



**REAL ESTATE**

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## **PHASE I ENVIRONMENTAL ASSESSMENT**

**OF THE PROPERTY KNOWN AS:**

**80 ACRES OF UNDEVELOPED DESERT  
WEST OF SMITH ROAD AND NORTH OF HIGHWAY 84  
PINAL COUNTY, ARIZONA**

**04-781**

**AS OF:  
SEPTEMBER 12, 2004**

**PREPARED FOR:  
UNITED ENGINEERING GROUP  
4505 EAST CHANDLER BOULEVARD  
SUITE 270  
PHOENIX, ARIZONA**

**PREPARED BY:  
EDI-R.E.  
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SUITE B  
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## TABLE OF CONTENTS

1.	FINDINGS AND CONCLUSIONS	
1.1	Findings	
1.2	Conclusions	
1.3	Signatures	
2.	INTRODUCTION	
2.1	Purpose	
2.2	Scope of Service	
2.2.1	ASTM Standard	
2.2.2	No Testing	
2.3	Limitations and Exceptions	
2.3.1	Use of This Report By Client Only	
2.3.2	What Is Included In Phase 1	
2.3.3	What Is Not Included	
2.3.4	Nature of Investigation	
2.3.5	Date of Investigation	
2.3.6	Reliance on Information	
2.3.7	Report "Shelf Life"	
2.3.8	Previous Environmental Investigations	
2.3.9	Client's Responsibilities	
3.	SITE DESCRIPTION	
3.1	Location and Legal Description	
3.2	Site and Vicinity Characteristics	
3.3	Description of Structures and Other Improvements	
3.4	Current Uses of the Property	
3.5	Current Uses of Adjoining Properties	
4.	RECORDS REVIEW	
4.1	Standard Environmental Record Sources	
4.1.1	Federal NPL	1.0 mile
4.1.2	Federal CERCLIS	0.5 mile
4.1.3	Federal NFRAP	0.125 mile
4.1.4	Federal RCRA CORRACTS TSD Sites	1.0 mile
4.1.5	Federal RCRA NON-CORRACTS TSD Sites	0.5 mile
4.1.6	Federal RCRA Generators	0.125 mile
4.1.7	Federal ERNS Sites	0.125 mile
4.1.8	State-Equivalent NPL	1.0 mile
4.1.9	State-Equivalent CERCLIS	0.5 mile
4.1.10	State Landfills	0.5 mile
4.1.11	State Leaking USTs	0.5 mile
4.1.12	State Registered USTs	0.125 mile

- 4.2 Additional Record Sources
  - 4.2.1 Water supply and Sewage Disposal
  - 4.2.2 Toxic Release Inventory System (TRIS)
- 4.3 Physical Setting Sources
  - 4.3.1 USGS Topographical Maps
  - 4.3.2 USGS Groundwater Maps
  - 4.3.3 Special Resources
- 4.4 Historical Uses of the Property
- 4.5 Historical Uses of Adjoining Properties
  
- 5. SITE RECONNAISSANCE
  - 5.1 Hazardous Substances, Containers and ASTs
  - 5.2 Building Systems
  - 5.3 Solid Waste Disposal
  - 5.4 PCBs
  - 5.5 Asbestos
  - 5.6 Lead
  - 5.7 Radon
  - 5.8 Mold
  
- 6. INTERVIEWS
  - 6.1 Interview with Property Owner
  - 6.2 Interview with Site Manager or Other Authorized Agent
  - 6.3 Interviews with Occupants
  - 6.4 Information from Local Government Officials
  
- 7. QUALIFICATIONS

## APPENDICES

- A. Maps and Aerials Photographs
- B. Photo Log and Photographs
- C. Regulatory Records Documentation
- D. Records of Communication and Environmental Questionnaire

## **1. FINDINGS AND CONCLUSIONS**

### **1.1 FINDINGS**

On September 12, 2004 EDI's Michael T. Snodgrass visited the subject site as part of a Phase I Environmental Assessment being prepared for United Engineering Group utilizing the standard guide ASTM Standard E1527-00, Standard Practice for Environmental Site Assessments. All areas of the site were accessible and inspected as part of the site reconnaissance. At the time of inspection the weather was sunny and clear with a temperature of approximately 101 degrees.

### **LOCATION AND PRESENT USE**

The subject site contains approximately 80 acres of undeveloped desert. It is located west of Smith Road and North of Mountain View Road and Highway 84 in Pinal County, Arizona. It appears the subject site will reportedly be developed at some time in the future. No business practices, significant land disturbances (other than unintended dirt roads and natural washes) or environmentally sensitive uses were identified. Any promiscuous dumping was minor in scope and included no potentially hazardous products. No staining or media impact was noted as a result of this limited dumping. Further, the use of underground storage tanks and potentially hazardous chemicals including dry cleaning solvents was not found. This was confirmed by local regulatory officials. As such, it does not appear that any present use has created a recognized environmental condition at the subject site.

### **HISTORICAL USES**

Information from interviews with those knowledgeable of the site, historical topographical maps and aerial photographs (1964-2004) depict the subject site as having never been developed or occupied. Some land scarring was noted in the aerials that appears to have been caused by off road vehicles and/or natural washes. Further, no underground or aboveground storage tanks, potentially hazardous chemicals, industrial or manufacturing usage was identified in any of the historical search vehicles noted above. Therefore, it does not appear that any historical use has created a recognized environmental condition at the subject site.

It should be noted that Sanborn maps were not available for this rural location. The lack of Sanborn coverage tends to suggest no industrial, commercial or manufacturing uses in the area. City directories were also not useful for this location due to its undeveloped state. Again, as a rule of thumb, the absence of coverage tends to support the lack of development.

## **ADJACENT USES**

The site is located in a relatively undeveloped area in Pinal County, Arizona. It is rectangular shaped and located approximately 400 yards north of Highway 84. The property is bounded by undeveloped land to the north; similar desert followed by an unpaved Mountain View Road to the south; an unpaved Smith Road followed by the Red River Dairy to the east; and undeveloped land and a pit with dumping (solid waste, but no potentially hazardous materials) to the west. No signs of physical media impact or migration of any unknown contaminants toward the subject site were identified. As such, it does not appear that any adjacent use has environmentally impacted the subject site.

After review of county and state regulatory records, it does not appear that any adjacent site use has created a recognized environmental condition at the subject site.

## **ENVIRONMENTAL DATABASES**

Our review of environmental databases as of 09/10/04 disclosed the following:

- Federal NPL: no sites within one mile.
- CERCLIS: no sites within one-half mile.
- Federal NFRAP: none onsite or adjacent.
- Federal RCRA CORRACTS TSD Sites: no sites within one mile.
- Federal RCRA Non-CORRACTS TSD Sites: no sites within one-half mile.
- Federal RCRA Generators: none onsite or within one-eighth mile.
- Federal ERNS Sites: no spills onsite or within one-eighth mile.
- State-Equivalent NPL: no sites within one mile.
- State-Equivalent CERCLIS: no sites within one-half mile.

- State Landfills: no sites within one-half mile.
- State Leaking USTs: none onsite or within one-half mile.
- State Registered USTs: none onsite or within one-eighth mile of the site.
- TRIS: no sites within one-quarter mile.
- Drywells: none onsite.
- Local Databases: There are no listings for the subject site. No other local environmental listings appear to be environmental concerns to the subject site. This includes only unmapped (orphan) sites listed in the Environmental First Search Report.

### **PHYSICAL SITE CONDITIONS**

The subject site is in an undeveloped state and does not appear to have any drywells, irrigation wells, ponds, soil or pavement stains, stressed vegetation, standing water, septic tanks, cesspools, or evidence of solid waste disposal (e.g., mounds, depressions, or foreign fill). Some promiscuous dumping was identified but did not include any potentially hazardous materials. Further, no sign of environmentally related impact was identified from this refuse. Therefore, it does not appear that any physical site condition has created a recognized environmental condition at the subject site. It should be noted that natural washes traverse the site and act as its storm water management system.

### **HAZARDOUS MATERIALS (MSDS), CONTAINERS AND ASTs**

The site consists of undeveloped desert and no hazardous chemicals or potentially harmful products were identified at the time of our inspection other than the small area of promiscuous dumping noted in physical site conditions above.

### **ASBESTOS**

The site is vacant and undeveloped with no permanent structures and therefore has no apparent asbestos concerns.

### **LEAD**

The site is vacant and undeveloped and therefore has no apparent lead concerns. Further,

once the site is developed, any domestic water will be derived from compliant sources, including lead content.

## **RADON**

Average radon levels significantly above the EPA's recommended maximum exposure level (4.0 pCi/L) do not appear in Pinal County.

## **PCB SOURCES**

There were no suspect PCB sources identified.

## **MOLD**

The site is vacant and undeveloped. Therefore, mold and other indoor air quality issues are not a concern.

## **1.2 CONCLUSION:**

EDI performed a Phase I Environmental Site Assessment of the property described herein, in conformance with the scope and limitations of the ASTM Practice E1527-00. Any exceptions to or deletions from this practice are described in Sections 2.3.2 and 2.3.3 of this report.

This assessment has disclosed no recognized environmental conditions impacting the subject site.

It is the opinion of EDI that no further assessment is necessary to evaluate the environmental condition of the subject property.

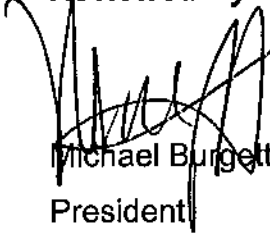
### 1.3 SIGNATURES

**Submitted By:**



Michael T. Snodgrass  
Program Manager

**Reviewed By:**



Michael Burgett, P.E.  
President

## PHASE 1 ENVIRONMENTAL ASSESSMENT SUMMARY

SITE NAME: 80 Acres of Undeveloped Desert  
 ADDRESS: West of Smith Road & North of Highway 84  
 Pinal County, Arizona

REPORT NO.: 04-781

REPORT DATE: September 12, 2004

REPORT COMPONENT	OK?	PROBLEM	SOLUTION	REFER TO SEC.
Location and present use	YES			
Historical uses	YES			
Adjacent uses	YES			
Environmental database search	YES			
LUST	YES			
RCRA	YES			
Physical site conditions	YES			
Oil and gas exploration	N/A			
Hazardous materials (MSDS)	YES			
Asbestos	YES			
Lead	YES			
Radon	YES			
PCB Sources	YES			
Mold	YES			
Other				

## **2. INTRODUCTION**

### **2.1 PURPOSE OF ASSESSMENT**

At the request of **United Engineering Group**, EDI conducted a Phase 1 Environmental Assessment of the subject site. The purpose of this Assessment is to identify, to the extent feasible pursuant to the processes prescribed herein, "recognized environmental conditions" on or related to the property, as that term is defined in the ASTM Standard E1527-00, Standard Practice for Environmental Site Assessments.

