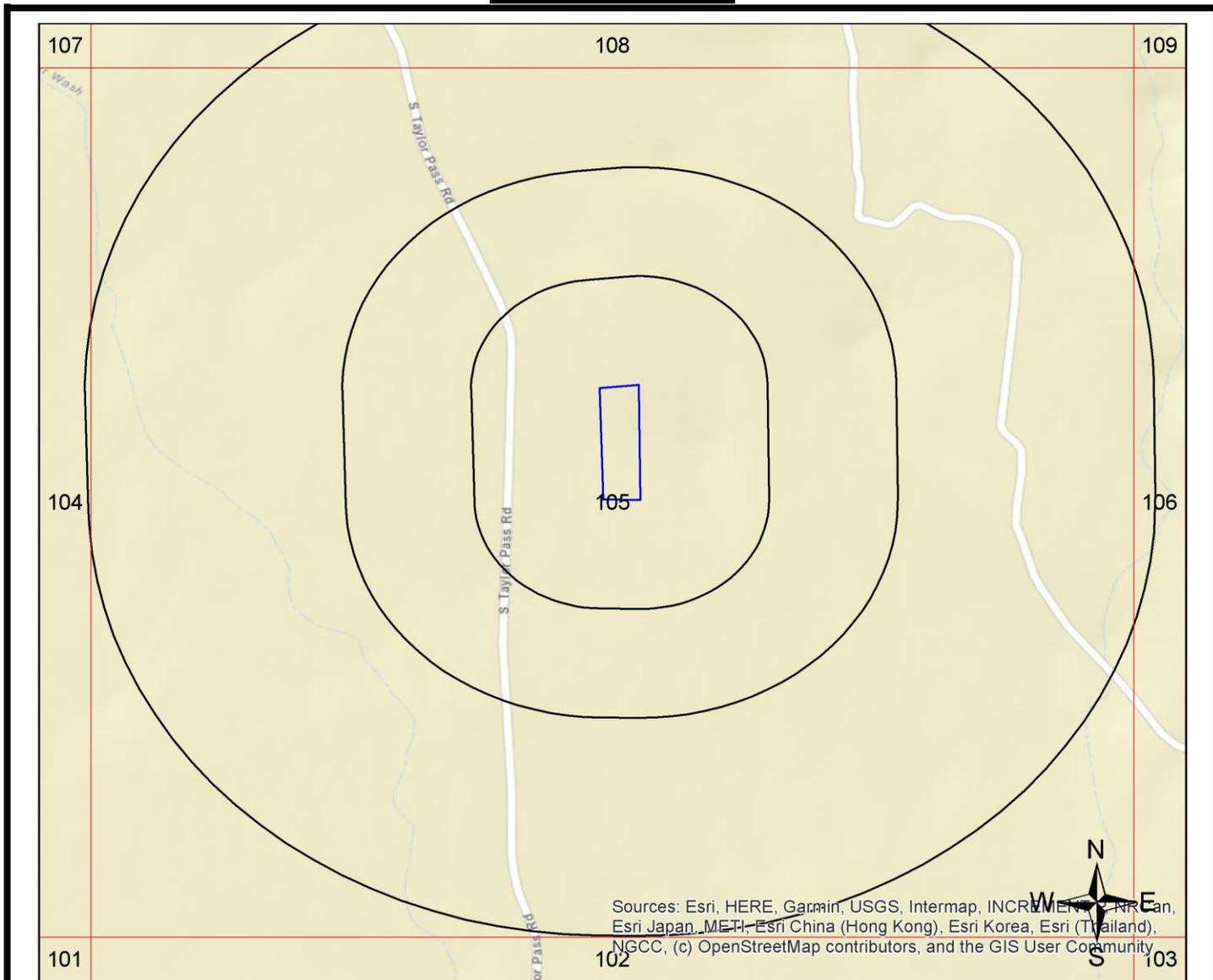


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL PDS, Can, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| Legend |                       |  |                               |  |                                      |
|--------|-----------------------|--|-------------------------------|--|--------------------------------------|
|        | Federal NPL           |  | Federal RCRA non-CORRACTS TSD |  | Federal Emergency Release Reports    |
|        | Federal Delisted NPL  |  | Federal RCRA Generators       |  | Emergency Release Reports            |
|        | Federal CERCLIS       |  | Federal UST                   |  | State/Tribal NPL                     |
|        | Federal CERCLIS NFRAP |  | Federal Inst/Eng Controls     |  | State/Tribal CERCLIS Equivalent      |
|        | Federal LUST          |  | Federal Brownfield            |  | State/Tribal LUST                    |
|        | Federal RCRA CORRACTS |  | Federal ERNS                  |  | State/Tribal Voluntary Cleanup Sites |
|        |                       |  |                               |  | State/Tribal UST                     |
|        |                       |  |                               |  | State/Tribal Brownfield              |
|        |                       |  |                               |  | State/Tribal Inst/Eng Controls       |
|        |                       |  |                               |  | State/Tribal Landfill/Solid Waste    |
|        |                       |  |                               |  | State/Tribal RCRA Equivalent         |
|        |                       |  |                               |  | State/Tribal ASTM Other              |
|        |                       |  |                               |  | ERS Supplemental Govt Sources        |
|        |                       |  |                               |  | ERS Exclusive Historic Sources       |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

