

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPROXIMATELY 19.5 ACRES OF LAND

Southwest of Dove Valley Road and North Valley Parkway
Phoenix, Arizona
WT Reference No. 2182JS154

PREPARED FOR:

FRC Realty, Inc.
600 West Jackson Boulevard, Suite 600
Chicago Illinois 60661
Attn: Givi Peradze

June 8, 2022

DRAFT

Maria Strachan
Environmental Scientist



Stephen J. Smelser, R.G.
Director of Environmental Services





June 8, 2022

FRC Realty, Inc.
600 West Jackson Boulevard, Suite 600
Chicago Illinois 60661

Attn: Givi Peradze

Re: Phase I Environmental Site Assessment
Approximately 19.5 Acres of Land
Southwest of Dove Valley Road and North Valley Parkway
Phoenix, Arizona

WT Job No. 2182JS154

Dear Mr. Peradze:

Western Technologies, Inc. presents this Phase I Environmental Site Assessment of approximately 19.5 acres of land located southwest of Dove Valley Road and North Valley Parkway in Phoenix, Arizona. The results of our assessment, significant findings, and conclusions are presented in the enclosed report.

This draft report may complete the agreed scope of services, or we can finalize the report following your review and comment. If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services.

Sincerely,
WESTERN TECHNOLOGIES INC.

Stephen J. Smelser, R.G.
Director of Environmental Services

Copies to: Addressee (1 electronic)

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EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of approximately 19.5 acres of land located southwest of Dove Valley Road and North Valley Parkway in Phoenix, Arizona (Property). The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs) (including historical RECs, controlled RECs, or vapor migration issues), in connection with the Property.

The Property consists of approximately 19.5 acres of vacant land currently used for cattle grazing. Indications of former residential use was observed on the southeast portion of the Property. The Maricopa County Assessor identifies the Property as Parcel No. 204-11-002F, and according to the Maricopa County Assessor, the current owner of the Property is North Gateway Core Acreage Investors, LLC/ETAL.

At the time of this assessment, the southeast portion of the Property exhibited indications of prior structural development. This portion of the Property was improved with four concrete slabs where a former rural residential development previously existed. WT observed remnants of plumbing/utility pipes in at least one of the concrete slabs. The remainder of the Property was undeveloped desert covered by a sparse to moderately dense growth of low vegetation. Skunk Creek extended in a north to south direction through the west-central portion of the Property. Access to the Property was provided via a dirt road/jeep trail from North Valley Parkway located east of the Property.

WT observed a domestic water well on the southeast portion of the Property, directly southeast of the former development area. The open well casing was of steel construction and was approximately 8 to 10 inches in diameter. According to records obtained from the Arizona Department of Water Resources (ADWR), the well appears to be associated with Well Registry No. 55-635557. According to the ADWR well records, the well construction was reportedly completed on October 14, 1974, and was subsequently registered to James O. Woodward. Ownership of the well was transferred to Kadhe Development Co. in 1986, followed by John Propst (the previous owner of the Property) and Susan Propst in 1998. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements.

An approximate 250-gallon fiberglass aboveground storage tank (AST) was observed adjacent to the domestic water well on the southeast portion of the Property. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas at the time of the reconnaissance. No leaking, staining, or residues were noted on the AST or the soils in the surrounding area. Based on our observations, WT does not consider this AST a REC for the Property.

An empty 5-gallon gasoline container was observed in the southwest portion of the Property and an empty 5-gallon bucket was noted on the southeast portion of the Property. WT did not note indications of leakage (e.g., soil staining or odors) in association with these containers. WT also observed a soil pile next to a shallow excavation in the northeast portion of the Property. The pile appeared to consist of native soil and cobbles. Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the

Property. Structural debris consisting of wood planks and minimal concrete rubble were observed directly south of the southernmost former development. Other miscellaneous trash/debris was also noted on the southwest and southeast portions of the Property, and within the Skunk Creek channel, including plastic nursery containers, a tire, and minimal amounts of concrete rubble and cinder blocks. Based on our observations, WT does not consider these materials a REC for the Property.

The Property is situated within an area of Phoenix, Arizona characterized by a mix of vacant desert land, commercial, and rural residential development. At the time of this assessment, the sites adjoining the Property consisted of the following: north was the extension of Skunk Creek and vacant desert land similar to the Property; east was vacant desert land similar to the Property; south was the extension of Skunk Creek and vacant desert land similar to the Property; and, west was vacant desert land similar to the Property. Based on our observations during the reconnaissance, we did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

Based on our review of historical aerial photographs, the majority of the Property appeared to be vacant desert land from approximately 1953 through the present. A north-south-oriented ephemeral wash (Skunk Creek) extended through the western portion of the Property. In a 1976 aerial photograph, a jeep trail was visible leading to two rectangular structures that appeared to be residential developments on the southeast portion of the Property. A circular structure that appeared to be a corral was visible north of the structures; however, by 1981 the circular structure was no longer apparent. An additional building structure was visible directly north of the other structures. WT observed what appeared to be trailers or recreational vehicles in the immediate area. A small structure that appeared to be an outhouse building was visible directly northwest of the structures. By 1987, one of the southernmost developments was no longer apparent. The remaining concrete foundations appeared to be used to park recreational vehicles in the 1988 aerial photograph.

By 1991, a fence appeared to encircle the developed portion of the Property. On the southeast corner of the fence enclosure, WT observed an ovular structure in the 1996 aerial photograph. The ovular structure was visible in subsequent aerial photographs through the present. During the site reconnaissance, WT identified this ovular structure as an approximate 250-gallon fiberglass AST which was situated adjacent to a domestic water well. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas. No leaking, staining, or residues were noted on the AST or the soils in the surrounding area. WT does not consider this AST a REC for the Property.

The 1998 aerial photograph depicted three concrete foundations and one remaining structure on the southernmost portion of the gated enclosure. WT noted trenching activities along the gated enclosure in the 1999 aerial photograph that was likely associated with the gate removal. WT also noted a rectangular pit on the northwest corner of the former gated enclosure. We did not observe indications of buried debris in the subsequent aerial photographs through the present. During the site reconnaissance, WT observed a shallow excavation and a soil pile in the same general location of the pit. The soil pile appeared to consist of native soil and cobbles.

Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the Property.

By 2014, the remaining structure appeared to be demolished. The Property appeared to be unchanged and the structural debris appeared to remain through the most recent aerial photograph dated 2022.

As part of our assessment, WT obtained a commercial database report that included information extracted from regulatory databases and lists kept by the United States Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ). The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched USEPA or ADEQ databases.

WT accessed the Maricopa County online search tool for septic systems. A search of the Property using Parcel No. 204-11-002F and the street address of 32201 North 31st Avenue returned no records of a septic system registered to the Property. In historical aerial photographs dated between 1976 and 2013, four structures associated with a rural residence were visible on the southeast portion of the Property. Other than the former building slabs, structural development was not visible on the Property in subsequent years. Since the prior development preceded the availability of municipal sewer to the Property, the prior residential developments may have included one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic systems to be indicative of a potential REC at the Property.

WT performed this Phase I ESA of approximately 19.5 acres of land located southwest of Dove Valley Road and North Valley Parkway in Phoenix, Arizona in general conformance with the scope and limitations of ASTM E1527-13 and our contract. The information summarized in this report is not sufficient to guarantee the absence of RECs at the Property. This ESA revealed no evidence of RECs historic RECs, controlled RECs, or vapor migration concerns in connection with the Property, and WT makes no recommendations for further assessment; however, WT recommends the following:

- **Potential Septic System on the Property** - Based on the age of the former residential development on the southeast portion of the Property, it likely utilized one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic system to be indicative of a potential REC at the Property. However, should a septic system be identified on the Property in the future, it should be evaluated by an Environmental Professional and abandoned in accordance with Maricopa County requirements.
- **Domestic Well on the Property** - A domestic well was observed on the southeast portion of the Property, directly southeast of the former development area. According to records obtained from the ADWR, the well appears to be associated with Well Registry No. 55-635557. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements.

If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of approximately 19.5 acres of land located southwest of Dove Valley Road and North Valley Parkway in Phoenix, Arizona (Property). According to the Maricopa County Assessor, the Property is identified as Parcel No. 204-11-002F. The cadastral description of the Property relative to the U.S. Public Land Survey System is a portion of the southeast quarter, of the northwest quarter, of the northwest quarter of Section 14, Township 5 North, Range 2 East, of the Gila and Salt River Baseline and Meridian, in Maricopa County, Arizona. Figure 1 in Appendix A shows the location of the Property and Figure 2 shows the Maricopa County Assessor's Parcel Map.

1.1 Project Authorization

Western Technologies Inc. (WT) was authorized by Givi Peradze of FRC Realty, Inc., to perform this ESA according to WT Contract No. 2182PS232, dated May 17, 2022, and authorized May 24, 2022.

1.2 User Reliance

WT prepared this ESA for FRC Realty, Inc. This ESA may not be utilized or relied upon by any other person or entity without the express written consent of WT and the completion of the User's responsibilities as described in ASTM E 1527-13 and the All Appropriate Inquiries Rule (AAI Rule).

1.3 Environmental Professional's Statement

I, Stephen J. Smelser, R.G. declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR § 312.10. I have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Property. I have developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

Maria Strachan, also with WT, participated in the preparation of this ESA under the direction of Mr. Smelser. Ms. Strachan conducted the interviews and records reviews under the supervision and responsible charge of Mr. Smelser. The final review of the written report and the formulation of opinions regarding Recognized Environmental Conditions were performed by Mr. Smelser. Resumes for these individuals are available from this office upon request.

1.4 Purpose

The purpose of this ESA was to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions (RECs) (including historical RECs, controlled RECs, or vapor migration issues), in connection with the Property. According to the ASTM E1527-13, RECs are "the presence or likely presence of any hazardous

substances or petroleum products on, in, or at the Property: (1) due to a 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. De minimis conditions are not RECs.” WT used its judgment to identify migration pathways and RECs.

1.5 Scope of Services

The scope of services generally followed the applicable provisions of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13) and the scope and limitations in our contract for this project, and consisted of a reconnaissance of the Property, interviews, a review of physical setting information, reviews of historical use research, reviews of standard Federal and State databases and local records, file reviews (if deemed necessary by the environmental professional), and preparation of this report.

2.0 PROPERTY AND AREA INFORMATION

The reconnaissance of the Property was performed by Stephen J. Smelser, R.G. on June 1, 2022. The reconnaissance was performed by walking and driving the Property. No limiting conditions were encountered during the reconnaissance of the Property. Selected photographs taken during the reconnaissance of the Property are included in Appendix B. Figure 3 in Appendix A depicts general features observed on the Property.

2.1 Current Property Use and Occupancy

The Property consists of approximately 19.5 acres of vacant land currently used for cattle grazing. Indications of a former rural residential development are present on the southeast portion of the Property. The Maricopa County Assessor identifies the Property as Parcel No. 204-11-002F, and according to the Maricopa County Assessor, the current owner of the Property is North Gateway Core Acreage Investors, LLC/ETAL.

2.2 Property Improvements and Features

At the time of this assessment, the southeast portion of the Property exhibited indications of prior structural development. This portion of the Property was improved with four concrete slabs where a former rural residential development previously existed. WT observed remnants of plumbing/utility pipes in at least one of the concrete slabs. The remainder of the Property was undeveloped desert covered by a sparse to moderately dense growth of low vegetation. Skunk Creek extended in a north to south direction through the west-central portion of the Property. Access to the Property was provided via a dirt road/jeep trail from North Valley Parkway located east of the Property.