### **2.2 SPECIAL TERMS AND CONDITIONS.**

#### **2.2.1 ASTM STANDARD**

This report conforms to the American Society for Testing and Materials Standards E-1527-00, Standard Practices for Phase 1 Environmental Site Assessments ("The ASTM Standard"). The Assessment cannot wholly eliminate uncertainty regarding the potential for such conditions, but is intended to reduce uncertainty regarding such potential within reasonable cost and time constraints. If the Assessment reveals evidence of a recognized environmental condition, a Phase 2 Environmental Assessment may be necessary.

#### **2.2.2 NO TESTING**

This Assessment does not include any testing or sampling of materials, such as soil, water, air, or building materials, nor sampling to determine the existence of asbestos, radon, lead-containing products, or lead-contaminated potable water, unless specified in the proposal.

### **2.3 LIMITATIONS AND EXCEPTIONS**

#### **2.3.1 CONFIDENTIALITY**

The following Phase 1 Environmental Site Assessment ("Assessment") has been prepared for the use of **United Engineering Group** (client) as limited by the terms of the proposal and contract between the Client and EDI. The report is confidential, and no other person or entity may rely on this Assessment or any part thereof without the written consent of EDI. Such third party consent will require payment of a fee to EDI.

### **2.3.2 INCLUSIONS**

A Phase 1 Environmental Site Assessment by definition is limited to the above scope.

Information sources EDI uses for the Assessment are limited to:

- Review of standard environmental records, physical setting records, and historical records.
- Visual assessment made during site inspection.
- Interviews with persons who know the property.
- Interviews with governmental and public utility personnel.
- Review of aerial photographs (if available).

### **2.3.3 EXCLUSIONS**

The Assessment does not include:

- Any testing unless specifically noted otherwise in the Proposal and Contract.
- Knowledge or experience of the user or owner about the site or surrounding areas that could affect EDI's conclusions but that has not been provided to EDI.

### **2.3.4 NATURE OF INVESTIGATION**

EDI's investigation has been conducted to the professional standards current at the time of performance. EDI makes no other warranty or representation. Our conclusions do not constitute an exhaustive study of the site, or a certification of the absence of any physical defects. They do represent a diligent and prudent review of available data within established time and cost constraints. Our conclusions are made on the basis of this data, without regard to economic consequences created thereby.

### **2.3.5 DATE OF INVESTIGATION**

EDI analyzed the conditions at the locations described in this Report at the time indicated. Continuing investigation may identify new information not disclosed herein. Changes in the conditions or the site, and future information generated regarding these matters may result in the need for re-examination. Unit costs and quantities are the inspector's estimates and represent only guidelines; they may not be relied on for financial analysis.

### **2.3.6 RELIANCE ON INFORMATION**

EDI will rely on information provided and is not required to verify that information unless EDI has actual knowledge that certain information is incorrect or unless it is obvious that the information is incorrect based on other information obtained during the Assessment.

### **2.3.7 REPORT "SHELF LIFE"**

This report is presumed valid for the client's use for 180 days following the date it is certified by EDI. It should not be relied upon beyond this period without first consulting with EDI or another environmental firm, which subscribes to the ASTM standard regarding the need for an updated investigation.

### **2.3.8 PREVIOUS ENVIRONMENTAL INVESTIGATIONS**

EDI may refer to a previous Phase 1 report on the property for source information if the report reflects preparation according to the ASTM standards adopted by EDI. If in our judgment information in the previous report is suspect or obviously incorrect, we will undertake new investigation of that aspect of the report. No prior Environmental Site Assessments were identified or made available to us at the time of inspection.

### **2.3.9 USER'S RESPONSIBILITIES**

The client is responsible for advising EDI of certain matters relating to the property which may impact the conclusions of the Assessment, such as:

- Environmental liens recorded against the site.
- User's specialized knowledge or experience material to possible recognized environmental conditions on the site.
- User's knowledge that the market value of the site is significantly less than comparable sites, and an explanation for such value.

### **3. SITE DESCRIPTION**

#### **3.1 LOCATION AND LEGAL DESCRIPTION**

The subject site contains approximately 80 acres of undeveloped desert. It is located west of Smith Road and North Mountain View Road in Pinal County. It is rectangular shaped and will be developed sometime in the future. The subject site consists of the following two assessor's parcel numbers: 501-28-002A and 502-28-002C.

#### **3.2 SITE AND VICINITY CHARACTERISTICS**

The subject site is located in an area that has been either undeveloped desert, sparse residential or a dairy operation in nature predating 1940. It is located just north of Highway 84 and east of Highway 347. According to local officials, this portion of Pinal County is not known for any environmental concerns.

#### **3.3 DESCRIPTION OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS**

There are no structures, intended paved roads, or other improvements on the site other than the small area of promiscuous dumping and natural washes. No permanent structures or other improvements were identified.

#### **3.4 CURRENT USES OF THE PROPERTY**

The subject site contains approximately 80 acres of undeveloped desert. It is located west of Smith Road and North of Mountain View Road and Highway 84 in Pinal County, Arizona. It appears the subject site will reportedly be developed at some time in the future. No business practices, significant land disturbances (other than unintended dirt roads and natural washes) or environmentally sensitive uses were identified. Any promiscuous dumping was minor in scope and included no potentially hazardous products. No staining or media impact was noted as a result of this limited dumping. Further, the use of underground storage tanks and potentially hazardous chemicals including dry cleaning solvents was not found. This was confirmed by local regulatory officials. As such, it does not appear that any present use has created a recognized environmental condition at the subject site.

### **3.5 CURRENT USES OF ADJOINING PROPERTIES**

The site is located in a relatively undeveloped area in Pinal County, Arizona. It is rectangular shaped and located approximately 400 yards north of Highway 84. The property is bounded by undeveloped land to the north; similar desert followed by an unpaved Mountain View Road to the south; an unpaved Smith Road followed by the Red River Dairy to the east; and undeveloped land and a pit with dumping (solid waste, but no potentially hazardous materials) to the west. No signs of physical media impact or migration of any unknown contaminants toward the subject site were identified. As such, it does not appear that any adjacent use has environmentally impacted the subject site.

After review of county and state regulatory records, it does not appear that any adjacent site use has created a recognized environmental condition at the subject site.

## **4. RECORDS REVIEW AND RESULTS OF SEARCH**

### **4.1 STANDARD SOURCES USED**

EDI reviewed environmental information provided by Environmental First Search to identify recognized environmental conditions on the subject site or surrounding areas. A copy of the First Search report is found in the Appendices. The effective date of the database search is noted on the front page of the First Search report. The latest government agency updates for individual databases are noted in the last section of the First Search report labeled "Government Records Searched/Data Currency Tracking". The subsection headings below are keyed to the headings of the First Search descriptions.

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

The NPL is a list of the Nation's "highest priority" sites for remedial action. Sites to be included on the NPL must surpass a pre-established hazardous ranking score, be on the State Priority List or meet the criteria of a "Special Situation" as defined by the EPA.

**There are no NPL sites identified within one mile of the subject site.**

#### **4.1.2 CERCLIS**

The CERCLIS list contains sites, which are either proposed for, or are listed on the National Priorities List as well as sites being screened for inclusion on the NPL.

**There are no CERCLIS sites within one-half mile of the subject site.**

#### **4.1.3 NFRAP**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require CERCLA (Superfund) action or NPL consideration.

**There are no NFRAP sites located onsite or adjacent to the subject site.**

#### **4.1.4 FEDERAL RCRA CORRACTS TSD SITES**

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste of constituents into the environment from a RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a TSDF permit.

**There are no RCRA CORRACTS facilities located within one mile of the subject site.**

#### **4.1.5 RCRA NON-CORRACTS TSD SITES**

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, TSDs are facilities, which treat, store and/or dispose of hazardous waste.

**There are no hazardous waste TSD facilities located onsite or within one-half mile of the subject site.**

#### **4.1.6 FEDERAL RCRA GENERATORS**

The RCRA database, maintained by the EPA, lists facilities that have notified the EPA of hazardous waste activity. The notifiers may engage in generation, transportation, treatment, storage and/or disposal of hazardous wastes. Generators are listed as either large, small or conditionally exempt. Large-quantity generators produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste (Level 1 generator). Small-quantity generators produce 100 - 1000 kg/month of non-acutely hazardous waste (Level 2 generator). Conditionally exempt generators are those, which generate less than 100 kg/month of non-acutely hazardous waste (Level 3 generator). "Non-regulated" means that the facility owner or operator filed a notification and/or a permit application, but claims not to generate, transport, treat, store or dispose of hazardous waste; or the facility falls into other specified categories of non-regulation under RCRA.

**There are no hazardous waste generators located on or within one-eighth mile of the subject site.**

**There are no Treatment/Storage/Disposal facilities located within one-half mile of the subject site.**

**There are no RCRA violators within one-quarter mile of the subject site.**

#### **4.1.7 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)**

This is an EPA database listing of hazardous waste and petroleum spills and incident reports.

**No spills were reported for the subject site or within one-eighth mile.**

#### **4.1.8 STATE-EQUIVALENT NPL**

The list is maintained by the state.

**There are no State-Equivalent NPL sites within one mile of the subject property.**

#### **4.1.9 STATE-EQUIVALENT CERCLIS-SCL**

The hazardous sites cleanup program lists maintained by the state.

**There are no such State-Equivalent CERCLIS sites within one-half mile of the subject site.**

#### **4.1.10 STATE LANDFILLS**

Listing of landfills compiled and maintained by the state.

**There are no landfill sites within one-half mile of the subject site. However, some promiscuous dumping was noted in various portions of the site.**

#### **4.1.11 STATE LEAKING USTs**

A listing of all leaking underground storage tanks maintained by the state.

**There are no leaking underground storage tank facilities within one-half mile of the subject site.**

#### **4.1.10 STATE REGISTERED USTs**

A listing of all registered storage tanks maintained by the state.

**There are no registered underground storage tanks currently located on the subject site or within one-eighth mile.**

### **4.2 ADDITIONAL RECORD SOURCES**

#### **4.2.1 WATER SUPPLY AND SEWAGE DISPOSAL**

The subject site is undeveloped and does not have any potable water or sewage disposal capabilities at this time. Therefore, water quality and sewage disposal are not a current concern at this time. However, when developed it will be serviced by the Arizona Water Company, which is in compliance with the safe drinking water standards.