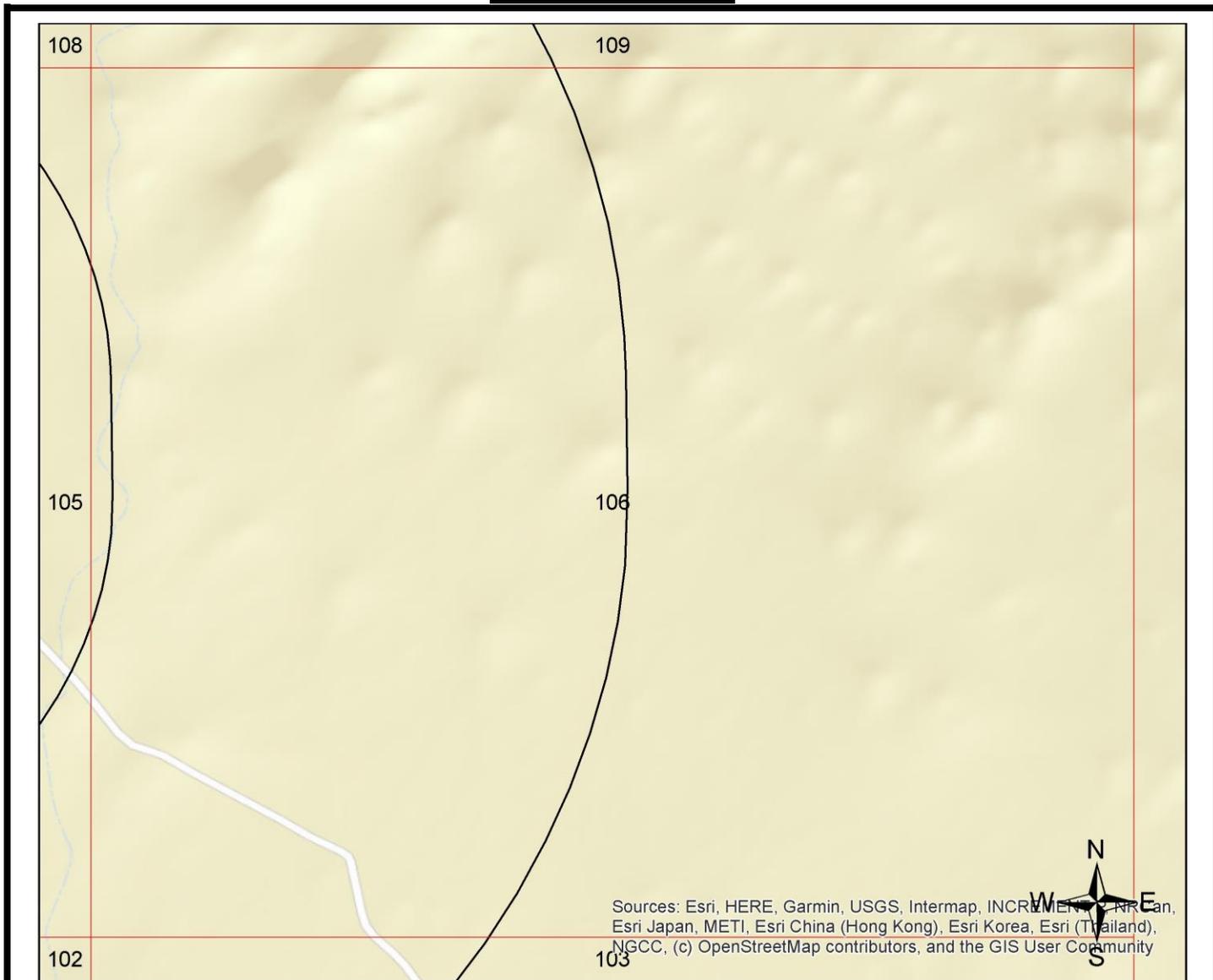
## GRID MAP 105



| Legend |                           |  |                                      |
|--------|---------------------------|--|--------------------------------------|
|        | Federal NPL               |  | Federal RCRA non-CORRACTS TSD        |
|        | Federal Delisted NPL      |  | Federal RCRA Generators              |
|        | Federal CERCLIS           |  | Emergency Release Reports            |
|        | Federal CERCLIS NFRAP     |  | State/Tribal NPL                     |
|        | Federal LUST              |  | State/Tribal CERCLIS Equivalent      |
|        | Federal RCRA CORRACTS     |  | Federal Inst/Eng Controls            |
|        | Federal ERNS              |  | State/Tribal LUST                    |
|        | Federal UST               |  | State/Tribal Voluntary Cleanup Sites |
|        | Federal Inst/Eng Controls |  | State/Tribal ASTM Other              |
|        | Federal Brownfield        |  | State/Tribal UST                     |
|        | Federal ERNS              |  | State/Tribal Brownfield              |
|        | Federal ERNS              |  | ERS Supplemental Govt Sources        |
|        | Federal ERNS              |  | ERS Exclusive Historic Sources       |
|        | Federal ERNS              |  | State/Tribal Landfill/Solid Waste    |
|        | Federal ERNS              |  | State/Tribal RCRA Equivalent         |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 106