WT observed a domestic water well on the southeast portion of the Property, directly southeast of the former development area. The open well casing was of steel construction

and was approximately 8 to 10 inches in diameter. According to records obtained from the Arizona Department of Water Resources (ADWR), the well appears to be associated with Well Registry No. 55-635557. According to the ADWR well records, the well construction was reportedly completed on October 14, 1974, and was subsequently registered to James O. Woodward. Ownership of the well was transferred to Kadhe Development Co. in 1986, followed by John Propst (the previous owner of the Property) and Susan Propst in 1998. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements.

An approximate 250-gallon fiberglass AST was observed adjacent to the domestic water well on the southeast portion of the Property. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas at the time of the reconnaissance. No leaking, staining, or residues were noted on the AST or the soils in the surrounding area. Based on our observations, WT does not consider this AST a REC for the Property.

An empty 5-gallon gasoline container was observed in the southwest portion of the Property and an empty 5-gallon bucket was noted on the southeast portion of the Property. WT did not note indications of leakage (e.g., soil staining or odors) in association with these containers. WT also observed a soil pile next to a shallow excavation in the northeast portion of the Property. The pile appeared to consist of native soil and cobbles. Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the Property. Structural debris consisting of wood planks and minimal concrete rubble were observed directly south of the southernmost former development. Other miscellaneous trash/debris was also noted on the southwest and southeast portions of the Property, and within the Skunk Creek channel, including plastic nursery containers, a tire, and minimal amounts of concrete rubble and cinder blocks. Based on our observations, WT does not consider these materials a REC for the Property.

2.3 Utilities

Water, sewer, electric, and gas services are reportedly not provided to the Property. Water and sewer services are provided to the Property vicinity by the City of Phoenix, and electric services are provided by Salt River Project (SRP).

2.4 Current Adjoining Property Use and Description

The Property is situated within an area of Phoenix, Arizona characterized by a mix of vacant desert land, commercial, and rural residential development. At the time of this assessment, the sites adjoining the Property consisted of the following:

- North was the extension of Skunk Creek and vacant desert land similar to the Property;

- East was vacant desert land similar to the Property;
- South was the extension of Skunk Creek and vacant desert land similar to the Property; and,
- West was vacant desert land similar to the Property.

Based on our observations during the reconnaissance, we did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

2.5 Physical Setting Sources

Topographic maps from the United States Geological Survey (USGS) and hydrogeologic reports from the Arizona Department of Water Resources (ADWR) were reviewed as standard physical setting sources of information about the Property and surrounding area. The physical setting information represents a general indication of topographic and hydrogeologic conditions that may reflect pathways for the migration of hazardous substances and petroleum products onto or away from the Property. However, this regionally-based information may not accurately describe current site-specific physical setting conditions.

According to the 1964, New River SE, 7.5 Minute Series Arizona Topographic Map, the Property has an approximate elevation of 1,620 feet above Mean Sea Level (MSL), and the terrain slopes generally to the south. Union Hills were depicted approximately 3 miles southeast of the Property.

The Property is situated within the Phoenix Active Management Area (AMA), which is divided into several sub-basins consisting of broad alluvial basins filled with over 1,000 feet of sedimentary deposits consisting of unconsolidated silt, sand, clay, gravel, and cobbles. The Property is located in the Lake Pleasant Sub-basin.

Three main water-bearing units comprise the basin-fill deposits. The units, in ascending order, are the Tertiary Lower Conglomerate Unit (LCU), the Quaternary and Tertiary Middle Fine-grained Unit (MFU), and the Quaternary Upper Alluvial Unit (UAU) (U.S. Bureau of Reclamation, 1976). The UAU is the primary source of groundwater in the Phoenix AMA. Groundwater is usually unconfined, but semi-confined conditions exist in areas where there is an increase of fine-grained materials.

The ADWR indicates that the depth to groundwater in the vicinity of the Property ranged from approximately 234 to 285 feet below the ground surface (bgs), based on data from 2002-2003. The direction of groundwater flow was indeterminate based on the contours shown in Figure 4, derived from ADWR Report No. 35. Nearby groundwater pumping, groundwater recharge, and nearby mountain blocks may locally alter the natural groundwater flow direction (Figure 4, Appendix A).

3.0 RECONNAISSANCE FOR KNOWN AND SUSPECT RECS

This section provides information regarding potential sources of known and suspect RECs in connection with the Property.

3.1 Potential Polychlorinated Biphenyl (PCB) Sources

Electrical transformers, capacitors, and possibly hydraulic equipment including elevators, are potential sources of PCBs.

None of these potential PCB sources were observed on the Property during the reconnaissance.

3.2 Aboveground Storage Tanks (ASTs)

ASTs can consist of portable fuel tanks on construction sites, portable fertilizer tanks in agricultural fields, process tanks in industrial applications, large bulk storage tanks at distribution facilities, storage tanks for the dispensing of fuel and lubricants, and the collection of liquid waste materials, and as integral fuel tanks to back-up power generators.

An approximate 250-gallon fiberglass AST was observed next to a domestic water well on the southeast portion of the Property. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas at the time of the reconnaissance. No leaking, staining, or residues were noted on the AST or the soils in the surrounding area. Based on our observations, WT does not consider this AST a REC for the Property.

3.3 Underground Storage Tanks (USTs)

Surface indications of existing or former USTs include pump islands, fill ports, vent pipes, vapor monitoring wells, inventory monitoring equipment, asphalt patches over former tank pits or fuel lines, and remedial systems.

No USTs or surface indications of former USTs were noted on the Property during the reconnaissance.

3.4 Hazardous Substances, Petroleum Products, and Containers

At the time of the reconnaissance, an empty 5-gallon gasoline container was observed in the southwest portion of the Property and an empty 5-gallon bucket was noted on the southeast portion of the Property. WT did not note indications of leakage (e.g., soil staining or odors) in association with these containers. We did not observe indications of the usage, storage, or disposal of hazardous substances or petroleum products in connection with current Property uses. Other than the gasoline container and bucket, WT did not observe

the presence of containers, including drums, pails, bags, bins, silos, or pressurized cylinders, holding hazardous or unknown substances or petroleum products.

3.5 Solid Waste Indicators

Indications of solid waste storage or disposal include dumpsters, roll-off containers, waste piles, uncontrolled disposal of trash, demolition debris, construction debris, or vegetation, wildcat dumping, tires, litter, unusual mounding or depressions, fill or suspected fill from unknown sources, and debris commingled in disturbed surface areas.

WT observed a soil pile that was situated next to a shallow excavation on the northeast portion of the Property. The pile appeared to consist of native soil and cobbles. Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the Property.

Structural debris consisting of wood planks and minimal concrete rubble were observed directly south of the southernmost former development. Other miscellaneous trash/debris was also noted on the southwest and southeast portions of the Property, and within the Skunk Creek channel, including plastic nursery containers, a tire, and minimal amounts of concrete rubble and cinder blocks. Based on our observations, WT does not consider these materials a REC for the Property.

3.6 Wastewater, Stormwater, and Other Liquid Discharges

Wastewater discharges include existing or former surface impoundments, oil/water separators, sumps, catch basins, injection wells, drywells receiving non-stormwater-related discharges, wastewater treatment systems, septic systems including tanks, leach fields, and seepage pits, exterior pipe discharges, pits, ponds, and lagoons.

WT accessed the Maricopa County online search tool for septic systems. A search of the Property using Parcel No. 204-11-002F and the street address of 32201 North 31st Avenue returned no records of a septic system registered to the Property. In historical aerial photographs dated between 1976 and 2013, four structures associated with a rural residence were visible on the southeast portion of the Property. Other than the former building slabs, structural development was not visible on the Property in subsequent years. Since the prior development preceded the availability of municipal sewer to the Property, the prior residential developments may have included one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic systems to be indicative of a potential REC at the Property.

Indications of spills or releases of liquid phase materials consist of odors, pools of liquid, stains, corrosion or discoloration on floors, pavement or the ground surface, sheens on water, and stressed vegetation.

No surface indications of the above-listed liquid waste were observed on the Property during the reconnaissance.

3.7 Air Emission Control Equipment

Air emission control equipment can include laboratory hoods, exterior vent stacks, incinerators, chimneys, bag houses, cyclones, and paint booths and result in the generation of used products or materials consisting of hazardous substances or petroleum products.

No indications of air emission control equipment were noted on the Property during the reconnaissance.

3.8 Existing or Former Wells

Wells can be identified through the presence of well casings extending above the ground surface, turbines or pumps, water storage tanks, pressure tanks, water distribution piping, or traffic-rated covers over monitoring wells. Water produced from wells can be utilized for irrigation, public distribution, personal consumption, or environmental or hydrological monitoring or remediation.

WT observed a domestic water well on the southeast portion of the Property, directly southeast of the former development area. The open well casing was of steel construction and was approximately 8 to 10 inches in diameter. According to records obtained from the Arizona Department of Water Resources (ADWR), the well appears to be associated with Well Registry No. 55-635557. According to the ADWR well records, the well construction was reportedly completed on October 14, 1974, and was subsequently registered to James O. Woodward. Ownership of the well was transferred to Kadhe Development Co. in 1986, followed by John Propst (the previous owner of the Property) and Susan Propst in 1998. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements. Further discussion of this well is provided in Section 6.3 of this report.

4.0 INTERVIEWS

This section summarizes information from interviews conducted as part of this ESA. Questionnaires completed by interviewees and other correspondence are presented in Appendix C.

4.1 Interviews with the User of this Report

FRC Realty, Inc. has been identified as the “User” of this ESA and Givi Peradze provided information consistent with the User Responsibilities described by ASTM E1527-13 by completing WT’s User Questionnaire on May 24, 2022. This ESA was requested in support of planning/zoning requirements, baseline review, and business planning.

The User indicated that the purchase price of the Property is consistent with the fair market value for comparable properties, and he was not aware of a valuation reduction of the Property due to environmental issues. The User was not aware of environmental clean-up liens, engineering controls, institutional controls, land use restrictions, or litigation or administrative actions regarding environmental laws. The User was also not aware of commonly known or reasonably ascertainable information about the Property and did not identify special knowledge about the Property, the surrounding area, or the type of business occurring on the Property, based on personal and professional experience.

4.2 Interviews with the Property Owner, Current Operators, or Occupants

Patrick Evans, representative of the Property owner, completed and returned WT's Owner/Key Site Manager Questionnaire on May 24, 2022. Mr. Evans indicated he had been familiar with the Property for 16 years. According to Mr. Evans, he did not know of electric, sewer, water, gas, and solid waste services provided to the Property.

Mr. Evans indicated the Property was previously owned by John E. Propst. He indicated the Property was developed with a house and possibly some outbuildings between approximately 1960 and 1990. According to Mr. Evans, there were no current occupants on the Property and the site has been used for cattle grazing since 2006.

Mr. Evans indicated that he did not know of current or past ASTs or USTs; current or past waste disposal, landfilling, or buried debris; current or former pits, ponds, lagoons, or septic systems; or current or former drywells; retention or detention basins; and current or past storage or use of hazardous chemicals on the Property. He was also not aware of current/past hazardous substances, petroleum products, containers, solid waste, wastewater, or liquid discharges on the Property. Mr. Evans indicated he was aware of a domestic water well on the Property located near an old slab for a former house. He indicated the well has been present since approximately 1970 and operated until 2006. He indicated John Propst, the former owner, likely ran the water well for some time to grow plants. In addition, Mr. Evans indicated he was aware of prior environmental assessment reports previously conducted on the Property. WT was provided with a previous environmental assessment report for the Property which is further discussed in Section 5.9 of this report.