#### **4.2.2 TOXIC RELEASE INVENTORY SYSTEM (TRIS)**

An EPA inventory of toxic chemical emissions from certain defined facilities. The TRIS list is required by SARA Title III, also known as Section 313 of the Emergency Planning and Community Right-to-Know Act of 1986. Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.

**There are no TRIS listings within one-quarter mile.**

## **4.3 PHYSICAL SETTING SOURCES**

### **4.3.1 USGS TOPOGRAPHIC MAPS**

According to USGS topographical maps, the topography of the subject site slightly slopes to the south and west. The elevation of the site is approximately 1,400 feet above sea level (see Appendix A). Storm water flows to natural washes located throughout the site.

### **4.3.2 USGS GROUNDWATER MAPS**

According to USGS groundwater maps, the depth to potable water in the area is in excess of 100 feet, and the movement in the area is generally to the south.

### **4.3.3 SPECIAL RESOURCES**

Based on maps and database listings, we believe the site is not located within an area protected by, or subject to restrictions imposed by, the following special resource laws:

- ⊗ Protection of Wetlands and Emergency Wetlands Resources
- ⊗ Endangered Species Act
- ⊗ Wild and Scenic Rivers Act
- ⊗ Wilderness Act
- ⊗ National Historic Preservation Act (Natural Landmarks, Historic Places Registries)
- ⊗ Coastal Zone Management Act
- ⊗ Sole Source Aquifer areas, as designated by the Safe Drinking Water Act

## **4.4 HISTORICAL USES OF THE PROPERTY**

Information from interviews with those knowledgeable of the site including local regulators, historical topographical maps and aerial photographs (1964-2004) was utilized to depict historical site usage. It should be noted that Sanborn maps were not available for this rural location. The lack of Sanborn coverage tends to suggest no industrial, commercial or manufacturing uses in the area. City directories were also not useful for this location due to its undeveloped state. Again, as a rule of thumb, the absence of coverage tends to support the lack of commercial development.

- 1964 – site appears as undeveloped desert with some land scarring by off road vehicles noted. No structures were identified.
- 1974 – no significant changes have occurred
- 1985 – same as 1974 – both Smith and Mountain View remain unpaved
- 1996- same as 1985 – both Smith and Mountain View are unpaved
- 2004 - same as 1996 depiction

The historical topographical maps and interviews with those knowledgeable with the site confirm the historical usage summarized in the executive summary. No recognized environmental conditions were identified.

#### **4.5 HISTORICAL USES OF ADJOINING PROPERTIES**

The same search vehicles were utilized in investigating the historical uses of adjacent properties.

##### **1964**

- North- desert with some unpaved roads and agricultural (further north)
- South-similar desert followed by Florence Avenue (Highway 84)
- East- desert and some sparse residential
- West- similar desert

##### **1974**

- North- same as 1964 depiction
- South-same as 1964 depiction
- East- same as 1964 depiction
- West- same as 1964 depiction

##### **1985**

- North- same as 1974 interpretation
- South-same as 1985 interpretation
- East - a dairy type operation
- West- same as 1974

## **1996**

North- remain undeveloped

South-same as prior depictions

East- dairy has grown in size

West- undeveloped but an earthen pit appears to exist to the southwest

The interviews with those knowledgeable of the site and topographical maps confirm the aerial depictions. It does not appear that any surrounding use has created a recognized environmental condition at the site. This was also confirmed by the Regulatory Database review researched identifying no recognized environmental conditions in close proximity.

## **5. INFORMATION FROM SITE RECONNAISSANCE**

### **5.1 HAZARDOUS SUBSTANCES, CONTAINERS AND ASTS**

The site consists of undeveloped desert and no hazardous chemicals or potentially harmful products were identified at the time of our inspection other than the small area of promiscuous dumping noted in physical site conditions in the executive summary.

### **5.2 BUILDING SYSTEMS**

The site is undeveloped and void of any building systems.

### **5.3 SOLID WASTE DISPOSAL**

The site is vacant and solid waste disposal is not required. However, promiscuous dumping was identified though not appearing to be potentially hazardous.

### **5.4 PCB SOURCES**

There were no suspect PCB sources identified.

### **5.5 ASBESTOS**

The site is vacant and undeveloped with no permanent structures and therefore has no apparent asbestos concerns.

### **5.6 LEAD**

The site is vacant and undeveloped and therefore has no apparent lead concerns. Further, once the site is developed, any domestic water will be derived from compliant sources, including lead content.

### **5.7 RADON**

Radon is a naturally occurring radioactive gas, which is detectable only by appropriate monitoring and measurement devices. The gas moves freely through most soils and rock. The gas enters most structures through cracks and other openings in floors and below-grade walls.

The U.S. EPA and the U.S. Geological Service have evaluated the radon potential in the U.S. and have developed a map, state by state and county by county to assist national, state, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. Accordingly, the subject site is located in Pinal County, which is in a Zone 2 location.

\* Zone 2 Counties have a predicted average indoor radon screening level between 2 and 4 pCi/L. Therefore, it does not appear that radon gas exposure is a concern.

## **5.8 MOLD**

Mold, mildew, yeast and certain mushrooms are collectively referred to as fungi. Microfungi are most likely to affect building interiors, and subsequent indoor air quality, where conditions such as high moisture and suitable growth matrix are present. Areas most commonly affected by these microfungi include bathrooms, windows, drywall, baseboards, carpet and resilient flooring, to name a few. Typical microorganisms include *Stachybotrys*, *Penicillium*, *Aspergillus*, *Caldosporium*, *Auerobasidium*, etc. When growth occurs, a mycotoxin (a substance produced by molds under certain conditions) is produced both inside, and on the surface of the spores. When ingested, inhaled or exposed to the skin, these mycotoxins can cause a toxic response in allergic humans.

The site is undeveloped. Therefore, mold and other indoor air quality issues are not a concern.

## **6. INTERVIEWS**

### **6.1 INTERVIEW WITH PROPERTY OWNER/REPRESENTATIVE**

Sean Hamill was interviewed. He is unaware of any environmental concerns relating to the site. See Phase I Questionnaire in Appendix D.

### **6.2 INTERVIEW WITH SITE MANAGER OR OTHER AUTHORIZED AGENT**

The site is vacant and undeveloped.

#### **6.3.1 INTERVIEW WITH OCCUPANTS**

The site is vacant and unoccupied.

### **6.4 INFORMATION FROM LOCAL GOVERNMENT OFFICIALS**

EDI contacted the following agencies in order to investigate the environmental condition of the property:

- 1) Arizona Department of Environmental Quality
- 2) Pinal County Health Department

None of the above agencies has any environmental records for the subject site. See Records of Communication in Appendix D.

QUALIFICATIONS



**REAL ESTATE**

## QUALIFICATIONS

4045 East McDowell Road • Suite B • Phoenix, Arizona 85008 • 800-537-8552 • 602-275-4365 • Fax 602-275-2110

### **MICHAEL T. SNODGRASS**

Mr. Snodgrass has been in the environmental consulting profession since 1986. He has performed several hundred site investigations and remedial activities throughout the country.

Mr. Snodgrass' education and certification credentials include:

- < BS, Arizona State University, Tempe, Arizona (ASU)
- < MBA, ASU
- < Master of Technology (in progress)--Hazardous Materials and Waste Management, ASU
- < Certified Professional Environmental Auditor--BEAC
- < Registered Environmental Manager-NREP
- < Certified Environmental Systems Manager-NREP
- < Certified Environmental Specialist and Environmental Inspector-EAA
- < Phase I Environmental Assessment certification
- < Hazardous Materials and Emergency Response certification
- < AHERA-certified Asbestos Inspector, Management Planner, Project Designer, Contractor/Supervisor
- < EPA-certified Radon Measurement and Contractor Proficiency
- < Certified Microbial Remediation Supervisor (CMRS)
- < Fire Inspector 1, Arizona State Office of the Fire Marshall

### **MICHAEL R. BURGETT, P.E.**

As CEO of Electrical Designs, Inc. (EDI), Michael Burgett maintains direct leadership over each engineering project. Having worked in the *electrical engineering* consulting field since 1978, Mr. Burgett's experience includes the design of petroleum facilities, high tech manufacturing, health care, commercial, hotels, institutional and industrial facilities.

Mr. Burgett has been involved in continuing education with respect to medium voltage relay coordination, National Electrical Code, Telecommunications/LAN, and power quality (U.P.S. systems, transient voltage protection, lightning protection, etc.) for the past eleven years. His appointment as lead engineer and licensed electrical contractor for a design-build firm specializing in petroleum facilities in Arizona, California, and Nevada further attests to his skills and experience. As the lead engineer, Michael was also responsible for the coordination of civil, mechanical, and electrical engineering and for construction coordination. In the recent years, Mr. Burgett was responsible for a service upgrade, new generators, and a building to house this equipment for Mesa Lutheran Center.

### **ROBIN L. HAMBLIN, REGISTERED CIVIL ENGINEER**

Rob Hamblin inspects and reviews the engineering aspects of EDI's physical condition reports. His twenty-five years experience in the field includes:

- < Engineering consultant for various industrial, commercial, and educational construction projects
- < Project Engineer, Palo Verde Nuclear Generating Station Cooling Towers, west of Phoenix
- < Facilities Construction Coordinator, Arizona Public Service, Phoenix
- < Company-wide design, specifications, estimates, and inspections for Arizona Public Service

Mr. Hamblin's education, certification, and affiliations credentials include:

- < B.S., Civil Engineering, Arizona State University
- < Arizona Registered Civil Engineer