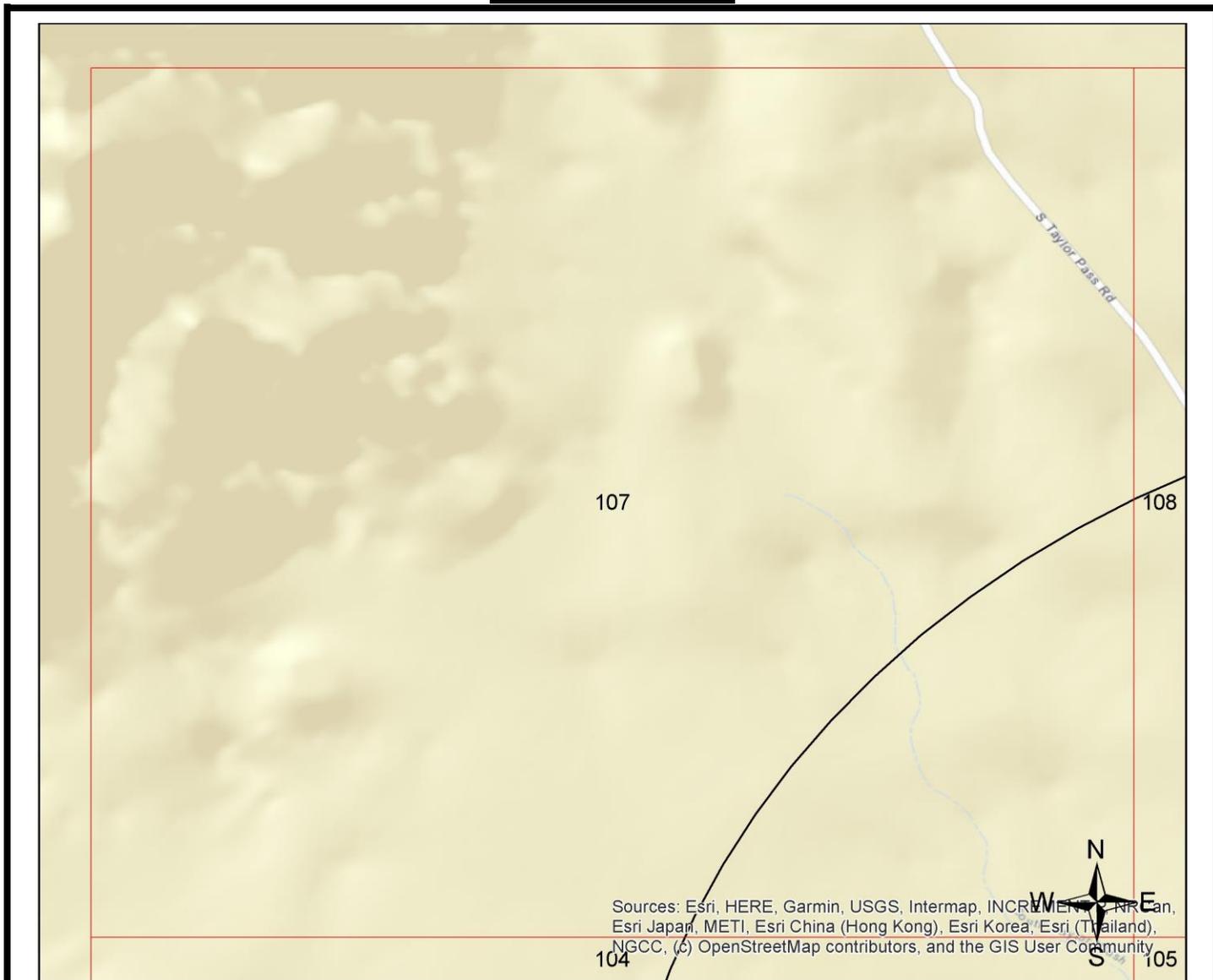


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL P.A., Can., Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| Legend                |                               |                                      |                                   |                                |  |
|-----------------------|-------------------------------|--------------------------------------|-----------------------------------|--------------------------------|--|
| Federal NPL           | Federal RCRA non-CORRACTS TSD | Federal Emergency Release Reports    | State/Tribal UST                  | ERS Supplemental Govt Sources  |  |
| Federal Delisted NPL  | Federal RCRA Generators       | Emergency Release Reports            | State/Tribal Brownfield           | ERS Exclusive Historic Sources |  |
| Federal CERCLIS       | Federal UST                   | State/Tribal NPL                     | State/Tribal Inst/Eng Controls    |                                |  |
| Federal CERCLIS NFRAP | Federal Inst/Eng Controls     | State/Tribal CERCLIS Equivalent      | State/Tribal Landfill/Solid Waste |                                |  |
| Federal LUST          | Federal Brownfield            | State/Tribal LUST                    | State/Tribal RCRA Equivalent      |                                |  |
| Federal RCRA CORRACTS | Federal ERNS                  | State/Tribal Voluntary Cleanup Sites | State/Tribal ASTM Other           |                                |  |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 107