4.3 Interviews with Past Owners, Operators, or Occupants

WT did not interview past owners or operators of the Property. The lack of an interview does not negatively impact our ability to identify conditions likely to indicate RECs to the Property since history of the Property has been established using other data sources. Attempts to contact prior owners are summarized below.

According to the Maricopa County land title records, the previous owner of the Property was John E. Propst. WT conducted a google search online and was able to identify a

telephone number. We attempted to telephone John Propst; however, he was not available and we left a voice message.

4.4 Interviews with Others

WT routinely contacts State and local government agencies regarding information and records concerning the Property. These contacts/interviews may be made in person, by telephone, or in writing. We made reasonable attempts to interview at least one representative of the following types of State or local government agencies: local fire department; local health agency; hazardous waste control agencies; building permit agencies; or groundwater use permitting agencies.

WT contacted the City of Phoenix Building and Planning Department, by online application, to request building records for the current address pertaining to the Property. A further discussion of the records request is provided in section 5.5 of this report.

The City of Phoenix Fire Department was contacted regarding fire prevention records for the former residential development on the Property. A further discussion of the records request is provided in section 5.5 of this report.

5.0 HISTORICAL RECORDS INFORMATION

The objective of consulting historical sources was to develop a history of obvious uses of the Property back to 1940, or to the first developed use of the Property, whichever is earlier unless a data failure occurred. The earliest standard historical source reviewed for this ESA was an aerial photograph dated 1953, which depicted the Property as undeveloped desert. The intervals between standard historical sources reviewed for this ESA exceeded five years, thus a data gap occurred. The data gap is not considered significant and did not impede WT's ability to interpret RECs, as the Property was desert land. Supporting historical documentation is provided in Appendix D.

5.1 Property Tax Files

The Maricopa County Assessor identifies the Property as Parcel No. 204-11-002F. According to records obtained from the Maricopa County Assessor, the current owner of the Property is North Gateway Core Acreage Investors, LLC/ETAL.

5.2 Land Title Records

As indicated by a Warranty Deed obtained from the Maricopa County Assessor's website, John E. Propst, an unmarried man, conveyed the Property to North Gateway Core Acreage Investors, LLC a Delaware limited liability company, as an undivided 85% interest and Hare Investments Limited Partnership, an Arizona Partnership as to an undivided 15% interest on April 6, 2006.

5.3 Zoning/Land Use Records

According to the City of Phoenix My Community Map, the Property is situated within a zoning designation of Planned Community (PC) District and Flood Hazard and Erosion Management District. The Planned Community District is intended to: establish planning and development control parameters while allowing sufficient flexibility to permit final detailed planning at the time of development; permit and encourage the unified planning of large areas in order to achieve the mixture and variety of land uses which such large scale planning makes possible; permit and encourage planning for the proper relationship between the land uses within the PC Districts and the existing of anticipated development in the surrounding area; and, assure the City and land developer that the Planned Community Program approved under the PC District amendment may be carried out over a specified number of years. The Flood Hazard and Erosion Management District is designed to establish regulations pertaining to the use and development of land within erosion control zones.

5.4 Local Street Directories

Local street directories are annual publications that list the names of telephone service recipients by address. The information contained in local street directories may be useful in establishing the type of facility or business that operated at a particular address in a given year. The majority of the Property was vacant land between 1953 and 1976 when residential structures were depicted on the southeast portion of the Property. The residential structures were demolished between 1987 and 2014. The remainder of the Property and surrounding land were depicted as vacant land through 2022. A review of historical aerial photographs identified the developments as apparent residential use during that time period; and, the surrounding area has never been developed in the past. Therefore, local street directories would not be expected to yield useful information for the identification of potential RECs on the Property, and they were not requested as part of this assessment.

5.5 Building Inspection Records

On May 20, 2022, WT requested building records for the Property address at 32201 North 31st Avenue from the City of Phoenix Building and Planning Department. However, building records were not received as of the issuance of this report. A copy of the records request is included in Appendix D.

WT visited the City of Phoenix building permit search tool online for building or demolition permits for the former residential development on the southeast portion of the Property. No records were identified for the Property.

On May 20, 2022, we requested fire prevention records from the City of Phoenix Fire Department. We requested general fire inspections, environmental records, hazardous materials permits, and records of USTs and ASTs for the Property. According to Rosa

Arguelles, with the City of Phoenix Fire Department, no records were identified pertaining to hazardous materials permits, and USTs or ASTs for the Property. Copies of the fire records request and email correspondence are provided in Appendix D.

5.6 Fire Insurance Maps

Fire Insurance maps were produced by private fire insurance map companies and depicted physical features and developments on the land. These maps typically cover older sections of metropolitan areas.

The United States Library of Congress maintains an online collection of Sanborn Fire Insurance Maps from the late-1800s through the mid-1900s. A review of the collection indicated that the maps do not cover the area of the Property.

5.7 Topographic Maps and Atlases

Topographic maps were reviewed for indications of prior land uses or structures on or adjacent to the Property. WT reviewed the USGS 1:250000 scale Phoenix, Arizona Quadrangle topographic map dated 1954. WT also reviewed four versions of the USGS 7.5-Minute Series New River SE, Arizona Quadrangle topographic maps dated 1964 (photo-revised 1981), 2014, and 2018. Additionally, WT reviewed four versions of the USGS 7.5-Minute Series Biscuit Flat, Arizona Quadrangle topographic maps for the area west of the Property dated 1965 (photo-revised 1981), 2014, and 2018.

The Property

The 1954 Phoenix and 1964 New River SE topographic maps depicted the location of the Property with no developed features. Skunk Creek was depicted extending through the west-central portion of the Property. The 1964 (photo-revised 1981) topographic map depicted one development and a jeep trail traversing the southeast portion of the Property. In the underlying aerial photographs for the 2014 and 2018 maps, four concrete building pads and miscellaneous debris were visible on the southeast portion of the Property.

The Surrounding Area

The Phoenix 1954 topographic map depicted an unimproved road and a residential dwelling (a ranch house) directly northeast of the Property. Interstate 17 was depicted west of the Property, and several intermittent water features were depicted in the surrounding area.

The 1964 New River SE topographic map depicted Bronco Tank (a reservoir) approximately 1/2 mile southeast of the Property. The 1965 Biscuit Flat topographic map depicted the construction of Interstate 17 west of the Property.

The photo-revised 1981 New River SE and Biscuit Flat topographic maps depicted several unimproved roads in the surrounding area.

The 2014 and 2018 New River SE topographic maps depicted residential streets in the regions east and north of the Property. The 2014 and 2018 Biscuit Flat topographic maps depicted the complete construction of Interstate 17 and the 303 Loop west of the Property.

Other than the features previously described, the maps did not depict gravel pits, wells, mine shafts, or landfills on or near the Property.

5.8 Aerial Photography

WT reviewed aerial photographs from the Maricopa County GIS website, HistoricAerials (www.historicaerials.com), and Google Earth to evaluate past uses and relevant characteristics of the Property and adjoining sites. Aerial photographs with dates ranging from 1953 to 2022 were reviewed. Selected historical aerial photographs from the Maricopa County GIS website are presented in Appendix D.

The Property

Based on our review, the majority of the Property appeared to be vacant desert land from approximately 1953 through the present. A north-south-oriented ephemeral wash (Skunk Creek) extended through the western portion of the Property.

In a 1976 aerial photograph, a jeep trail was visible leading to two rectangular structures that appeared to be residential developments on the southeast portion of the Property. A circular structure that appeared to be a corral was visible north of the structures; however, by 1981 the circular structure was no longer apparent. An additional building structure was visible directly north of the other structures. WT observed what appeared to be trailers or recreational vehicles in the immediate area. A small structure that appeared to be an outhouse building was visible directly northwest of the structures. By 1987, one of the southernmost developments was no longer apparent. The remaining concrete foundations appeared to be used to park recreational vehicles in the 1988 aerial photograph.

By 1991, a fence appeared to encircle the developed portion of the Property. On the southeast corner of the fence enclosure, WT observed an ovular structure in the 1996 aerial photograph. The ovular structure was visible in subsequent aerial photographs through the present. During the site reconnaissance, WT identified this ovular structure as an approximate 250-gallon fiberglass AST which was situated adjacent to a domestic water well. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas. No leaking, staining, or residues were noted on the AST or the soils in the surrounding area. WT does not consider this AST a REC for the Property.

The 1998 aerial photograph depicted three concrete foundations and one remaining structure on the southernmost portion of the gated enclosure. WT noted trenching activities along the gated enclosure in the 1999 aerial photograph that was likely associated with the gate removal. WT also noted a rectangular pit on the northwest corner of the former gated enclosure. We did not observe indications of buried debris in the subsequent aerial photographs through the present. During the site reconnaissance, WT observed a shallow excavation and a soil pile in the same general location of the pit. The soil pile appeared to consist of native soil and cobbles. Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the Property.

By 2014, the remaining structure appeared to be demolished. The Property appeared to be unchanged and the structural debris appeared to remain through the most recent aerial photograph dated 2022.

The Surrounding Area

The surrounding area appeared as vacant desert land in the 1953 aerial photograph. Several washes and jeep trails were visible in the vicinity of the Property. Interstate 17 was visible to the west. Significant changes were not observed until the early 2000s when residential development was visible further east of the Property. North Valley Parkway and Dove Valley Road appeared to be paved east and north of the Property by 2003 and 2013, respectively. We also observed several commercial buildings southeast of the Property. The development of commercial and residential structures was apparent to the north between 2013 and 2019. Additional development of commercial structures southeast of the Property was noted in the 2022 aerial photograph.

5.9 Other Historical Sources

WT reviewed a prior Phase I ESA report which included the Property. The report was completed by Allen Environmental Services (AES) and was titled *Phase I Environmental Site Assessment, 20 Acres Vacant Land, 32201 North 31st Avenue, Phoenix, Arizona* dated September 6, 2002. At the time of their reconnaissance, AES indicated the Property and surrounding area consisted of native vacant land. AES indicated they did not observe indications of drywells, USTs, staining, stressed vegetation, or other sources of environmental impairment on the Property. AES also did not note visual indications of environmental impairment as the result of storage or disposal of hazardous substances on adjacent land. AES did not identify RECs in association with the Property and did not recommend additional assessment. Selected excerpts from the previous report are provided in Appendix D.

6.0 ENVIRONMENTAL RECORDS REVIEW

WT obtained a commercial database report from EDR that included information extracted from regulatory databases and lists kept by the United States Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ). A copy of the database report with descriptions and release dates of the searched databases, and maps showing locations relative to the Property, is presented in Appendix E. WT also contacted local agency representatives concerning additional records information pertaining to the Property.

6.1 Federal USEPA Records Results

The Federal records maintained by the USEPA included: the National Priorities List (NPL); the Superfund Enterprise Management System (SEMS); No Further Remedial Action Planned (NFRAP) sites; Resource Conservation Recovery Act (RCRA) database of hazardous waste generators; RCRA Treatment Storage Disposal Facilities; RCRA Corrective Action Sites (CORRACTS); Federally-registered engineering or administrative controls; Federal brownfields sites; and the Emergency Response Notification System (ERNS) Database.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched Federal USEPA databases.