APPENDIX A

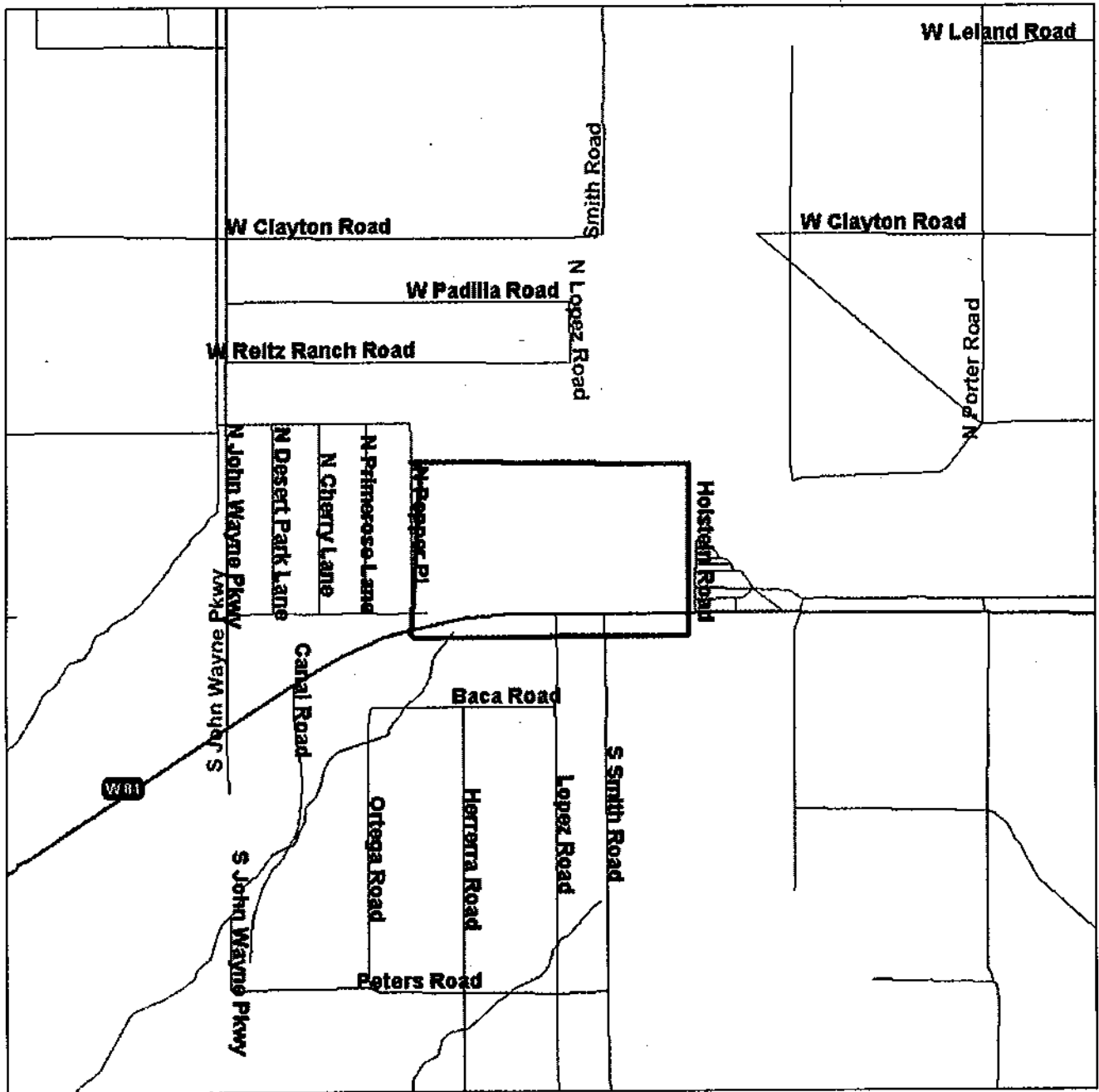


# Environmental FirstSearch

1 Mile Radius from Area  
ASTM: NPL, RCRACOR, STATE



## MEADOW VIEW ROAD, MARICOPA AZ 85239



Source: U.S. Census TIGER Files

Area Polygon .....

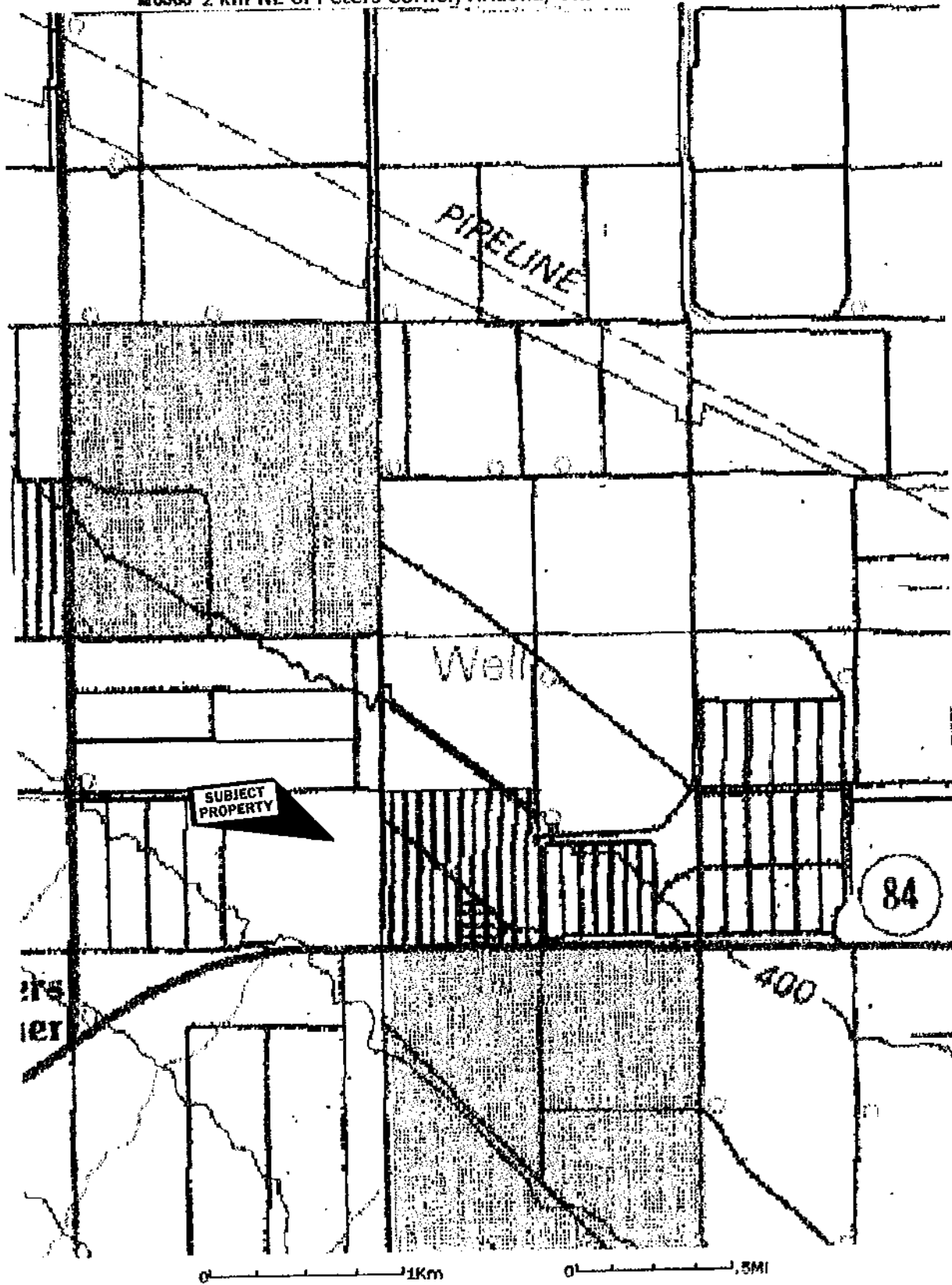
.....



EDI  
4045 E. McDowell Road  
Suite B  
Phoenix, Arizona 85008  
(602) 275-4365  
(602) 275-2110 - Fax

LOCATION MAP  
WITH  
ONE-HALF MILE AND  
ONE MILE RADIUS

FIGURE 2





EDI  
4046 E. McDowell Road  
Suite B  
Phoenix, Arizona 85008  
(602) 275-4365  
(602) 275-2110 - Fax

