



PHASE I ENVIRONMENTAL SITE ASSESSMENT

SaddleBrooke Ranch Fire Station

APN 305-317-010

South SaddleBrooke Ranch Drive & Arizona Highway 77

Oracle, Pinal County, Arizona 85623

PREPARED FOR

**Golder Ranch Fire District
3885 East Golder Ranch Drive
Tucson, Arizona 85739**

PREPARED BY

**PROTEX, THE PTXPERTS, LLC
1102 WEST SOUTHERN AVENUE, SUITE 4
TEMPE, ARIZONA 85282**

AAI DATE: AUGUST 5, 2021

REPORT DATE: AUGUST 24, 2021

Valid for a period of 180 days from the A.A.I. date of August 5, 2021

Phase I ESA
SaddleBrooke Ranch Fire Station
Oracle, Pinal County, Arizona
ProTeX Project No: 10077



August 24, 2021

Golder Ranch Fire District
3885 East Golder Ranch Drive
Tucson, Arizona 85739

ProTeX Project No.: 10077

Attention: Mr. Jose L. Castillo II

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
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APN 305-317-010
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Oracle, Pinal County, Arizona 85623

In accordance with your request, ProTeX, The PT Xperts, LLC (ProTeX) has completed a Phase I Environmental Site Assessment (ESA) of the planned development identified as the SaddleBrooke Ranch Fire Station, located at the north of the intersection of South SaddleBrooke Ranch Drive & Arizona Highway 77, in Oracle, Pinal County, Arizona (the Site/Subject Property). Services were conducted in general conformance with the scope and limitations of the American Society of Testing and Materials E 1527-13, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*", which is approved to meet the requirements of the federal All Appropriate Inquiry (A.A.I.) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312).

This Phase I Environmental Site Assessment (ESA) has revealed no Recognized Environmental Conditions (RECs), no historical RECs, no controlled RECs, or potential for vapor intrusion on the Subject Property. No incident reports were found during environmental record reviews that would indicate historic or current releases of hazardous substances or petroleum products on nearby property with the potential to migrate to the Subject Property.

This assessment has been prepared for the exclusive use of, and may be relied upon by Golder Ranch Fire District, their successors, and assignees. It is valid for a period of 180 days from the A.A.I. date of August 5, 2021.

We appreciate this opportunity to be of service. If you have any questions concerning our report, or if we can be of further service, please contact us at (602) 272-7891.

Sincerely,

ProTeX, the PT Xperts, LLC

Ritchie Bump
Environmental Professional
Director of Env. Services
B.S. Chemical Engineering

Sarah Berger
Environmental Consultant
B.S. Earth Science



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