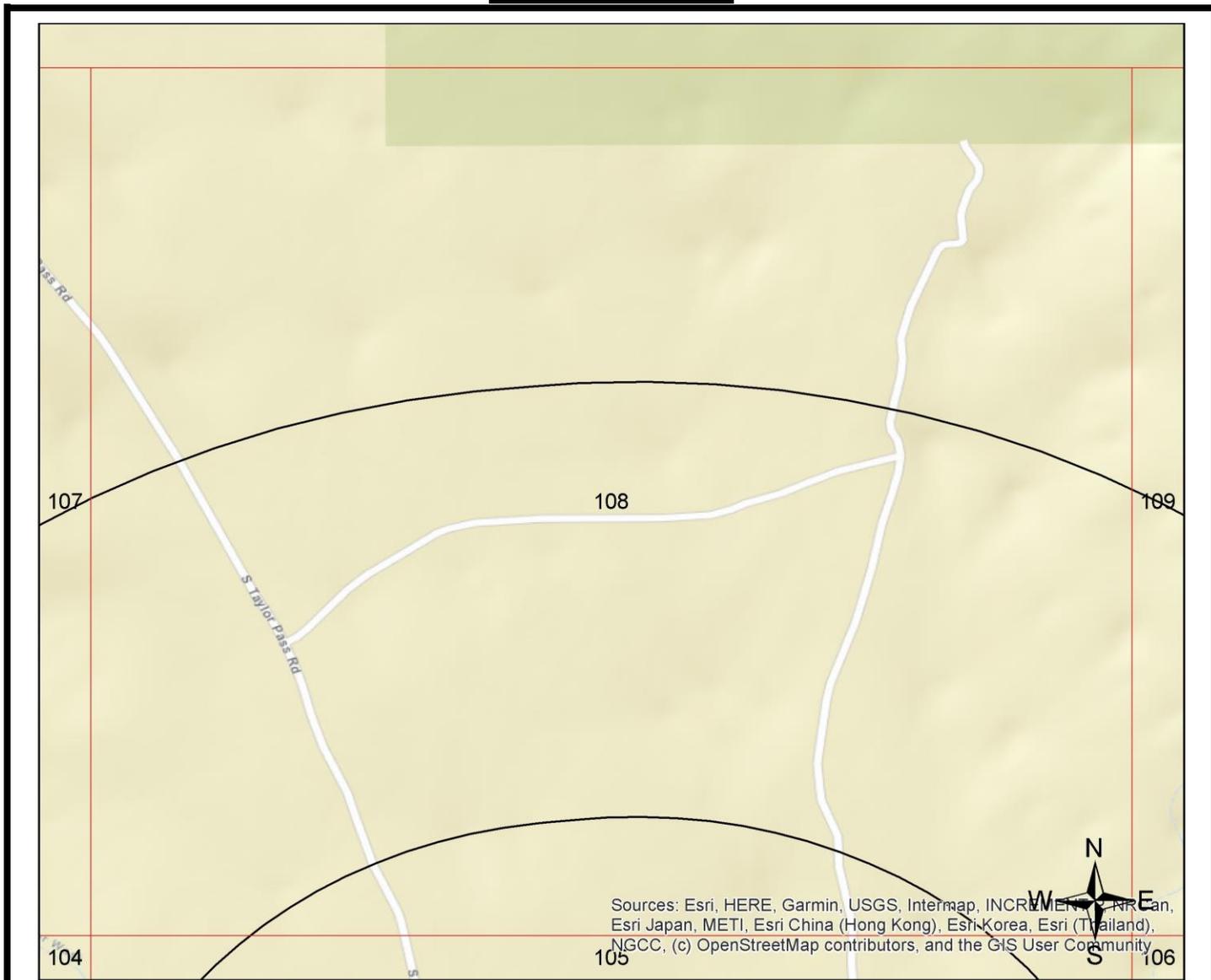


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL P.A., Can, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| Legend                |                               |                                      |                                   |                                |  |
|-----------------------|-------------------------------|--------------------------------------|-----------------------------------|--------------------------------|--|
| Federal NPL           | Federal RCRA non-CORRACTS TSD | Federal Emergency Release Reports    | State/Tribal UST                  | ERS Supplemental Govt Sources  |  |
| Federal Delisted NPL  | Federal RCRA Generators       | Emergency Release Reports            | State/Tribal Brownfield           | ERS Exclusive Historic Sources |  |
| Federal CERCLIS       | Federal UST                   | State/Tribal NPL                     | State/Tribal Inst/Eng Controls    |                                |  |
| Federal CERCLIS NFRAP | Federal Inst/Eng Controls     | State/Tribal CERCLIS Equivalent      | State/Tribal Landfill/Solid Waste |                                |  |
| Federal LUST          | Federal Brownfield            | State/Tribal LUST                    | State/Tribal RCRA Equivalent      |                                |  |
| Federal RCRA CORRACTS | Federal ERNS                  | State/Tribal Voluntary Cleanup Sites | State/Tribal ASTM Other           |                                |  |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 108



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL P, Can, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