AERIAL PHOTOGRAPH

1986

**USGS 2 km NE of Peters Corner, Arizona, United States 22 Jun 1996**

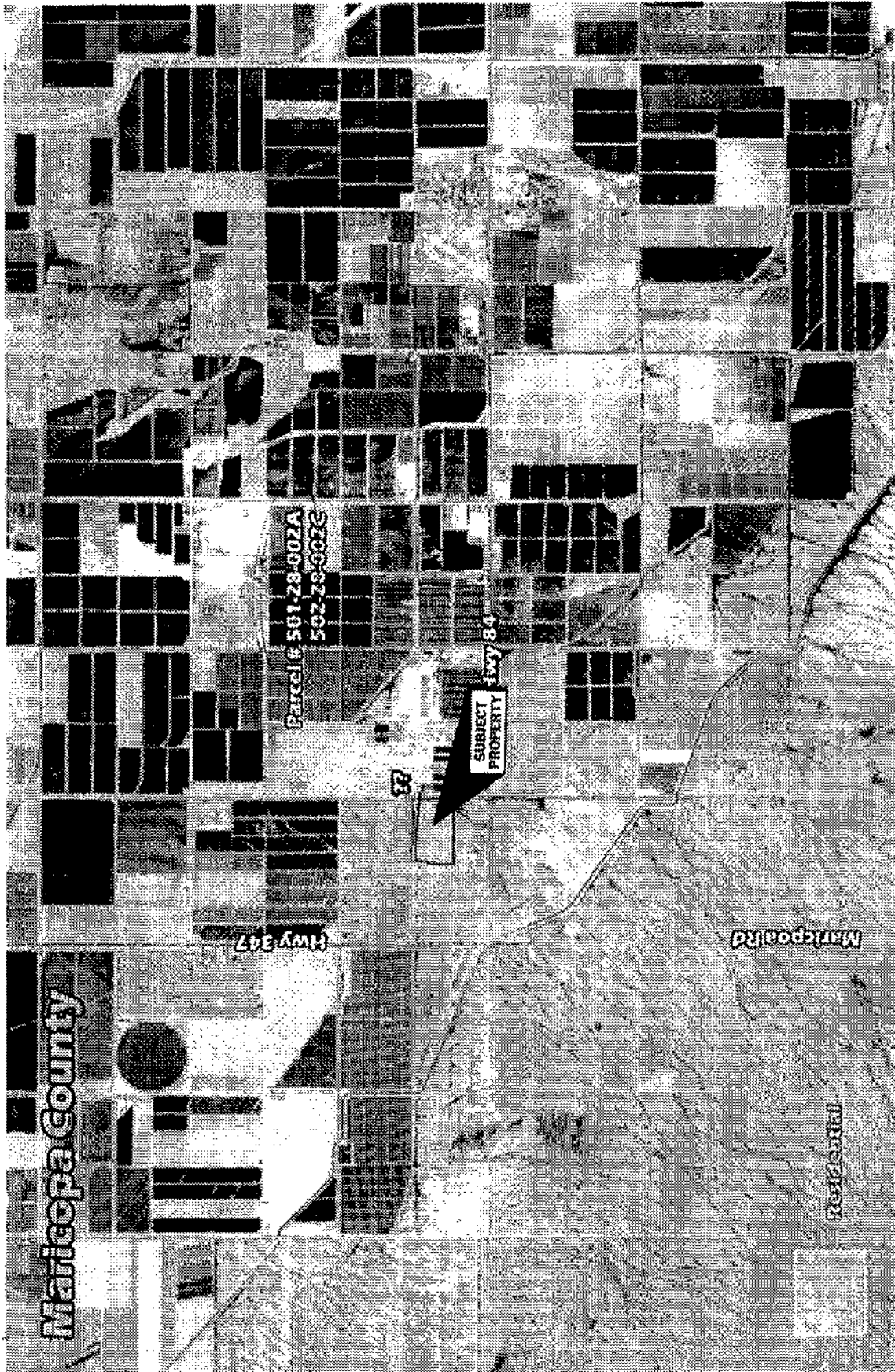


0 1 Km

0 1 Mile

<p>EO1 4045 E. McDowell Road Suite B Phoenix, Arizona 85008 (602) 275-4365 (602) 275-2110 - Fax</p>	<p>AERIAL PHOTOGRAPH</p>	
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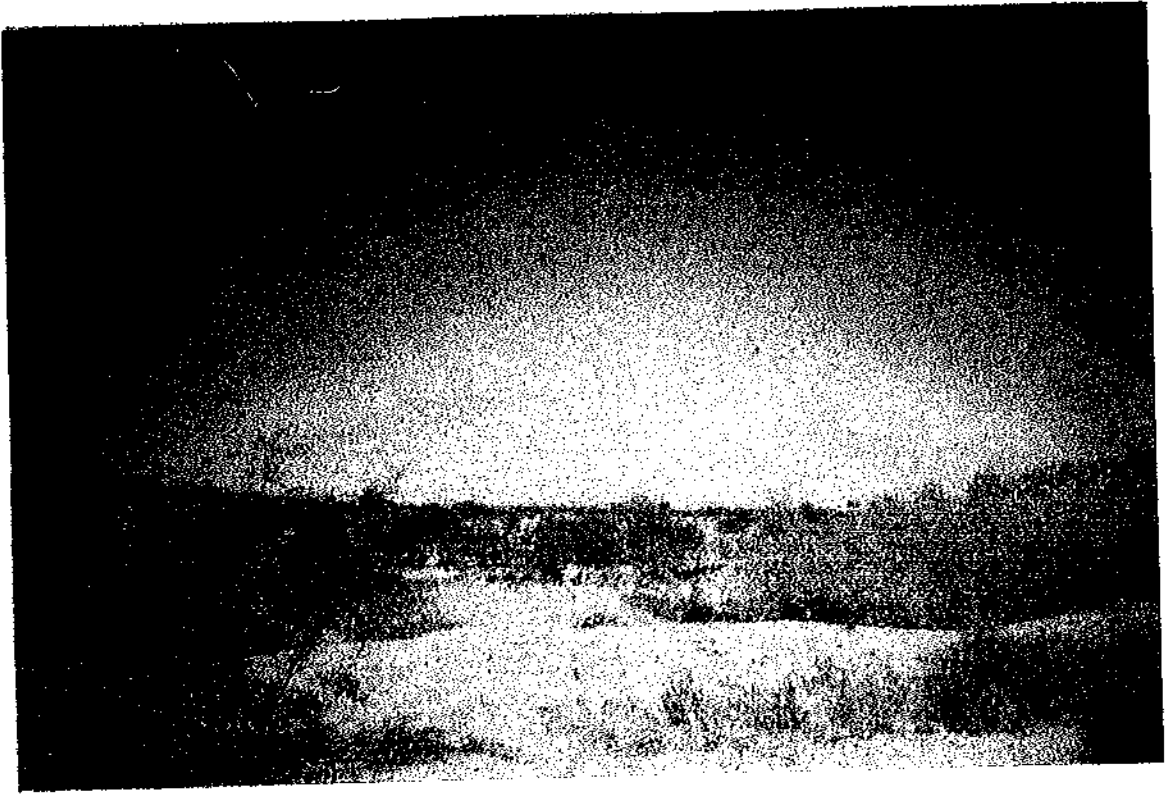
32 Maricopa Rd. Hwy 84



APPENDIX B

## PHOTOGRAPH LOG

- PHOTO # 1- view of the site from eastern property line
- PHOTO # 2- view of site facing north from south boundary
- PHOTO # 3- view facing north adjacent
- PHOTO # 4- view facing south adjacent
- PHOTO # 5- view facing east adjacent
- PHOTO # 6 - view facing west adjacent



1



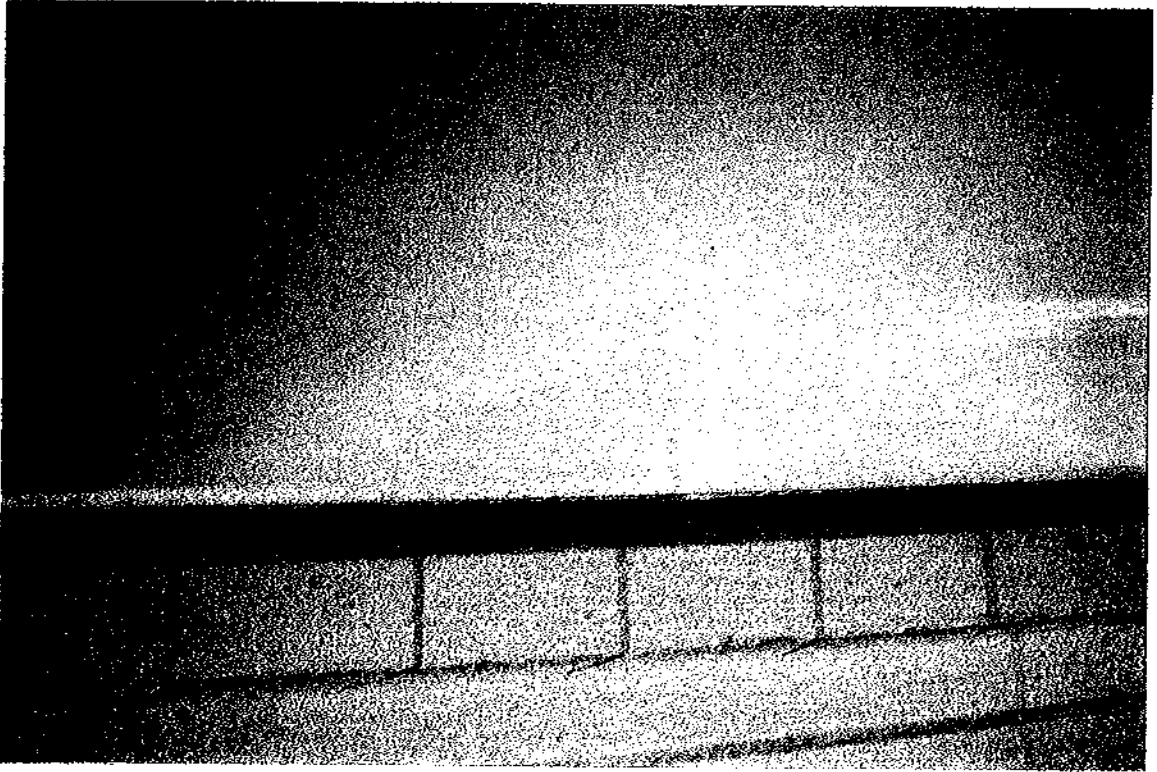
2



3



4



5



6

APPENDIX C

**TRACK ► INFO SERVICES, LLC**

# **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**MEADOW VIEW ROAD**

**MARICOPA AZ 85239**

Job Number: 04-781

**PREPARED FOR:**

**EDI-RE**

**4045 E. MCDOWELL ROAD, SUITE B**

**PHOENIX, AZ 85008**

09-10-04



*Tel: (323) 664-9981*

*Fax: (323) 664-9982*

## *Environmental FirstSearch Search Summary Report*

**Target Site:** MEADOW VIEW ROAD  
MARICOPA AZ 85239

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	06-15-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-23-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	07-12-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	07-12-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	07-12-04	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-12-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-03	0.12	0	0	-	-	-	0	0
State Sites	Y	03-08-02	1.00	0	0	0	0	0	0	0
Spills-1990	Y	12-11-01	0.12	0	0	-	-	-	0	0
SWL	Y	10-01-99	0.50	0	0	0	0	-	0	0
Permits	Y	04-04-02	0.12	0	0	-	-	-	0	0
Other	Y	01-13-00	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	02-05-04	0.25	0	0	0	-	-	0	0
Leaking UST	Y	02-05-04	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	0	0	0	0

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 09-10-04  
**Requestor Name:** pam coss  
**Standard:** ASTM

**Search Type:** AREA  
**Job Number:** 04-781  
**Filtered Report**

**TARGET ADDRESS: MEADOW VIEW ROAD  
MARICOPA AZ 85239**

*Demographics*

<b>Sites:</b> 0	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> 0.5 - 2.1 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-112.034522	-112:2:4	<b>Easting:</b> 403226.408
<b>Latitude:</b>	32.881881	32:52:55	<b>Northing:</b> 3638476.002
			<b>Zone:</b> 12

*Comment*

**Comment:**

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)				<b>Services:</b>		
<b>ZIP Code</b>	<b>City Name</b>	<b>ST</b>	<b>Dist/Dlr</b>	<b>Sel</b>	<b>Requested?</b>	<b>Date</b>
					Sanborns	No
					Aerial Photographs	No
					Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** MEADOW VIEW ROAD  
MARICOPA AZ 85239

**JOB:** 04-781

**TOTAL:** 0      **GEOCODED:** 0      **NON GEOCODED:** 0      **SELECTED:** 0

<u>Page No.</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>
-----------------	----------------	----------------------------	----------------	-----------------	---------------

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** MEADOW VIEW ROAD  
MARICOPA AZ 85239

**JOB:** 04-781

No sites were found!

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** MEADOW VIEW ROAD  
MARICOPA AZ 85239

**JOB:** 04-781

No sites were found!

**Environmental FirstSearch  
Federal Databases and Sources**

**ASTM Databases:**

**CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System.** The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

*Updated quarterly.*

**CERCLIS-NFRAP (Archive): Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.** The Archive designation means 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). 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.