6.2 Arizona ADEQ Records Results

The Arizona records maintained by the ADEQ included: the Water Quality Assurance Revolving Fund (WQARF) Registry List; the Arizona Superfund Program List (ASPL); the historic Arizona CERCLA Information Data System (ACIDS); the Registered UST Database; the Leaking USTs (LUST) List; the Brownfields/Voluntary Remediation Program (VRP) List; the Database of Voluntary Environmental Mitigation Use Restrictions (VEMURs) and Declarations of Environmental Use Restriction (DEURs); lists of Solid Waste Facilities; and the Hazardous Materials Response Incidents (HAZMAT) List.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched ADEQ databases.

6.3 Additional Records Reviews

The following local and/or additional State and Federal records sources were reviewed to supplement the standard records sources discussed in Sections 6.1 and 6.2 of this report. Copies of the records are provided in Appendix F.

WT accessed the ADEQ on-line search tool for recordings of land use restrictions known as Declarations of Environmental Use Restrictions, of "DEURs", and Voluntary Environmental Mitigation Use Restrictions, or "VEMURs" on the Property. The search returned no records of DEURs or VEMURs recorded against the Property. Supporting information is provided in Appendix F.

An ADEQ MEGASEARCH query for the Property's address identified no ADEQ registry listings for the Property. A copy of the MEGASEARCH query is provided in Appendix F.

WT accessed the Maricopa County online search tool for septic systems. A search of the Property using the Parcel No. 204-11-002F and street address of 32201 North 31st Avenue returned no records of a septic system registered to the Property. Supporting information is provided in Appendix F.

In historical aerial photographs dated between 1976 and 2013, four structures associated with a rural residence were visible on the southeast portion of the Property. Other than the former building slabs, structural development was not visible on the Property in subsequent years. Since the prior development preceded the availability of municipal sewer to the Property, the prior residential developments may have included one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic systems to be indicative of a potential REC at the Property. The historic residential structures appeared to have been demolished by 2014; consequently, septic system (s) associated with these structures would likely have been removed at the time of demolition. However, should a septic system be identified on the Property in the future, it should be evaluated by an Environmental Professional and abandoned in accordance with Maricopa County requirements.

In historical aerial photographs dated between 1976 and 2013, four structures associated with a rural residence were visible on the southeast portion of the Property. Other than the former building slabs, structural development was not visible on the Property in subsequent years. Since the prior development preceded the availability of municipal sewer to the Property, the prior residential developments may have included one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic systems to be indicative of a potential REC at the Property.

WT reviewed information made available on-line by ADWR regarding groundwater wells on the Property and within a 1/2-mile radius of the Property. Based on the information provided by ADWR, one registered domestic well (Well Registry No. 55-635557) was located on the Property. A copy of the ADWR map and records for the well on the Property and surrounding wells are provided in Appendix F.

WT observed a domestic water well on the southeast portion of the Property, directly southeast of the former development area. The open well casing was of steel construction and was approximately 8 to 10 inches in diameter. According to records obtained from the ADWR, the well appears to be associated with Well Registry No. 55-635557. According to the ADWR well records, the well construction was reportedly completed on October 14, 1974, and was subsequently registered to James O. Woodward. Ownership of the well was transferred to Kadhe Development Co. in 1986, followed by John Propst (the previous

owner of the Property) and Susan Propst in 1998. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements.

7.0 SUMMARY OF ASSESSMENT

7.1 Findings

This section presents our opinion regarding the probable impact to the Property from known or suspect RECs which may include current RECs, historical RECs, controlled RECs, or de minimis conditions that were identifiable from the records reviews, interviews, and site reconnaissance.

The Property consists of approximately 19.5 acres of vacant land currently used for cattle grazing. Indications of former residential use was observed on the southeast portion of the Property. The Maricopa County Assessor identifies the Property as Parcel No. 204-11-002F, and according to the Maricopa County Assessor, the current owner of the Property is North Gateway Core Acreage Investors, LLC/ETAL.

At the time of this assessment, the southeast portion of the Property exhibited indications of prior structural development. This portion of the Property was improved with four concrete slabs where a former rural residential development previously existed. WT observed remnants of plumbing/utility pipes in at least one of the concrete slabs. The remainder of the Property was undeveloped desert covered by a sparse to moderately dense growth of low vegetation. Skunk Creek extended in a north to south direction through the west-central portion of the Property. Access to the Property was provided via a dirt road/jeep trail from North Valley Parkway located east of the Property.

WT observed a domestic water well on the southeast portion of the Property, directly southeast of the former development area. The open well casing was of steel construction and was approximately 8 to 10 inches in diameter. According to records obtained from the ADWR, the well appears to be associated with Well Registry No. 55-635557. According to the ADWR well records, the well construction was reportedly completed on October 14, 1974, and was subsequently registered to James O. Woodward. Ownership of the well was transferred to Kadhe Development Co. in 1986, followed by John Propst (the previous owner of the Property) and Susan Propst in 1998. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements.

An approximate 250-gallon fiberglass AST was observed adjacent to the domestic water well on the southeast portion of the Property. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas at the time of the reconnaissance. No leaking, staining, or residues were noted on the AST or the soils in the surrounding area. Based on our observations, WT does not consider this AST a REC for the Property.

An empty 5-gallon gasoline container was observed in the southwest portion of the Property and an empty 5-gallon bucket was noted on the southeast portion of the Property. WT did not note indications of leakage (e.g., soil staining or odors) in association with these containers. WT also observed a soil pile next to a shallow excavation in the northeast portion of the Property. The pile appeared to consist of native soil and cobbles. Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the Property. Structural debris consisting of wood planks and minimal concrete rubble were observed directly south of the southernmost former development. Other miscellaneous trash/debris was also noted on the southwest and southeast portions of the Property, and within the Skunk Creek channel, including plastic nursery containers, a tire, and minimal amounts of concrete rubble and cinder blocks. Based on our observations, WT does not consider these materials a REC for the Property.

The Property is situated within an area of Phoenix, Arizona characterized by a mix of vacant desert land, commercial, and rural residential development. At the time of this assessment, the sites adjoining the Property consisted of the following: north was the extension of Skunk Creek and vacant desert land similar to the Property; east was vacant desert land similar to the Property; south was the extension of Skunk Creek and vacant desert land similar to the Property; and, west was vacant desert land similar to the Property. Based on our observations during the reconnaissance, we did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

Based on our review of historical aerial photographs, the majority of the Property appeared to be vacant desert land from approximately 1953 through the present. A north-south-oriented ephemeral wash (Skunk Creek) extended through the western portion of the Property. In a 1976 aerial photograph, a jeep trail was visible leading to two rectangular structures that appeared to be residential developments on the southeast portion of the Property. A circular structure that appeared to be a corral was visible north of the structures; however, by 1981 the circular structure was no longer apparent. An additional building structure was visible directly north of the other structures. WT observed what appeared to be trailers or recreational vehicles in the immediate area. A small structure that appeared to be an outhouse building was visible directly northwest of the structures. By 1987, one of the southernmost developments was no longer apparent. The remaining concrete foundations appeared to be used to park recreational vehicles in the 1988 aerial photograph.

By 1991, a fence appeared to encircle the developed portion of the Property. On the southeast corner of the fence enclosure, WT observed an ovular structure in the 1996 aerial photograph. The ovular structure was visible in subsequent aerial photographs through the present. During the site reconnaissance, WT identified this ovular structure as an approximate 250-gallon fiberglass AST which was situated adjacent to a domestic water well. The AST appeared to previously store water from the adjacent water well, but appeared to be empty and cracked in some areas. No leaking, staining, or residues were

noted on the AST or the soils in the surrounding area. WT does not consider this AST a REC for the Property.

The 1998 aerial photograph depicted three concrete foundations and one remaining structure on the southernmost portion of the gated enclosure. WT noted trenching activities along the gated enclosure in the 1999 aerial photograph that was likely associated with the gate removal. WT also noted a rectangular pit on the northwest corner of the former gated enclosure. We did not observe indications of buried debris in the subsequent aerial photographs through the present. During the site reconnaissance, WT observed a shallow excavation and a soil pile in the same general location of the pit. The soil pile appeared to consist of native soil and cobbles. Trash/debris, staining, and/or noxious odors were not noted in association with the soil pile; therefore, the soil pile is not considered a REC for the Property.

By 2014, the remaining structure appeared to be demolished. The Property appeared to be unchanged and the structural debris appeared to remain through the most recent aerial photograph dated 2022.

As part of our assessment, WT obtained a commercial database report that included information extracted from regulatory databases and lists kept by the USEPA and the ADEQ. The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched USEPA or ADEQ databases.

WT accessed the Maricopa County online search tool for septic systems. A search of the Property using Parcel No. 204-11-002F and the street address of 32201 North 31st Avenue returned no records of a septic system registered to the Property. In historical aerial photographs dated between 1976 and 2013, four structures associated with a rural residence were visible on the southeast portion of the Property. Other than the former building slabs, structural development was not visible on the Property in subsequent years. Since the prior development preceded the availability of municipal sewer to the Property, the prior residential developments may have included one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic systems to be indicative of a potential REC at the Property.

7.2 Conclusions and Recommendations

WT performed this ESA in general agreement with the scope and limitations of ASTM E1527-13 of approximately 19.5 acres of land located southwest of Dove Valley Road and North Valley Parkway in Phoenix, Arizona. This ESA revealed no evidence of RECs historic RECs, controlled RECs, or vapor migration concerns in connection with the Property, and WT makes no recommendations for further assessment; however, WT recommends the following:

- **Potential Septic System on the Property** - Based on the age of the former residential development on the southeast portion of the Property, it likely utilized one or more septic systems. Based on our experience, septic systems that only receive domestic wastes typically do not represent a significant environmental liability, and WT does not consider past septic system to be indicative of a potential REC at the Property. However, should a septic system be identified on the Property in the future, it should be evaluated by an Environmental Professional and abandoned in accordance with Maricopa County requirements.
- **Domestic Well on the Property** - A domestic well was observed on the southeast portion of the Property, directly southeast of the former development area. According to records obtained from the ADWR, the well appears to be associated with Well Registry No. 55-635557. Although not considered a REC, WT recommends the well be abandoned in accordance with ADWR requirements.

If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

8.0 LIMITATIONS

WT has performed its services in accordance with its contract with the Client, utilizing the degree of skill and care practiced by firms providing similar services in the locality of the Property. No other warranty or representation, either expressed or implied, is made. Not every property warrants the same level of assessment. The level of inquiry for this assessment was guided by factors including the type of property subject to assessment, the expertise and risk tolerance of the user, reasonable limits on time and cost as specified in our contract, and the ability to obtain information that was reasonably ascertainable and practically reviewable. There is a point at which the cost of information obtained or the time required to gather it outweighs the likely usefulness of the information and such cost and delay may, in fact, be a material detriment to the orderly completion of transactions.

Our review of third party information was limited as set forth in the discussion presented herein and was based on our actual knowledge of the information as presented. All results and opinions contained in third party information, including public records, are the sole responsibility of the entity producing the information. An evaluation of the completeness, accuracy, or appropriateness of the test methods or procedures employed by others was outside the scope of this ESA.