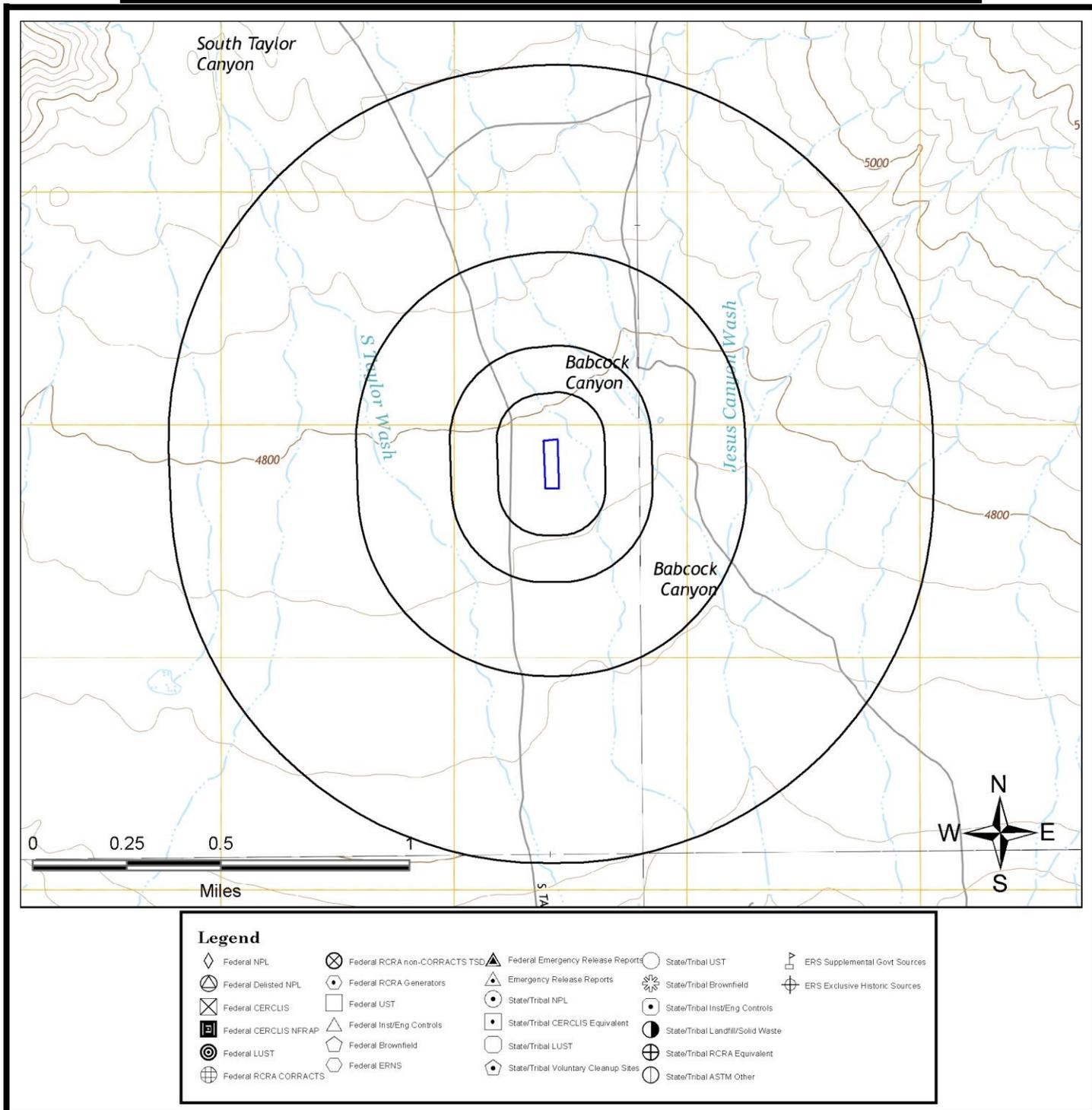
**Legend**

- |                         |                                 |  |                                     |                                  |
|-------------------------|---------------------------------|--|-------------------------------------|----------------------------------|
| ◇ Federal NPL           | ⊙ Federal RCRA non-CORRACTS TSD | ▲ Federal Emergency Release Reports    | ○ State/Tribal UST                  | ⚑ ERS Supplemental Govt Sources  |
| ⊗ Federal Delisted NPL  | ⊙ Federal RCRA Generators       | ▲ Emergency Release Reports            | ⊗ State/Tribal Brownfield           | ⊕ ERS Exclusive Historic Sources |
| ⊗ Federal CERCLIS       | □ Federal UST                   | ● State/Tribal NPL                     | ● State/Tribal Inst/Eng Controls    |                                  |
| ⊗ Federal CERCLIS NFRAP | △ Federal Inst/Eng Controls     | ⊗ State/Tribal CERCLIS Equivalent      | ● State/Tribal Landfill/Solid Waste |                                  |
| ⊗ Federal LUST          | ⬡ Federal Brownfield            | ○ State/Tribal LUST                    | ⊕ State/Tribal RCRA Equivalent      |                                  |
| ⊕ Federal RCRA CORRACTS | ⬡ Federal ERNS                  | ⬡ State/Tribal Voluntary Cleanup Sites | ⊕ State/Tribal ASTM Other           |                                  |

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



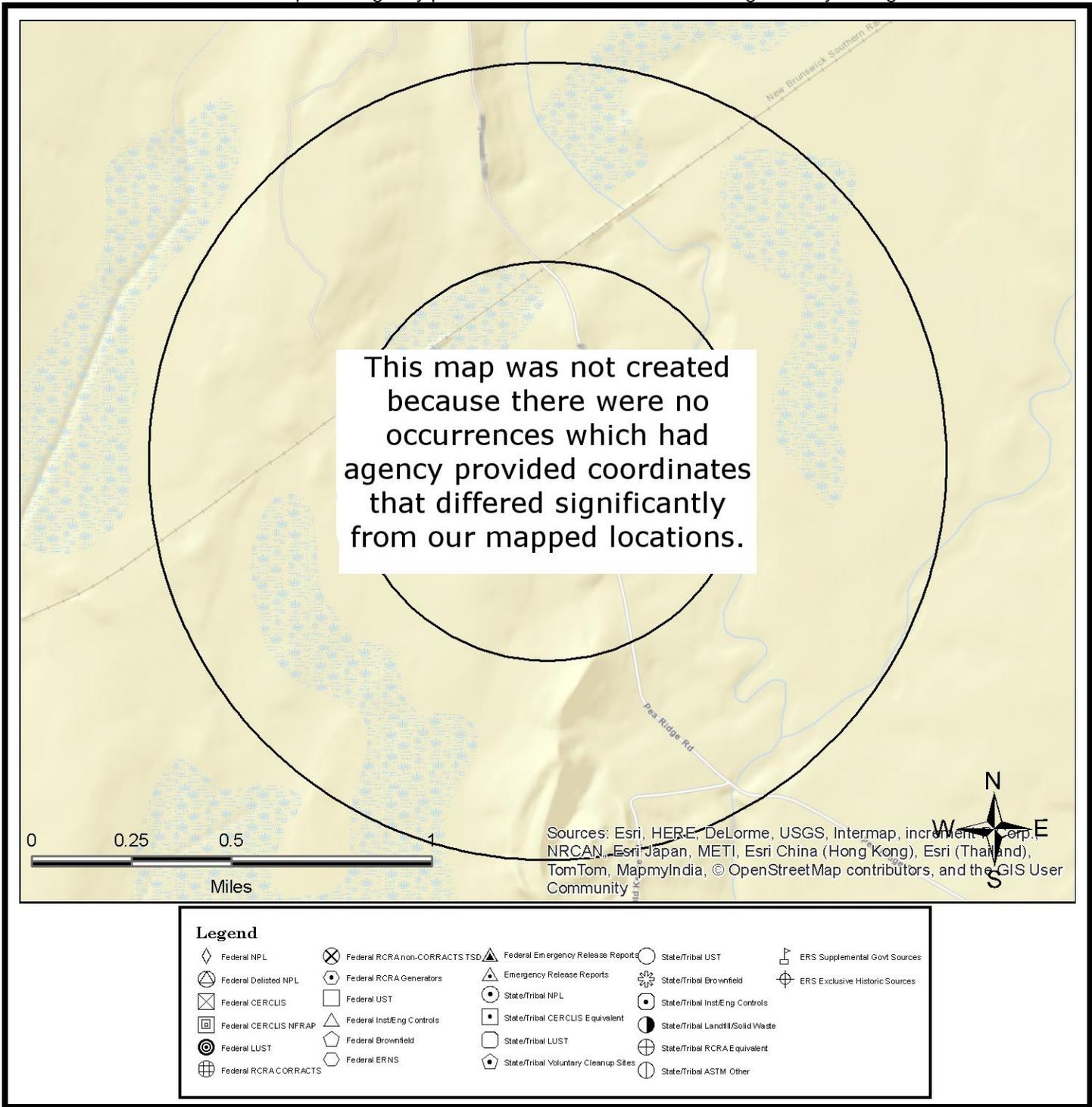
# 1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