*Updated quarterly.*

**ERNS: Emergency Response Notification System.** The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

*Updated quarterly.*

**FINDS: The Facility Index System.** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NPL: National Priority List.** The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

*Updated quarterly.*

**RCRIS: Resource Conservation and Recovery Information System.** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

**RCRA TSD: Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.** The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

**ASTM Databases (continued):**

**RCRA COR: Resource Conservation and Recovery Information System Corrective Action Sites.** The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

**RCRA GEN: Resource Conservation and Recovery Information System Large and Small Quantity Generators.** The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

**RCRA NLR: Resource Conservation and Recovery Information System sites No Longer Regulated.** The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

*All RCRA databases are Updated quarterly*

**Environmental FirstSearch  
Federal Databases and Sources**

**Non-ASTM Databases:**

**HMIRS: Hazardous Materials Incident Response System.** This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

*Updated quarterly.*

**NCDB: National Compliance Database.** The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

*Updated quarterly*

**NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NRDB: National Radon Database.** The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

*Updated Periodically*

**Nuclear:** The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

*Updated Periodically*

**PADS: PCB Activity Database System**

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

*Updated semi-annually.*

**Receptors:** 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

*Updated Periodically*

**Non-ASTM Databases (continued):**

**RELEASES: Air and Surface Water Releases.** A subset of the EPA's ERNS database which have impacted only air or surface water.

*Updated semi-annually.*

**Soils:** This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

*Updated quarterly*

**TRIS: Toxic Release Inventory System.** The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

*Updated semi-annually.*

**ENVIRONMENTAL FIRST SEARCH  
ARIZONA DATABASE DESCRIPTIONS AND SOURCES**

**STATE SITES** ( STATE Database Type in First Search Reports)

**WQARF Registry List & Site Boundaries**

Sites that are currently being addressed by the State's Water Quality Assurance Revolving Fund (WQARF) Program are listed on the WQARF Registry. Sites are represented as polygonal boundary areas as outlined by the Arizona Department of Environmental Quality. The Program addresses sites that are scored and placed on the Registry, utilizing an approved eligibility and evaluation (E&E) model for evaluating risk and other environmental factors. The information provided includes the E&E score (out of a possible total score of 120), the Site Name, the City and County where the Site is located, and the date the Site was added to the Registry, and other information obtained from the ADEQ Web page. For more information regarding a specific site contact the ADEQ Project Manager or Community Involvement Coordinator identified in the details of the body of this report regarding that specific site titled CONTACTS. Each site may have a different project manager.

*Note: In order to quickly identify Registry Sites in the Site Summary List of the First Search Reports. The Registry Sites will be labeled **SP** instead of **State**, but reside within the record count totals of the State (State) sites. Site Id's are identified as **WQARF\_REGISTRY\_#/WQARF**.*

**Arizona Superfund Program List (State Database Type in FirstSearch Reports)**

The Arizona Superfund Program List contains sites and potential sites within the jurisdiction of the Superfund Programs Section (SPS) since April 1997 (the date of the new Water Quality Assurance Revolving Fund statute). **Track Info Services removed duplicate listings from this list and has included only the Potential WQARF Registry Sites that have a Program Status of Pending PI. DOD, NPL and current WQARF Registry Sites are not included in the Arizona Superfund Program List as they are listed in NPL and the State registry List. Site ID's are identified as SUPERFUND\_TISID#.**

Potential WQARF sites that are included in the FirstSearch Reports are those cases which are awaiting or undergoing a WQARF preliminary investigation (PI). Possible outcomes of a PI are:

- 1) No further investigation or action
- 2) Registry listing
- 3) Referral to the ADEQ voluntary remediation program
- 4) Referral to another ADEQ program.

According to the Arizona Department of Environmental Quality (ADEQ), prior to July 5, 2000 the ADEQ Superfund Programs Section (SPS) published a list of sites entitled Arizona CERCLIS Information Data System (ACIDS). The ACIDS list has been replaced as an active list by the Arizona Superfund Program List. It has been archived and will no longer be distributed or updated.

Information regarding specific sites on the ADEQ Superfund Program List may be obtained by calling the ADEQ Superfund Information Hotline at (602) 207-4360 or toll free in Arizona at 1 800 234-5677, ext. 4360.

Note: ADEQ maintains map boundaries of NPL sites & DOD sites. They may vary from those maintained by the US EPA and respective regions. Information

regarding NPL and DOD site boundaries provided by ADEQ utilized in First Search Reports will be included in the State (ST) database category to supplement the US EPA's NPL information in the federal database categories.

**OTHER SITES** ( OTHER Database Type in FirstSearch Reports)

**ZIP ACIDS LIST**

Please Note this is no longer a currently active program maintained by the ADEQ, but the Zip Acids List is included in the First Search database for historical reference.

The state has established a program under A.R.S. 49-282 to remedy sites, which may have an actual or potential impact upon waters of the State, caused by hazardous substances. The Remedial Projects Section of ADEQ maintains this program. Some remedial projects are governed and funded by the federal CERCLA Superfund program and on the National Priority List. Among the sites in Arizona there are three military bases under the U.S. Dept. of Defense jurisdiction. For specific information contact the Remedial Projects Section at (602) 207-4241.

**SOLID WASTE LANDFILLS** ( SWL Database Type in First Search Reports)

The ADEQ Waste Programs Division Recycling and Data Management Unit maintains a list of solid waste facilities (SWATS) identified as active or closed. Specific information may be obtained by appointment from the department (602) 207-4133.

**UNDERGROUND STORAGE TANKS** ( UST Database Type in FirstSearch Reports)

Under State (A.R.S. 49-1001 to 1014) and federal RCRA Subtitle laws, persons who own or have owned underground storage tanks (UST's) which contain "regulated substances" are required to complete a notification form and submit it to the State. More than 6500 facilities have notified the State of more than 19,000 underground tanks. For further information contact the file room at (602) 207-4345.

**LEAKING UNDERGROUND STORAGE TANKS** ( LUST Database Type in FirstSearch Reports)

ADEQ maintains a list of leaking underground tanks (LUST). For further information contact the file room at (602) 207-4345.

**PERMITS** ( PERMITS Database Type in First Search Reports)

**Dry Wells Registrations**

The ADEQ Water Quality Division Water Protection Approval and Permits Section maintains a registry of dry wells that have been constructed solely for the disposal of storm water registered under A.R.S. 49-331-336. For more specific information, call (602) 207-4573.

**SPILLS** ( SPILLS Database Type in First Search Reports)

**Hazardous Materials Incident Logbook**

The ADEQ Emergency Response Unit documents chemical spills and incidents, which are referred to the unit. For Further information, call (602) 207-4150

***Environmental FirstSearch***  
***Street Name Report for Streets within 1 Mile(s) of Target Property***

**TARGET SITE:** MEADOW VIEW ROAD  
MARICOPA AZ 85239

**JOB:** 04-781

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Arroyo Rd	0.49 NW	SOUTH Maricopa Rd	0.48 NW
Baca Rd	0.19 SE	SOUTH Smith Rd	0.00 --
Herrera Rd	0.19 SE	W Brangus Rd	0.02 SE
Holstein Rd	0.02 SE	W Brown Velvet Rd	0.02 SE
Lopez Rd	0.00 --	W Carefree Pl	0.10 NW
N Cherry Ln	0.24 NW	W Charlois Rd	0.02 SE
N Desert Park Ln	0.36 SW	W Clayton Rd	0.59 NE
N Lopez Rd	0.27 NE	W Hereford Rd	0.02 SE
N Maricopa Rd	0.48 SW	W Holstein Rd	0.03 SE
N Pepper Pl	0.00 --	W Meadowview Rd	0.00 --
N Porter Rd	0.66 SE	W Padilla Rd	0.42 NE
N Primerose Ln	0.11 NW	W Reitz Ranch Rd	0.26 NE
NORTH Cherry Ln	0.24 NW	W State Route 84	0.00 --
NORTH Desert Park Ln	0.36 SW	WEST Brangus Rd	0.02 SE
NORTH Lopez Rd	0.27 NE	WEST Brown Velvet Rd	0.02 SE
NORTH Maricopa Rd	0.48 SW	WEST Carefree Pl	0.10 NW
NORTH Pepper Pl	0.00 --	WEST Charlois Rd	0.02 SE
NORTH Porter Rd	0.66 SE	WEST Clayton Rd	0.59 NE
NORTH Primerose Ln	0.11 NW	WEST Hereford Rd	0.02 SE
Ortega Rd	0.22 SW	WEST Holstein Rd	0.03 SE
Peters Rd	0.93 SW	WEST Meadowview Rd	0.00 --
Red River Dr	0.03 SE	WEST Padilla Rd	0.42 NE
S Maricopa Rd	0.48 NW	WEST Reitz Ranch Rd	0.26 NE
S Smith Rd	0.00 --	WEST State Route 84	0.00 --
Smith Rd	0.61 NE		