This assessment was limited to the identification of conditions likely to indicate RECs in connection with the Property, according to the definitions, scope and limitations contained in ASTM E 1527-13. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of an assessment according to ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are

identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of RECs.

The “User” or “Users” identified by ASTM E 1527-13, including the addressee, any third parties acknowledged in writing by WT, and recipients of reliance letters, are obligated to conduct the “Additional Inquiries” identified in 40 CFR §312.22 and ASTM E 1527-13 independently of the Environmental Professional. These Additional Inquiries include searches for environmental clean-up liens, an assessment of the User’s specialized knowledge or experience, an assessment of the relationship of the purchase price to fair market value, and an assessment of commonly known or reasonably ascertainable information about the property.

Nothing in this ESA, nor in our contract, subsequent correspondence, or reliance letters, shall relieve a User of this report from post-acquisition “Continuing Obligations” as required by CERCLA.

9.0 REFERENCES

9.1 Contacts

Patrick Evans, Evans Law Office, 16897 Algonquin Street, Suite F, Huntington Beach, California, 714-594-5722, pevans@pevanslawoffice.com.

Givi Peradze, FRC Realty, Inc., 600 West Jackson Boulevard, Suite 600, Chicago, Illinois 60661, 312-855-1600, gperadze@fifieldco.com.

Rosa Arguelles, Phoenix Fire Prevention, 602-261-8025, rosa.arguelles@phoenix.gov.

9.2 Reports and Publications

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13. ASTM International; West Conshohocken, Pennsylvania; November 2013

The United States Code of Federal Regulations, Title 40, Part 312, Standards and Practices for All Appropriate Inquiries, November 1, 2005.

Arizona Department of Water Resources (ADWR), Water Atlas, Volume 8, 2010.

Arizona Groundwater Site Inventory (GWSI), <https://gisweb3.azwater.gov/gwsi>
Registry of Wells in Arizona (Wells 55), <https://gisweb3.azwater.gov/WellReg>

Arizona Department of Water Resources; Maps Showing Groundwater Conditions in the Phoenix Active Management Area; Hydrologic Map Series Report No. 35; Maricopa, Pinal, and Yavapai Counties, Arizona; S.J. Rascona; November 2002 - February 2003; Report dated February 2005.

Arizona Department of Environmental Quality MegaSearch database,
<http://megasearch.azdeq.gov/megasearch>

Environmental Data Resources (EDR), Database Report, Inquiry No. 6985580.2s, dated May 18, 2022.

Maricopa County Assessor's Office, <https://mcassessor.maricopa.gov/>.

Maricopa County GIS, 1953, 1976, 1991, 1993, 1996, 1998, 2000-2004, 2006-2021.

Google Earth, 2020-2022.

HistoricAerials.Com (www.historicaerials.com): 1962-2019.

Phoenix Fire Department, Fire Prevention Records, pfd.prevention.records@phoenix.gov.

ADEQ VEMUR/DEUR Search, https://legacy.azdeq.gov/databases/deursearch_drupal.html.

United States Geological Survey, Phoenix, Arizona Quadrangle Topographic Map, 1:250000 scale, dated 1954.

United States Geological Survey, Biscuit Flat, Arizona Quadrangle Topographic Maps, 7.5-Minute Series, dated 1965 (photo-revised 1981), 2014, and 2018.

United States Geological Survey, New River SE, Arizona Quadrangle Topographic Maps, 7.5-Minute Series, dated 1964 (photo-revised 1981), 2014, and 2018.

City of Phoenix, My Community Map,
<https://phoenix.maps.arcgis.com/apps/webappviewer/index.html?id=13428321a9f84e95a634be1beab5fe96>

City of Phoenix, Building Permit Search, <https://appssecure.phoenix.gov/PDD/Search/Permits>

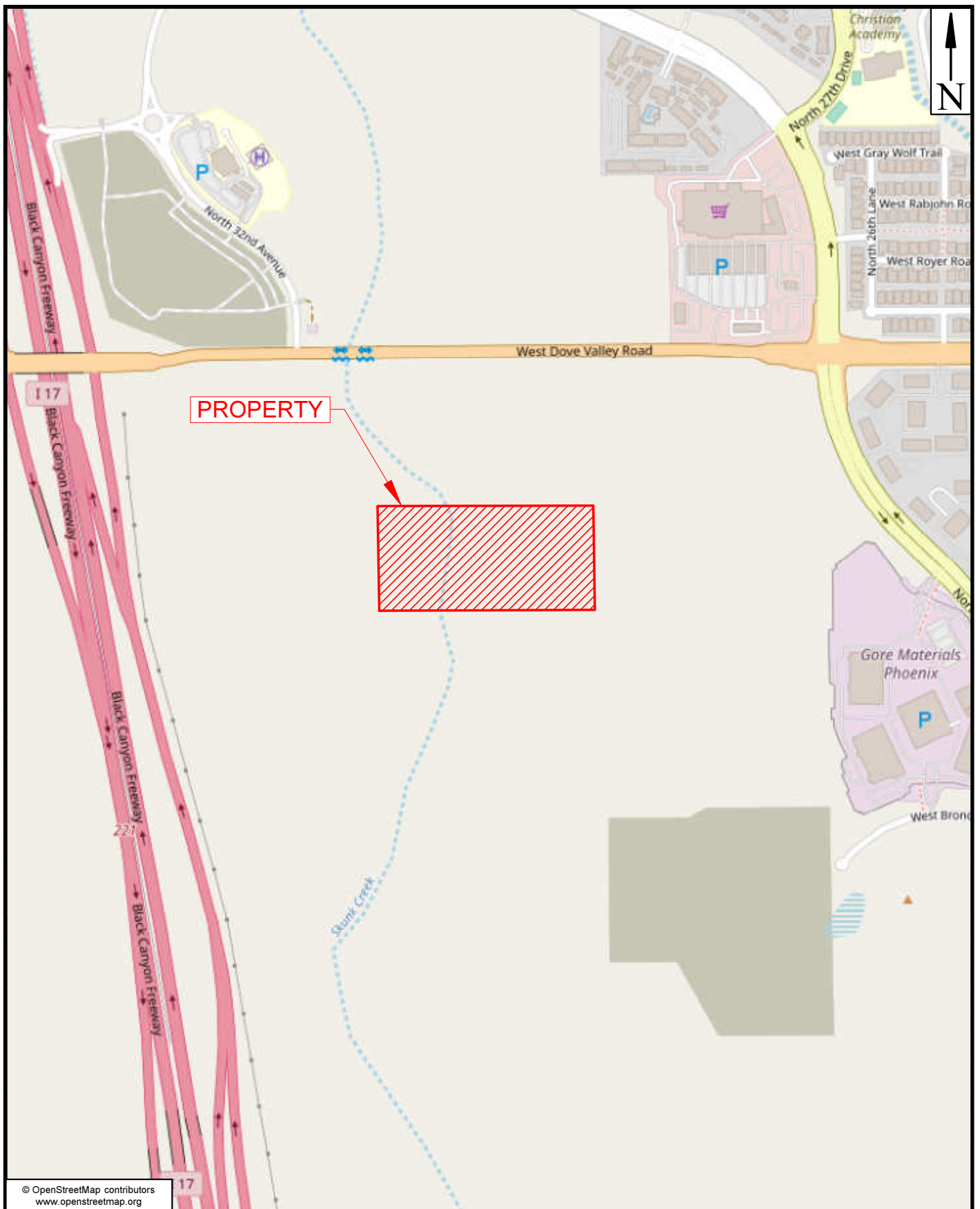
Maricopa County Online Septic Search, <https://www.maricopa.gov/2581/Online-Septic-Research>.

City of Phoenix, Zoning Ordinance, <https://phoenix.municipal.codes/ZO/636>.

Allen Environmental Services (AES), *Phase I Environmental Site Assessment, 20 Acres Vacant Land, 32201 North 31st Avenue, Phoenix, Arizona*, dated September 6, 2002.

APPENDIX A

FIGURES



© OpenStreetMap contributors
www.openstreetmap.org

**Geotechnical
Environmental
Inspections
Materials**

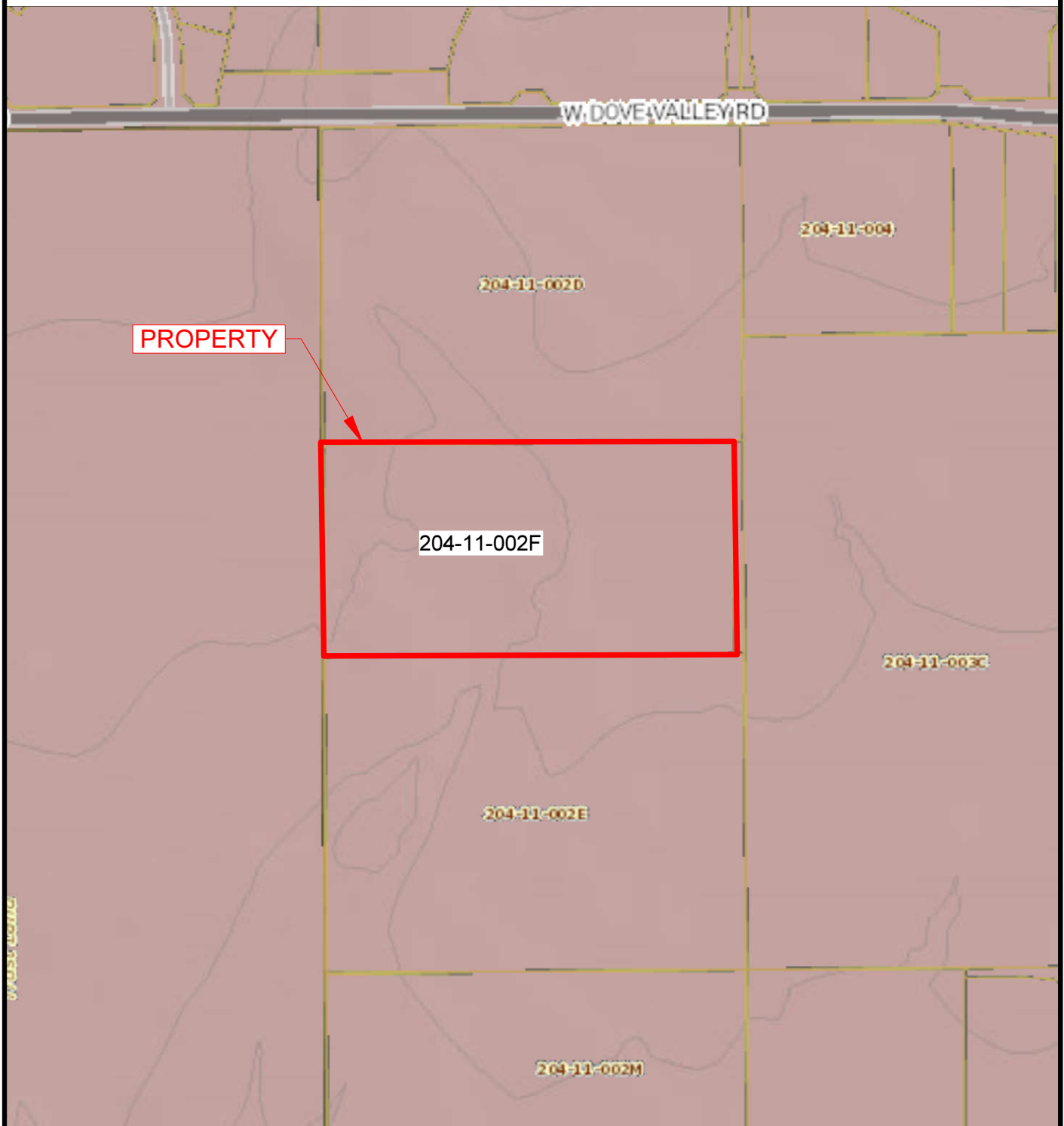


**Western
Technologies Inc.**
The Quality People
Since 1955

FIGURE 1. PROPERTY LOCATION MAP
Phase I Environmental Site Assessment
Approximately 19.5 Acres of Land
SW of Dove Valley Rd. and North Valley Pkwy.
Phoenix, Arizona