This "AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP 4)" is fully protected against reproduction in any way, shape or form by ERS Environmental Record Search. ALL applicable laws, copyrights, pending copyrights, trademarks, and any and all applicable Federal and State laws apply at all times. These protections include the concept, procedures, processes, layout, vision, color scheme, mapping layout, legends, data, any and all verbiage, and the entire concept.

## SUMMARY OF AGENCY DIFFERENCES

| MAP ID | ID / SITE NAME  | ADDRESS / DATABASE | AGENCY COORDINATES | DISTANCE (MILES) | DIRECTION |
|--------|---|--------------------|--------------------|------------------|-----------|
| N/A    | No occurrences were identified where the agency provided coordinates that differed significantly from our mapped locations. |                    |                    |                  |           |

## LISTED OCCURRENCE DETAILS

| DATABASE                    | STATUS | DISTANCE | ELEVATION | MAP ID |
|-----------------------------|--------|----------|-----------|--------|
| N/A                         |        |          |           |        |
| SITE NAME                   |        |          | MAPS      | ID     |
|                             |        |          |           |        |
| ADDRESS                     |        |          | CITY      | ZIP    |
|                             |        |          |           |        |
| DETAILS                     |        |          |           |        |
| No listed sites were found. |        |          |           |        |

## RECORDS SOURCES SEARCHED

| ABBREVIATION        | DATABASE FULLNAME  | DATABASE CATEGORY                          | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|---------------------|--|--|----------------------------|----------------|
| ASPL-AZ             | Arizona Superfund Program List   | State/Tribal CERCLIS Equivalent            | <a href="#">Click Here</a> | None Found     |
| AST2-AZ             | Aboveground Storage Tanks  | State/Tribal UST                           | <a href="#">Click Here</a> | None Found     |
| AST-AZ              | Storage Tank Facility Data, ASTs (aka Registered Aboveground Storage Tanks)  | State/Tribal UST                           | <a href="#">Click Here</a> | None Found     |
| BF-Closed-AZ        | Brownfields Assistance Program Site List, Open Cases (aka Brownfields Tracking System)                             | State/Tribal Brownfield                    | <a href="#">Click Here</a> | None Found     |
| BF-Open-AZ          | Brownfields Assistance Program Site List, Closed Cases (aka Brownfields Tracking System)                           | State/Tribal Brownfield                    | <a href="#">Click Here</a> | None Found     |
| BF-Tribal-US        | Historical Tribal Brownfields  | Federal Brownfield                         | <a href="#">Click Here</a> | None Found     |
| BF-US               | Brownfields Sites  | Federal Brownfields                        | <a href="#">Click Here</a> | None Found     |
| Brownfields-AZ      | Brownfield Site Boundaries   | State/Tribal Brownfield                    | <a href="#">Click Here</a> | None Found     |
| CERCLIS-Archived-US | CERCLIS sites that have been archived  | Federal CERCLIS NFRAP                      | <a href="#">Click Here</a> | None Found     |
| CERCLIS-US          | Comprehensive Environmental Response, Compensation, and Liability Information System                               | Federal CERCLIS                            | <a href="#">Click Here</a> | None Found     |
| Close-WQARF-AZ      | Closed Water Quality Assurance Revolving Fund (WQARF) Sites.   | State/Tribal NPL                           | <a href="#">Click Here</a> | None Found     |
| Controls-AZ         | Remediation and Declaration of Environmental Use Restriction (DEUR) (aka AUL, Environmental Use Restriction Sites) | State/Tribal Inst/Eng Controls             | <a href="#">Click Here</a> | None Found     |
| Controls-RCRA-US    | RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)                               | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| Controls-US         | US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)           | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| Debris-US           | Historical Debris Sites  | Federal Solid Waste                        | <a href="#">Click Here</a> | None Found     |
| Delisted-NPL-US     | Delisted NPL Sites   | Federal Delisted NPL                       | <a href="#">Click Here</a> | None Found     |
| EpaNPL-AZ           | Arizona National Priority List   | State/Tribal NPL                           | <a href="#">Click Here</a> | None Found     |
| ERNS-US             | Emergency Response Notification System   | Federal ERNS                               | <a href="#">Click Here</a> | None Found     |
| FEMA-UST-US         | Historical FEMA Underground Storage Tanks  | Federal UST                                | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION      | DATABASE FULLNAME   | DATABASE CATEGORY                          | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------|---|--|----------------------------|----------------|
| FTTS-ENF-US       | Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions  | Federal ASTM Other                         | <a href="#">Click Here</a> | None Found     |
| Hist-Dumps-US     | Historical Dumps Inventory of 1985  | Federal Solid Waste                        | <a href="#">Click Here</a> | None Found     |