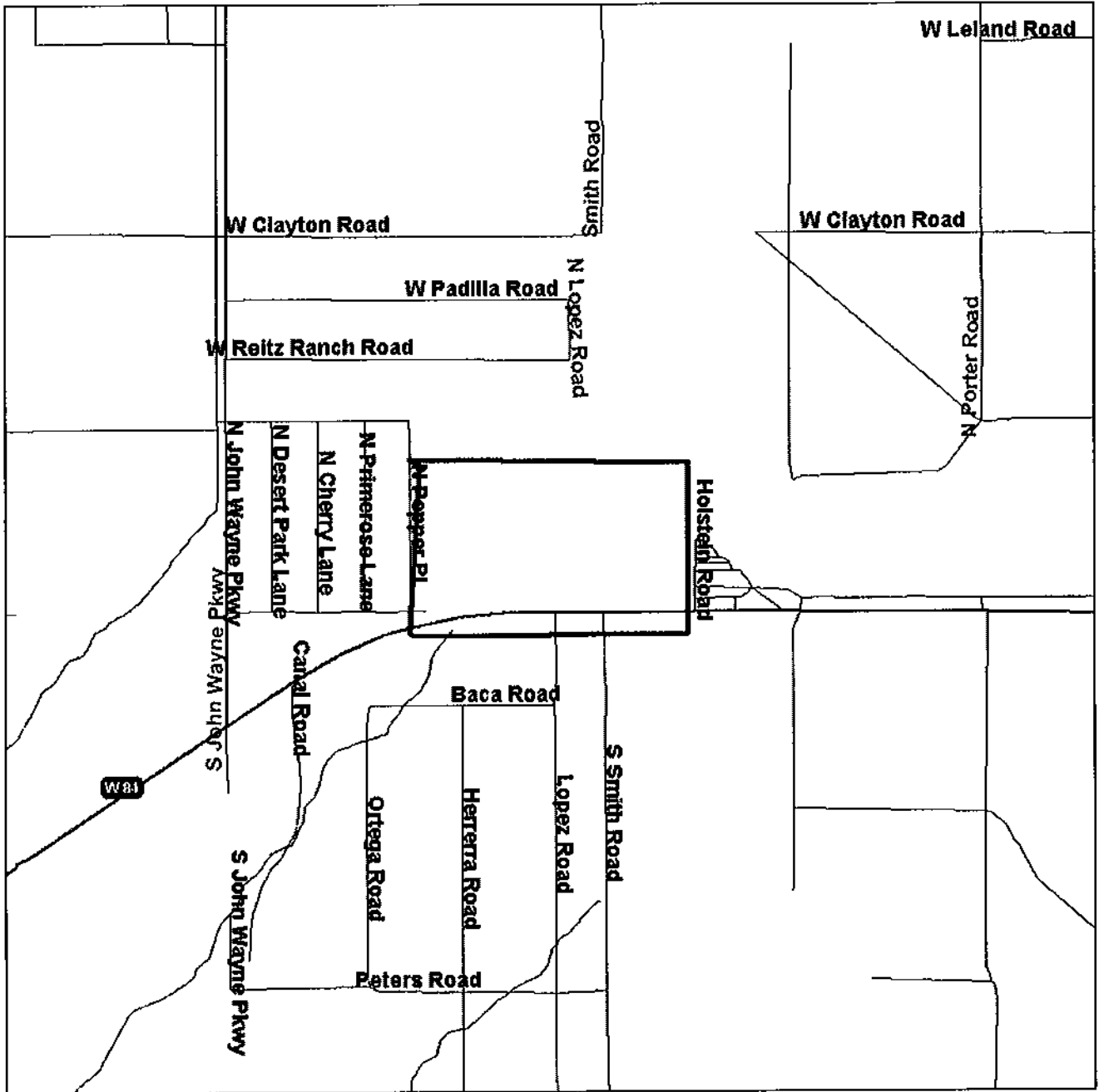


# Environmental FirstSearch

1 Mile Radius from Area  
Single Map:



## MEADOW VIEW ROAD, MARICOPA AZ 85239



Source: U.S. Census TIGER Files

- Area Polygon .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

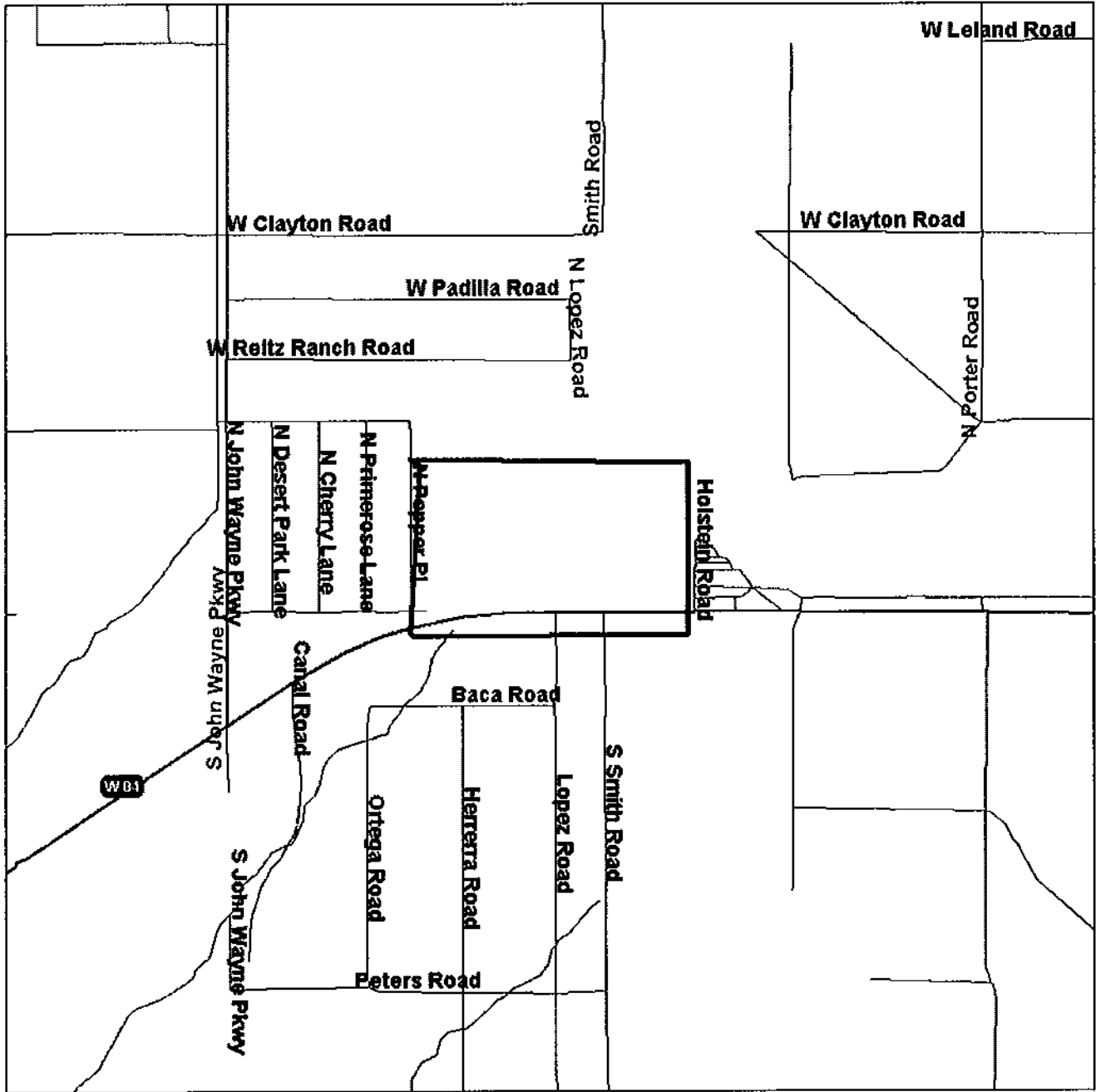


# Environmental FirstSearch

1 Mile Radius from Area  
ASTM: NPL, RCRACOR, STATE



## MEADOW VIEW ROAD, MARICOPA AZ 85239



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

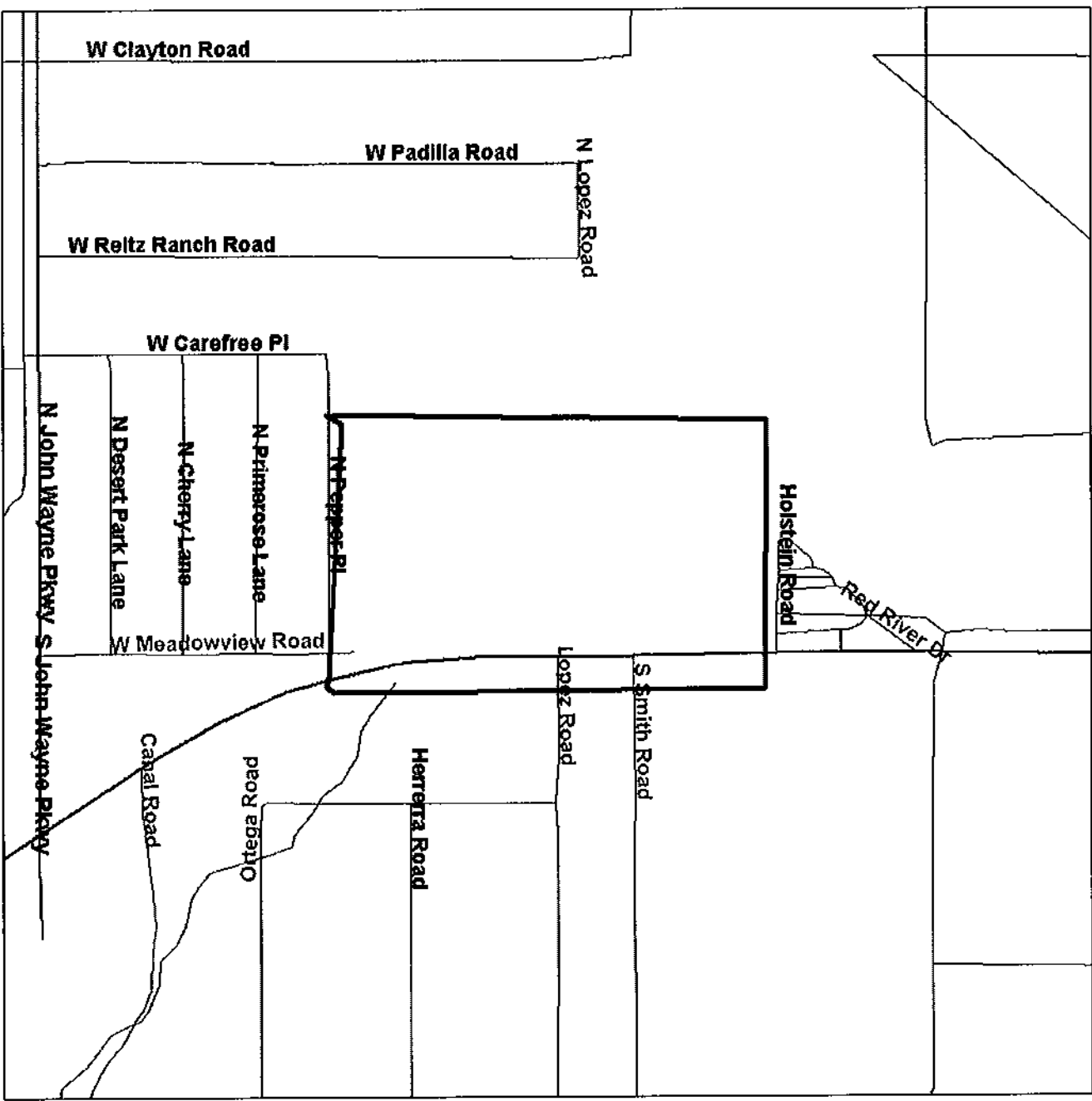


# Environmental FirstSearch

.5 Mile Radius from Area  
ASTM: CERCLIS, RCRATSD, LUST, SWL, OTHER



## MEADOW VIEW ROAD, MARICOPA AZ 85239



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



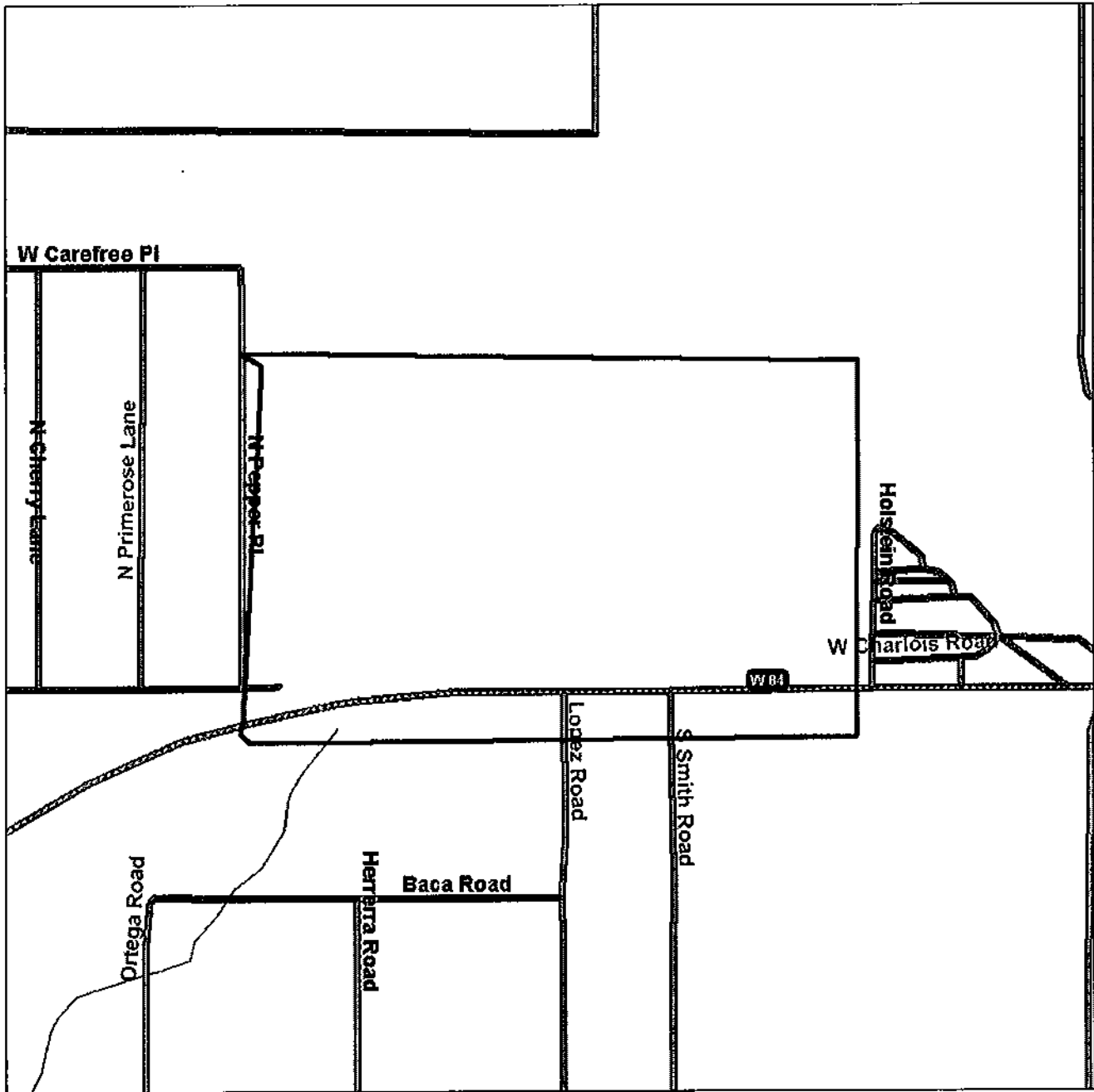
# Environmental FirstSearch

.25 Mile Radius from Area

ASTM: RCRAGEN, UST



## MEADOW VIEW ROAD, MARICOPA AZ 85239



Source: U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

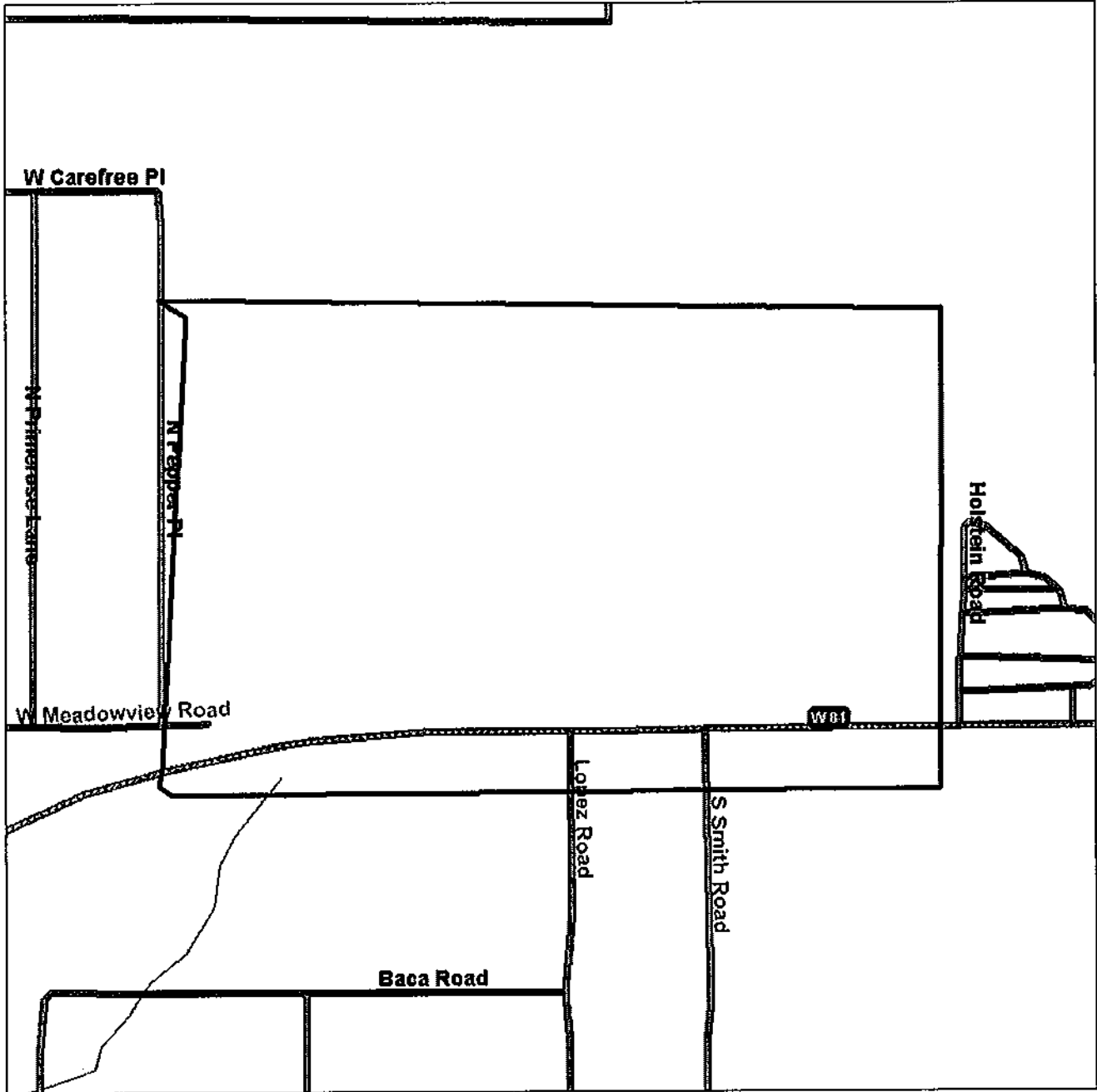


# Environmental FirstSearch







.12 Mile Radius from Area  
ASTM: NFRAP, SPILLS90, ERNS, RCRANLR, PERMITS



## MEADOW VIEW ROAD, MARICOPA AZ 85239



Source: U.S. Census TIGER Files

- Area Polygon ..... 
- Identified Site, Multiple Sites, Receptor .....   
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste ..... 
- Railroads ..... 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX D



ELECTRICAL DESIGNS  
INCORPORATED

4045 East McDowell Road • Suite B • Phoenix, Arizona 85008 • 1-800-537-6552 • 602-275-4365 • FAX 602-275-2110

### RECORD OF COMMUNICATION

<b>PROJECT NAME AND LOCATION:</b> Vacant Land Smith & Mountain View Pinal County, Az	<b>PROJECT ID#</b> 04-781
<b>COMMUNICATION WITH:</b> ADEQ  (see Belk - Records)	<b>LOCATION AND METHOD:</b> <input type="checkbox"/> ON-SITE <input checked="" type="checkbox"/> TELEPHONE CONVERSATION <input type="checkbox"/> OTHER: _____