WT Job No. 2182JS154

TOWNSHIP 5N RANGE 2E SECTION 14
PARCEL 204-11-002F



Geotechnical
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FIGURE 2. MARICOPA COUNTY ASSESSOR'S MAP
Phase I Environmental Site Assessment
Approximately 19.5 Acres of Land
SW of Dove Valley Rd. and North Valley Pkwy.
Phoenix, Arizona

WT Job No. 2182JS154



2021 Google Earth



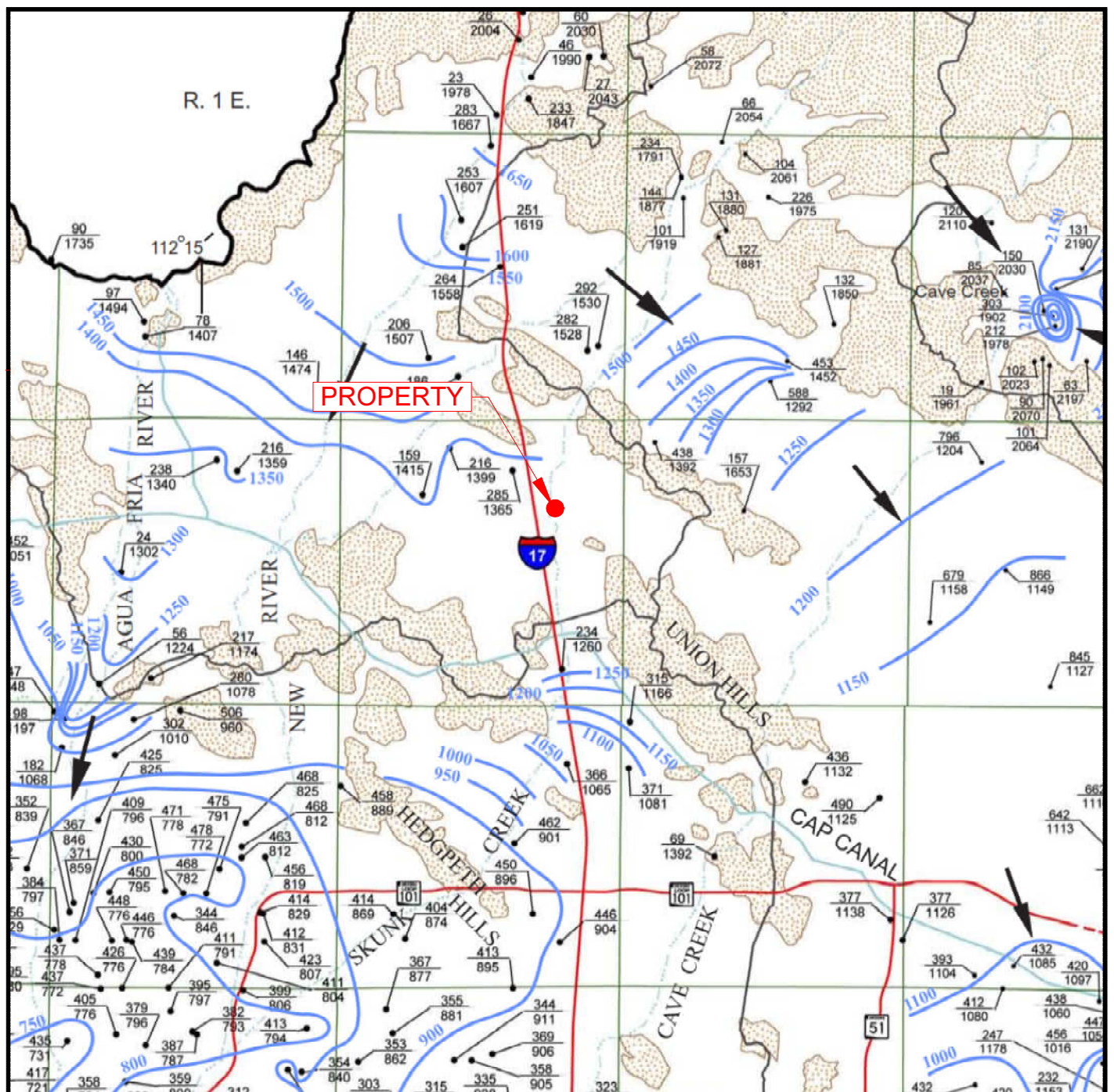
*Geotechnical
Environmental
Inspections
Materials*



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FIGURE 3. 2021 AERIAL AND PROPERTY PLAN
Phase I Environmental Site Assessment
Approximately 19.5 Acres of Land
SW of Dove Valley Rd. and North Valley Pkwy.
Phoenix, Arizona

WT Job No. 2182JS154



LEGEND (Arizona Department of Water Resources Map Series Report No. 35, Sheet 1.)

176/948 • WELL IN WHICH DEPTH TO WATER WAS MEASURED IN 2002–2003 – Upper number, 176, is depth to water in ft below land surface. Lower number, 948, altitude of water level in ft.

LEGEND (Arizona Department of Water Resources Map Series Report No. 35, Sheet 1.)

950 WATER-LEVEL CONTOUR—Shows the approximate altitude of the water level. The number represents distance in feet above mean sea level.



NOT TO SCALE

Geotechnical
Environmental
Inspections
Materials



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FIGURE 4. GROUNDWATER CONTOUR MAP
Phase I Environmental Site Assessment
Approximately 19.5 Acres of Land
SW of Dove Valley Rd. and North Valley Pkwy.
Phoenix, Arizona

WT Job No. 2182JS154

APPENDIX B
PHOTOGRAPHIC LOG

FRC Realty, Inc.
Approximately 19.5 Acres of Land
Southwest of Dove Valley Road and North Valley Parkway
Phoenix, Arizona
Photographic Log
WESTERN TECHNOLOGIES INC.

WT Job No.: 2182JS154

Date: June 1, 2022



Picture 1 - The Property viewed from the southwest corner looking northeast.



Picture 2 - A dirt road entering the Property from North Valley Parkway, looking west from the eastern Property boundary.



Picture 3 - A rock-lined dirt road extending along the former developed area on the southeast portion of the Property.



Picture 4 - One of the two larger concrete slabs in the former developed area on the southeast portion of the Property.



Picture 5 - One of the smaller concrete slabs in the former developed area on the southeast portion of the Property. Remnants of concrete rubble (center) and cinder blocks (top-center) are visible.



Picture 6 - One of the plumbing/utility pipes on one of the larger concrete slabs on the southeast portion of the Property.

FRC Realty, Inc.
Approximately 19.5 Acres of Land
Southwest of Dove Valley Road and North Valley Parkway
Phoenix, Arizona
Photographic Log
WESTERN TECHNOLOGIES INC.

WT Job No.: 2182JS154

Date: June 1, 2022



Picture 7 - Structure debris on the southeast portion of the Property.



Picture 8 - A fiberglass AST (right-center) and an 8 to 10-inch diameter well casing (ADWR Well Registry No. 55-635557) on the southeast portion of the Property.



Picture 9 - A soil pile on the north of the former developed area on the southeast portion of the Property.



Picture 10 - An empty gasoline container in the southwest portion of the Property.



Picture 11 - An 1-gallon empty bucket on the southeast portion of the Property.



Picture 12 - Empty plastic nursery containers scattered throughout the Skunk Creek channel on the southwest portion of the Property.

FRC Realty, Inc.
Approximately 19.5 Acres of Land
Southwest of Dove Valley Road and North Valley Parkway
Phoenix, Arizona
Photographic Log
WESTERN TECHNOLOGIES INC.

WT Job No.: 2182JS154

Date: June 1, 2022



Picture 13 - A discarded tire on the southwest portion of the Property.



Picture 14 - Skunk Creek channel bisecting the west-central portion of the Property.



Picture 15 - The extension of Skunk Creek directly south of the Property.



Picture 16 - Vacant desert land north of the Property.



Picture 17 - Vacant desert land east of the Property.



Picture 18 - Vacant desert land west of the Property.

APPENDIX C
QUESTIONNAIRES AND CORRESPONDENCE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE PER ASTM E1527-13
WT Job. No. 2182JS154

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must conduct the following inquiries required by the applicable sections of the All Appropriate Inquiries Rule. The User should provide the information to Western Technologies. For all "Yes" answers, please provide copies, references, or additional information on an attached sheet.

Your Name: GIVI PERADZE Tel: 312-855-1600
User's Name: ERC REALTY, INC
Property Name: DOVE VALLEY APARTMENTS
Property Address: DOVE VALLEY PKWY / 29th AV City: PHOENIX State: AZ
PARCEL 204-11-002F

Environmental Liens (40 CFR § 312.25) - Did a search of recorded land title records identify any environmental liens filed or recorded against the Property under federal, tribal, state, or local law? Unknown

Activity and Use Limitations (40 CFR § 312.26(a)(1)(v) and (vi)) - Did a search of recorded land title records, judicial records where applicable, or agency records identify any Activity and Use Restrictions, such as engineering controls, Institutional Controls or Land Use Restrictions, that are in place at the Property and/or have been filed or recorded against the Property under federal, tribal, state or local law? Unknown

Specialized Knowledge (40 CFR § 312.28) - Do you have any specialized knowledge or experience relative 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, such that you would have special knowledge of the chemicals or processes used by the types of businesses? Unknown

Purchase Price to Fair Market Value (40 CFR § 312.29(a)) - Is the purchase price being paid for this Property reduced or discounted from the fair market value of the Property? No

Reason for Lowered Purchase Price (40 CFR § 312.29(b)) - If the purchase price is reduced or discounted, could the lowered purchase price be because of known or perceived contamination on the Property?

Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30) - Are you aware of commonly known or reasonably ascertainable information about the Property (e.g. past uses, water quality problems, environmental compliance issues, or permit violations), that might help the environmental professional identify conditions indicative of releases or suspected releases? For example, do you know of past uses? Do you know of specific chemicals used on the Property? Do you know if spills or chemical releases occurred on the Property? Do you know of any environmental clean-ups that have occurred on the Property? Unknown

Reason for This Study (ASTM E1527-13, Section 6.8) - Can you tell us why you are having this study completed (please circle all that apply)?

Lender's Requirements

Planning/Zoning Requirements

Landowner Liability Protection

Yes

Insurance Requirements

Baseline Review

Business Planning

Yes

Yes

Signature: GIVI PERADZE

Date: 5/24/22

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2182JS154

Instructions – Thank you for completing this environmental questionnaire. The questions asked were derived directly from the federal All Appropriate Inquiry Rule (AAI) and from the ASTM Standard E1527. Simply answer the questions based on the information you actually know about the Property. You are not expected to find the answers. If you answer “yes” to any of the questions, you can provide additional information at the end of this form, or a WT representative will contact you to go over the information. Feel free to attach any information you think might be helpful with your answers. Your information is important to us in researching the Property, so please complete the form and return as soon as possible.