| Hist-SPILLS-AZ    | Historical Arizona Spills Reported  | Emergency Release Reports                  | <a href="#">Click Here</a> | None Found     |
| Hist-SS-AZ        | Historical Superfund Sites  | State/Tribal CERCLIS Equivalent            | <a href="#">Click Here</a> | None Found     |
| Hist-US-EC        | Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)              | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| Hist-US-IC        | Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)     | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| HMIS-US           | Hazardous Materials Information System  | Federal Emergency Release Reports          | <a href="#">Click Here</a> | None Found     |
| LF-FedState-AZ    | Federal Owned Landfills, Pima County  | State/Tribal Solid Waste                   | <a href="#">Click Here</a> | None Found     |
| LF-Pima-AZ        | Pima County and City of Tucson Landfills  | State/Tribal Solid Waste                   | <a href="#">Click Here</a> | None Found     |
| LIENS-US          | Superfund Liens   | Federal Institutional/Engineering Controls | <a href="#">Click Here</a> | None Found     |
| LUST-Closed-AZ    | Leaking Underground Storage Tank (LUST) Database, Closed Cases  | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| LUST-Open-AZ      | Leaking Underground Storage Tank (LUST) Database, Open Cases  | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| LUST-Suspected-AZ | Leaking Underground Storage Tanks, Suspected Cases  | State/Tribal LUST                          | <a href="#">Click Here</a> | None Found     |
| NPL-R9-US         | NPL Region 9 Site Boundaries  | Federal NPL                                | <a href="#">Click Here</a> | None Found     |
| NPL-US            | National Priorities List  | Federal NPL                                | <a href="#">Click Here</a> | None Found     |
| Oil-Centers-AZ    | Used Oil Collection Centers   | State/Tribal ASTM Other Med                | <a href="#">Click Here</a> | None Found     |
| PADS-US           | PCB Registration Database System  | Federal ASTM Other                         | <a href="#">Click Here</a> | None Found     |
| PCB-US            | PCB Transformers  | Federal ASTM Other                         | <a href="#">Click Here</a> | None Found     |
| Proposed-NPL-US   | Proposed NPL Sites  | Federal NPL                                | <a href="#">Click Here</a> | None Found     |
| RCRA-CESQG-US     | Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG) | Federal RCRA Generators                    | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION            | DATABASE FULLNAME  | DATABASE CATEGORY                 | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-------------------------|--|-----------------------------------|----------------------------|----------------|
| RCRA-COR-US             | Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)   | Federal RCRA CORRACTS             | <a href="#">Click Here</a> | None Found     |
| RCRA-LQG-US             | Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)   | Federal RCRA Generators           | <a href="#">Click Here</a> | None Found     |
| RCRA-NON-US             | Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated) | Federal RCRA Generators           | <a href="#">Click Here</a> | None Found     |
| RCRA-SQG-US             | Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)   | Federal RCRA Generators           | <a href="#">Click Here</a> | None Found     |
| RCRA-TSDF-US            | Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)            | Federal RCRA non-CORRACTS TSD     | <a href="#">Click Here</a> | None Found     |
| RemOther-Closed-AZ      | Remediation and Declaration of Environmental Use Restriction (DEUR) Search, Other Remediation Sites, Closed Cases          | State/Tribal ASTM Other Low       | <a href="#">Click Here</a> | None Found     |
| RemOther-Open-AZ        | Remediation and Declaration of Environmental Use Restriction (DEUR) Search, Other Remediation Sites, Open Cases            | State/Tribal ASTM Other High      | <a href="#">Click Here</a> | None Found     |
| SAA-Agreements-US       | Sites with Superfund Alternative Approach Agreements   | Federal ASTM Other                | <a href="#">Click Here</a> | None Found     |
| SWF-AZ                  | Active Municipal Solid Waste Landfills (aka Directory of Solid Waste Facilities)   | State/Tribal Landfill/Solid Waste | <a href="#">Click Here</a> | None Found     |
| SWF-Closed-AZ           | Closed Solid Waste Facilities  | State/Tribal Landfill/Solid Waste | <a href="#">Click Here</a> | None Found     |
| SWLF-US                 | Solid Waste Facilities   | Federal Solid Waste               | <a href="#">Click Here</a> | None Found     |
| Transfer-AZ             | Arizona Solid Waste Transfer Stations  | State/Tribal Landfill/Solid Waste | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Closed-Reg4 | Tribal Leaking Underground Storage Tanks, Region 4, Closed Cases (aka Indian LUST)   | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Closed-Reg9 | Tribal Leaking Underground Storage Tanks, Region 9 (aka Indian LUST)   | Federal LUST                      | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Open-Reg10  | Tribal Leaking Underground Storage Tanks (aka Indian LUST)   | Federal LUST                      | <a href="#">Click Here</a> | None Found     |