<b>DATE AND TIME:</b> <u>13:30</u> <u>9/14/04</u>	<b>INTERVIEWER:</b> HT SNODGRASS
<b>SUBJECT AND SUMMARY:</b>  The State has no environmental concerns for the site or the immediate area.	



ELECTRICAL DESIGNS  
INCORPORATED

4045 East McDowell Road • Suite B • Phoenix, Arizona 85008 • 1-800-537-6552 • 602-275-4365 • FAX 602-275-2110

### RECORD OF COMMUNICATION

<b>PROJECT NAME AND LOCATION:</b> Vacant Land Smith & Mountain View Pinal County, AZ.	<b>PROJECT ID#</b>  04-781
<b>COMMUNICATION WITH:</b> Pinal County Health Dept  Records / Admin	<b>LOCATION AND METHOD:</b>  <input type="checkbox"/> ON-SITE <input checked="" type="checkbox"/> TELEPHONE CONVERSATION <input type="checkbox"/> OTHER: _____
<b>DATE AND TIME:</b>  <u>09:30</u> <u>9/14/04</u>	<b>INTERVIEWER:</b>  M. T. Spodgnass
<b>SUBJECT AND SUMMARY:</b>  The County has no records of environmental concerns for the subject site. We are aware of the pit and dumpin, to the southwest.	

### PHASE I QUESTIONNAIRE

DATE:9/9/04	SITE ADDRESS: Maricopa Rd & Hwy 84

INTERVIEWEE: Sean Hamill	RELATIONSHIP TO PROPERTY: Buyer's Project Coordinator
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1. For what purpose are you getting this Phase I? Purchase
2. Are you aware of any environmental use restrictions or liens affecting the property? No
3. What past uses of this property are you aware of? None
4. What past uses of adjacent properties are you aware of? Dairy farm
5. What chemicals, petroleum products, or hazardous materials are on the property? Unknown
6. Has fill dirt ever been brought onto the property? Unknown
7. Are there now, or have there ever been, underground storage tanks onsite? Unknown
8. Are there drywells drains separators or other subsurface filling or disposal devices onsite? Unknown
9. Are you aware of any environmental regulatory actions taken against the property? No