PROPERTY INFORMATION

Address: 32201 North 31st Avenue, City: Phoenix, State: Arizona 85085

Current Occupants: none

Current Activities: cattle grazing

UTILITY INFORMATION

1. Please list the service providers for the following utilities:
Electric: unknown to be installed Gas: same
Water: same Sewer: same
Solid Waste: same
2. What is the fuel source for heating buildings on the Property? n/a
3. What is the fuel source for cooling buildings on the Property? n/a

STORAGE TANKS

4. ☐ Y ☒ N ☐ Unk Are there any aboveground storage tanks (ASTs) currently located on the Property?
5. ☐ Y ☒ N ☐ Unk Are you aware of any past ASTs located on the Property?
6. ☐ Y ☒ N ☐ Unk Are there any underground storage tanks (USTs) currently located on the Property?
7. ☐ Y ☒ N ☐ Unk Are you aware of any past USTs located on the Property?

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2182JS154

HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, AND CONTAINERS

8. ☐ Y ☒ N ☐ Unk Are there any containers of hazardous chemicals or petroleum currently stored or used on the Property?
9. ☐ Y ☒ N ☐ Unk Are you aware of past uses of hazardous chemicals on the Property?
10. ☐ Y ☒ N ☐ Unk Do you know of any stained soils on the Property?
11. ☐ Y ☒ N ☐ Unk Do you know of any current or previous in-ground hydraulic lifts on the Property?
12. ☐ Y ☐ N ☒ Unk Have pesticides ever been mixed, stored, or applied on the Property?

SOLID WASTE

13. ☐ Y ☐ N ☒ Unk Do you know if solid waste like garbage, refuse, demolition debris, construction debris, landscaping debris, liquids, containers have been discarded on or buried beneath Property?
14. ☐ Y ☐ N ☒ Unk Do you know if the Property has ever operated as a landfill?
15. ☐ Y ☐ N ☒ Unk Has soil from an unknown source been placed, spread, or piled on the surface or used as fill on the Property?
16. ☐ Y ☐ N ☒ Unk Do you know if used tires were ever discarded on or buried beneath the Property?
17. ☐ Y ☒ N ☐ Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Property?

WASTEWATER AND LIQUID DISCHARGES

18. ☐ Y ☒ N ☐ Unk Are you aware of current or former pits, ponds or lagoons for liquid wastes on the Property?
19. ☐ Y ☒ N ☐ Unk Are you aware of any current or past wastewater interceptors, clarifiers, or sumps on the Property?
20. ☐ Y ☒ N ☐ Unk Are there any current or former septic systems, cess pools, seepage pits, or leach fields located on the Property?

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2182JS154

STORMWATER AND DRAINAGE PROVISIONS

21. ☐ Y ☐ N ☒ Unk Are there any dry wells on the Property?
22. ☐ Y ☒ N ☐ Unk If yes, do you know if they are registered with the state agency?
23. ☐ Y ☒ N ☐ Unk Are there any retention or detention basins on the Property?
24. ☐ Y ☐ N ☒ Unk Do you know if storm water from an off-site source flows onto the Property?

WELLS

25. ☒ Y ☐ N ☐ Unk Do you know of any current or former groundwater wells on the Property?
- If yes, check type of well(s):
- ☐ Irrigation ☒ Domestic ☐ Livestock ☐ Environmental Monitoring

CURRENT/PREVIOUS ENVIRONMENTAL INVESTIGATION OR REGULATORY ACTION

26. ☐ Y ☐ N ☒ Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?

AVAILABILITY OF HELPFUL ENVIRONMENTAL DOCUMENTS

27. ☒ Y ☐ N ☐ Unk Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection?
- Check all that apply:

- | | |
|--|---|
| ☒ Prior environmental assessment reports | ☐ NPDES Permits |
| ☐ Environmental audit reports | ☐ Wastewater Permits |
| ☐ Hazardous Waste Generator Notices | ☐ Air Emissions Permits |
| ☐ Community Right-To-Know Plan | ☐ UST Registrations |
| ☐ Environmental Management Plan | ☐ AST Registrations |
| ☐ Hydrogeologic Reports | ☐ Material Safety Data Sheets |
| ☐ Geotechnical Reports | ☐ Safety Plans |
| ☐ SARA Title III/Form R Reports | ☐ Spill Prevention Control/ |
| ☐ Title Records | ☐ Countermeasures Plan |
| ☐ Hazardous Waste Manifests | ☐ Waste Oil Disposal Records |
| ☐ Water Well Records | ☐ Drywell Registration Records |

WESTERN TECHNOLOGIES INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE
WT Job No. 2182JS154

PRIOR SITE USES

28. ☒ ☐ N ☐ Unk Do you know if the Property was used for any of the following businesses?
Check all that apply. List other past uses/owners in the notes section below.

- | | |
|--|--|
| ☐ Gasoline or Diesel Fueling Station | ☐ Automotive Sales or Service |
| ☐ Heavy Equipment Repair or Maintenance | ☐ Drycleaning |
| ☐ Commercial Laundry | ☐ Medical Services |
| ☐ Commercial Printing | ☐ Industrial/Manufacturing |
| ☐ Warehousing/Distribution | ☐ Junkyard or Salvage Business |
| ☐ Farm Operation: Agriculture or Dairy | ☐ Laboratory or Chemical Handling |
| ☐ Aviation, Runways, Air Transportation | ☐ Rail Transportation |

PERSON COMPLETING THE FORM

Name: Patrick J. Evans Years Familiar w/Property: 16

Business Affiliation: Manager of LLC owner

Address: 16897 Algonquin St, Ste. F City: Huntington Beach State: CA

Tel: 714-594-5722 Fax: 714-840-6861 E-Mail: pevans@pevanslawoffice.com

Relationship to the Property (please check all that apply):

- | <u>Owner</u> | <u>Occupant</u> | <u>Key Site Manager</u> |
|--|--|---|
| ☐ Individual Owner | ☐ Owner Occupant | ☐ Property Manager |
| ☒ Corporation or LLC | ☐ Business Occupant | ☐ Facilities Manager |
| ☐ Partnership | ☐ Business Employee | ☐ Maintenance Supervisor |
| ☐ Trust/Trustee | | ☐ Plant Supervisor |
| ☐ Owner's Broker | | ☐ Leasing Agent |

Signature: Patrick Evans Date Completed: May 24, 2022

NOTES

APPENDIX D
HISTORICAL RECORDS

204-11-002F

Agriculture Parcel

This is a Agriculture parcel located at [32201 N 31ST AVE PHOENIX 85085](#). The current owner is NORTH GATEWAY CORE ACREAGE INVESTORS LLC/ETAL. Its current current year year full cash value is \$782.

This parcel's appeal deadline date is: April 29th, 2022

 MAPS

 PICTOMETRY

 VIEW/PAY TAX BILL

 DEED

 OWNER

 VALUATIONS

 MAP FERRET

 SIMILAR PARCELS

 REGISTER RENTAL

 PRINT DETAILS

PROPERTY INFORMATION



[32201 N 31ST AVE PHOENIX 85085](#)

MCR #	
Description	S2 S2 NW4 NE4 & ALSO N2 N2 SW4 NE4 EX E 30F
Lat/Long	
Lot Size	851,380 sq ft.
Zoning	FH
Lot #	
High School District	DEER VALLEY UNIFIED #97
Elementary School District	DEER VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R ?	14 5N 2E
Market	08/010
Area/Neighborhood	
Subdivision (0 Parcels)	

OWNER INFORMATION



[NORTH GATEWAY CORE ACREAGE INVESTORS LLC/ETAL](#)

Mailing Address	16897 ALGONQUIN ST STE F, HUNTINGTON BEACH, CA 92649 USA
Deed Number	060518381
Last Deed Date	04/18/2006
Sale Date	n/a
Sale Price	n/a

VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2023	2022	2021	2020	2019
Full Cash Value	\$782	\$782	\$782	\$782	\$782
Limited Value	\$782	\$782	\$782	\$782	\$782
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15.0%	15.0%	15.0%	15.0%	15.0%
Assessed LPV	\$117	\$117	\$117	\$117	\$117
Property Use Code	4710	4710	4710	4710	4710
PU Description	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL
Tax Area Code	971300	971300	971300	971300	971300
Valuation Source	Notice	Notice	Notice	Notice	Notice

MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

▸ [Parcel Maps \(1\)](#)

▸ [Book/Map Maps \(3\)](#)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS

WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.



Maricopa County Treasurer's Office

John M. Allen, Treasurer

Tax History 204-11-002F

Current Mailing Name & Address

NORTH GATEWAY CORE ACREAGE INVESTORS
LLC
16897 ALGONQUIN ST STE F
HUNTINGTON BEACH, CA 92649

Property (Situs) Address

32201 N 31ST AVE
PHOENIX, AZ 85085

2021 Tax Due

Assessed Tax: \$14.06 **Tax Paid:** \$14.06 **Total Due:** \$0.00

[View 2021 Tax Details](#)

[Create a payment coupon](#)

Tax Years

Tax Year	Status	Assessed Tax	Amount Due
2021	Paid	\$14.06	\$0.00
2020	Paid	\$14.50	\$0.00
2019	Paid	\$14.80	\$0.00
2018	Paid	\$18.90	\$0.00
2017	Paid	\$23.00	\$0.00
2016	Paid	\$26.68	\$0.00
2015	Paid	\$26.78	\$0.00
2014	Paid	\$30.66	\$0.00
2013	Paid	\$30.78	\$0.00
2012	Paid	\$34.38	\$0.00

Total Amount Due

Total Amount Due: \$0.00

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

📍 301 West Jefferson St., Suite 100, Phoenix, Arizona 85003
711 📠 FAX (602)506-1102

✉ E-Mail Us
⚠ Disclaimer

☎ (602)506-8511 📞 TT

Recorded at the request of:
SECURITY TITLE AGENCY, INC.

When recorded, mail to:
NORTH GATEWAY CORE ACREAGE INVESTORS
LLC

20

88

So

315

ESCROW NO. 88-88-27783-VL

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we

JOHN E. PROPST, an Unmarried Man

do hereby convey to

NORTH GATEWAY CORE ACREAGE INVESTORS LLC, a Delaware Limited Liability Company, as to an undivided 85% interest and HARE INVESTMENTS LIMITED PARTNERSHIP, an Arizona General Partnership as to an undivided 15% interest

The following described real property situated in **Maricopa** County, Arizona:

The South half of the South half of the Northwest quarter of the Northeast quarter and the North half of the North half of the Southwest quarter of the Northeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Base & Meridian, Maricopa County, Arizona.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

Dated: April 6, 2006

JOHN E. PROPST

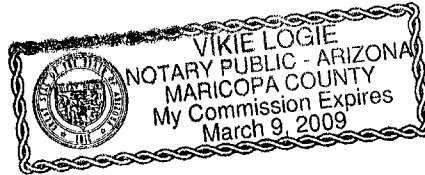
STATE OF ARIZONACOUNTY OF MARICOPA

This foregoing instrument was acknowledged before me this 11 day of April, 2006, by
JOHN E. PROPST

My commission expires: _____



Notary Public



Unofficial Document



Maria Strachan <m.strachan@wt-us.com>

Your Public Records Request Has Been Received

1 message

Public Records Request <no-reply@phoenix.gov>
To: m.strachan@wt-us.com

Fri, May 20, 2022 at 11:33 AM

Thank you for contacting the City of Phoenix. Your request number is: Strachan-05/20/2022-11:33AM.