| ABBREVIATION          | DATABASE FULLNAME  | DATABASE CATEGORY                    | DATABASE DETAILS LINK      | TOTAL LISTINGS |
|-----------------------|--|--------------------------------------|----------------------------|----------------|
| Tribal-LUST-Open-Reg4 | Tribal Leaking Underground Storage Tanks, Region 4, Open Cases (aka Indian LUST) | Federal LUST                         | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Open-Reg9 | Tribal Leaking Underground Storage Tanks , Region 9 (aka Indian LUST)            | Federal LUST                         | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Reg1      | Tribal Leaking Underground Storage Tanks (aka Indian LUST)                       | Federal LUST                         | <a href="#">Click Here</a> | None Found     |
| Tribal-LUST-Reg7      | Tribal Leaking Underground Storage Tanks, Region 7 (aka Indian LUST)             | Federal LUST                         | <a href="#">Click Here</a> | None Found     |
| Tribal-ODI-US         | Tribal Open Dump Sites   | Federal Solid Waste                  | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg1       | Tribal Underground Storage Tanks (aka INDIAN UST)                                | Federal UST                          | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg10      | Tribal Underground Storage Tanks (aka Indian UST)                                | Federal UST                          | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg4       | Tribal Underground Storage Tanks (aka INDIAN UST)                                | Federal UST                          | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg7       | Tribal Underground Storage Tanks, Region 7 (aka UST)                             | Federal UST                          | <a href="#">Click Here</a> | None Found     |
| Tribal-UST-Reg9       | Tribal Underground Storage Tanks (aka Tribal UST)                                | Federal UST                          | <a href="#">Click Here</a> | None Found     |
| Tribal-VCP-US         | Tribal VCP   | Federal Tribal VCP                   | <a href="#">Click Here</a> | None Found     |
| UST-AZ                | Storage Tank Facility Data, USTs (aka Underground Storage Tank Listing)          | State/Tribal UST                     | <a href="#">Click Here</a> | None Found     |
| VCP-Closed-AZ         | Voluntary Remediation Program Sites, Closed Cases                                | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| VCP-Open-AZ           | Voluntary Remediation Program Sites, Open Cases                                  | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| VCP-Other-AZ          | Voluntary Remediation Program Sites  | State/Tribal Voluntary Cleanup Sites | <a href="#">Click Here</a> | None Found     |
| WQARF-AZ              | Water Quality Assurance Revolving Fund (WQARF) Sites                             | State/Tribal NPL                     | <a href="#">Click Here</a> | None Found     |

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## UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

| ID                              | Facility Name | Address | Database | Status |
|---------------------------------|---------------|---------|----------|--------|
| No "un-mapped" sites requested. |               |         |          |        |

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## **APPENDIX D**

**LEGAL DESCRIPTION**

(STATE LAND ACQUISITION PARCEL)

That part of the Northwest Quarter of Section 21, Township 9 South, Range 23 East of the Gila and Salt River Meridian, Graham County, Arizona, described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of said Section 21, monumented by an aluminum cap stamped RLS 50619;

THENCE North 89°53'42" East along the south line of said Northwest Quarter and the Basis of Bearings a distance of 1,324.69 feet to the Center-West Sixteenth Quarter;

THENCE North 00°08'13" West along the East line of the Southwest Quarter of said Northwest Quarter a distance of 488.60 feet to the POINT OF BEGINNING;

THENCE South 89°51'47" West a distance of 189.19 feet;

THENCE North 02°29'27" West a distance of 714.47 feet;

THENCE North 85°04'03" East a distance of 219.30 feet to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 21;

THENCE South 00°08'13" East along said East line a distance of 732.20 feet to the POINT OF BEGINNING.

Having an area of 3.38 acres, more or less.

## **APPENDIX E**



## **APPENDIX F**

## CLIENT QUESTIONNAIRE

In order to qualify for one of the "Landowner Liability Protections" (LLP.) Offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the Client must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" has not been completed.

**Property Address:**            3.38 Acre Land Parcel  
   14501 S. Taylor Pass Road  
   Bonita, Arizona 85643

1. Why is this Phase I Environmental Assessment being performed?  
 Property Sale:  Property Purchase:  Property Refinance:  Property Exchange  
 Other \_\_\_\_\_
  
2. Are there any previous environmental reports for this property that are available for review?  
 Yes:  No  
If previous environmental reports are available, have they been provided to RECON Engineering for review?  Yes:  No
  
3. Are you aware of any environmental clean-up liens against the property that are filed or recorded under federal, tribal, state or local law?  Yes:  No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. Are you aware of any activity and/or land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?  Yes:  No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
5. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?  
 Yes:  No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?  Yes:  No  Does not apply  
If you conclude that 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?  
 Yes:  No

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7. Are you aware of commonly known or reasonably ascertainable information about the property that would help to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example, do you have knowledge of any of the following:

a. past uses of the property?  Yes:  No

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b. specific chemicals that are present or once were present on the property?  
 Yes:  No

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c. spills or other chemical releases that have occurred on the property?  
 Yes:  No

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d. any environmental clean-ups that have taken place on the property?  
 Yes:  No

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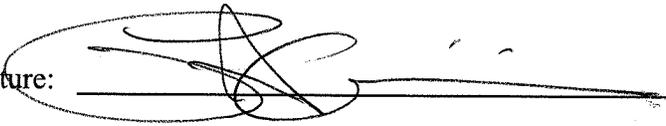
8. Based on your knowledge and experience related to the property, are there any obvious indications that point to the presence or likely presence of contamination on the property?  
 Yes:  No

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Client Signature:



Date: 5-17-2021