If you would like to submit an attachment to accompany your request, please forward this email with your attachment to PRR@phoenix.gov. Maximum file size is 20MB, attachment types: PDF, TIFF, JPG, GIF, DOC, or DOCX.

The City of Phoenix responds to public records requests in accordance with ARS §39-121. If you have any questions, please contact us at PRR@phoenix.gov and reference the request number above.

Police, Fire and Court records are not maintained or accessible by this system. To submit a records request for these agencies, please contact Police (<https://phxpublicsafety.dynamics365portals.us>), Fire (<https://www.phoenix.gov/fire/services/public-records>) or the Municipal Court (<https://www.phoenix.gov/court/recordsrequest>) directly.

Description of Public Request:

Address: 32201 N. 31st Ave, Phoenix, Arizona; Parcel No. 204-11-002F

Request for: Building/Demolition Permits, wastewater, septics, planning and zoning documents, any documentation identifying business activities, certificate of occupancy

Thank you,
City of Phoenix Communications Office

This is a system-generated email, please do not reply.

Phoenix Fire Department

Fire Prevention



Fire Prevention Records Request

Please provide the following information. Failure to supply complete information may result in a delayed response to your request. Payment must be received before records are provided.

Please allow up to 45 days for request to be completed.

Research Fee: \$29 per address Plus, \$.24 per printed copy

Today's Date:	May 20, 2022	Requested By: Maria Strachan
Company:	Western Technologies	
Phone: 602-437-3737	Fax:	

Check reports requested:

☒ General Inspections	☒ Hazardous Materials Permits	Other
☒ Certificate of Occupancy	☒ UG / AG Storage Tanks	How Far Back? 1940-Present
☒ Complaints	☒ Environmental Only	☐ Letter Required

**Instructions: List addresses on the same street in numerical order, otherwise put streets in alphabetical order.
For more than 6 addresses please list on a separate sheet.**

1. Address 32201 N. 31st Ave., Phoenix, AZ 85085	Occ. File	Dead File	1987	1997
2. Address	Occ. File	Dead File	1987	1997
3. Address	Occ. File	Dead File	1987	1997
4. Address	Occ. File	Dead File	1987	1997
5. Address	Occ. File	Dead File	1987	1997
6. Address	Occ. File	Dead File	1987	1997

Num. of Pages:	Copy Fee:	Research Fee:	Total Due:	1st Notification 2nd Notification
-----------------------	------------------	----------------------	-------------------	--

Per Arizona Revised Statute §39-121.03 "Commercial Purpose" means the use of a public record for the purpose of sale or resale or for the purpose of producing a document containing all or part of the copy, printout or photograph for sale or the obtaining of names and addresses from such public records for the purpose of solicitation or the sale of such names and addresses to another for the purpose of solicitation or for any purpose for which the purchaser can reasonably anticipate the receipt of monetary gain from the direct or indirect use of such public record.

☒ **Non-Commercial Usage**

☐ **Commercial Usage**

Purpose: Phase I Environmental Site Assessment

Requesting Party's Signature

Disclaimer: The City of Phoenix, a municipal corporation, its agents, and employees, have provided the most complete information or documents available and assume no liability for incomplete or inaccurate documents or information.

Fire Records Request-32201 N 31st Ave, Phoenix, AZ 85085

2 messages

Maria Strachan <m.strachan@wt-us.com>
To: Rosa Arguelles <rosa.arguelles@phoenix.gov>

Fri, May 20, 2022 at 11:41 AM

Rosa,

Attached below is a new fire records request form. Let me know if you have any questions.

--

Maria Strachan

Environmental Scientist

(602) 437-3737, ext. 115 • cell (480) 528-1928

3737 East Broadway Road • Phoenix AZ 85040

**Fire Records Request Form.pdf**

442K

Rosa Arguelles <rosa.arguelles@phoenix.gov>
To: Maria Strachan <m.strachan@wt-us.com>

Tue, May 24, 2022 at 7:30 AM

No records were found for the above referenced address.

Rosa Arguelles

Phoenix Fire Prevention

Ph 602-261-8025

Fax 602-271-9243



From: Maria Strachan <m.strachan@wt-us.com>
Sent: Friday, May 20, 2022 11:41 AM
To: Rosa Arguelles <rosa.arguelles@phoenix.gov>
Subject: Fire Records Request-32201 N 31st Ave, Phoenix, AZ 85085

Rosa,

Attached below is a new fire records request form. Let me know if you have any questions.

--

Maria Strachan

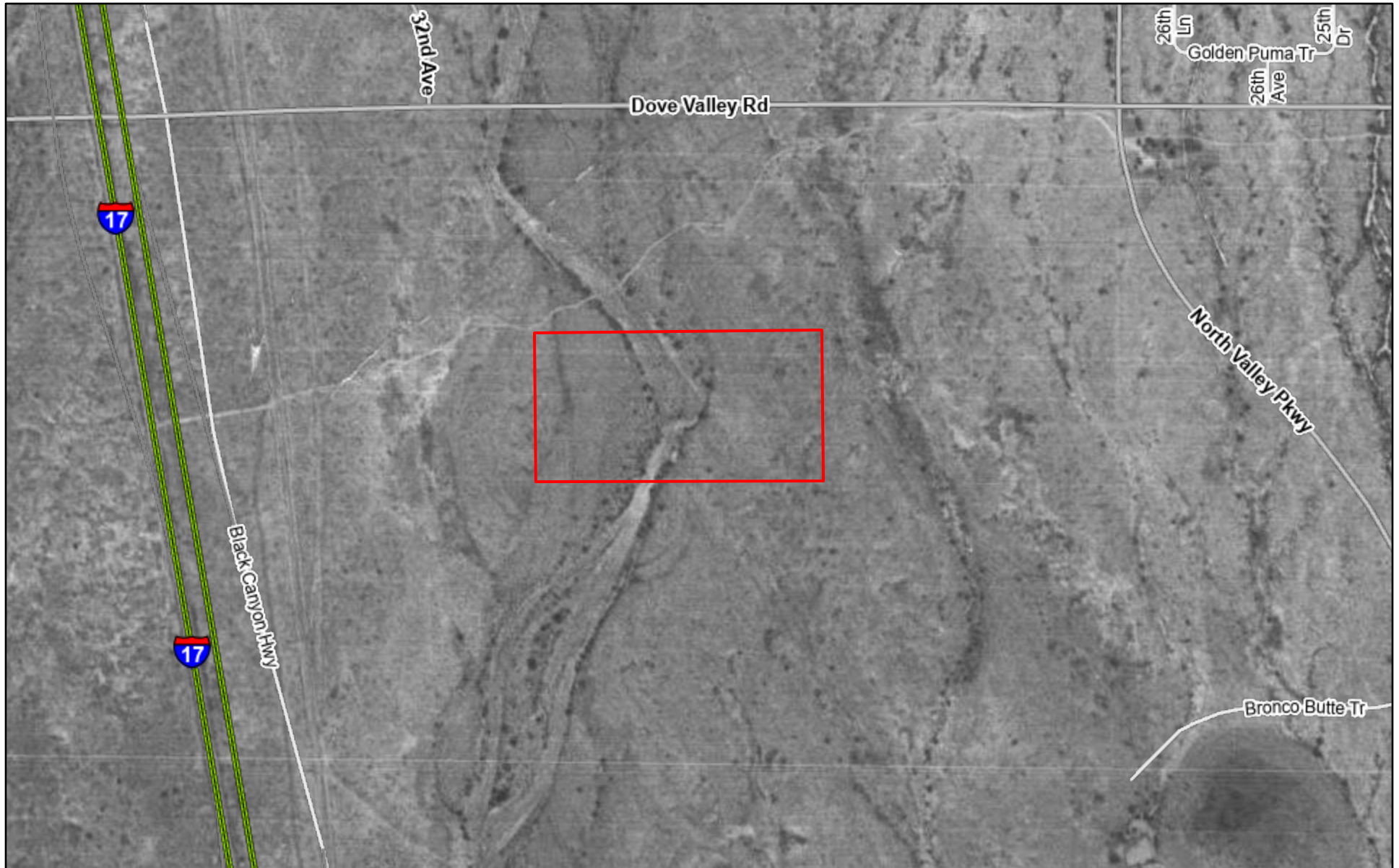
Environmental Scientist

(602) 437-3737, ext. 115 • cell (480) 528-1928

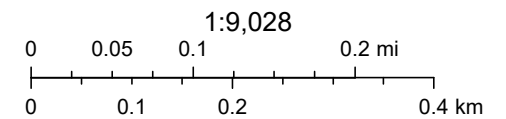
[3737 East Broadway Road • Phoenix AZ 85040](#)



Historical Aerial Photography - March 1953



6/2/2022, 9:10:42 AM



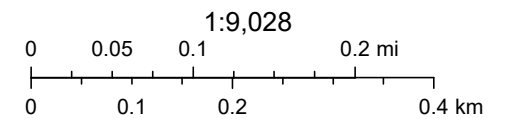
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
© 2020 Maricopa County

Historical Aerial Photography - March 1976



6/2/2022, 9:09:43 AM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
© 2020 Maricopa County

Historical Aerial Photography - June-December 1991

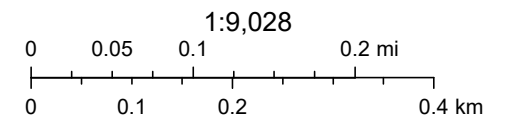


6/2/2022, 9:08:43 AM

Historical Aerial Photography - December 1996



6/2/2022, 9:07:32 AM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
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Historical Aerial Photography - January 2000

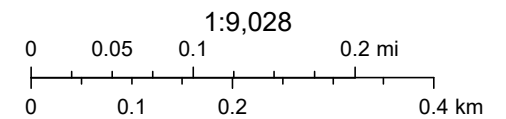


6/2/2022, 9:06:22 AM

Historical Aerial Photography - April 2005



6/2/2022, 9:04:34 AM



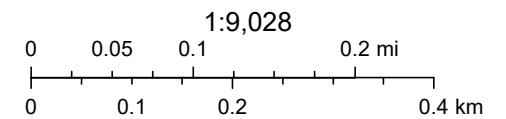
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
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Historical Aerial Photography - September-October 2010



6/2/2022, 9:03:12 AM



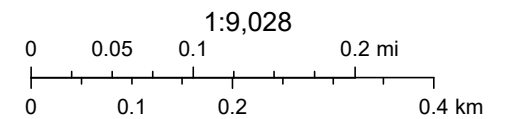
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
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Historical Aerial Photography - November 2015-February 2016



6/2/2022, 9:01:48 AM



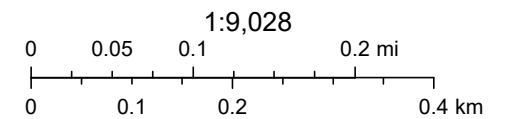
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
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Historical Aerial Photography - October-November 2020



6/2/2022, 9:00:14 AM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Office of Enterprise Technology/GIS
© 2020 Maricopa County

**REPORT
PHASE I ENVIRONMENTAL ASSESSMENT
20 ACRES OF VACANT LAND
32201 NORTH 31ST AVENUE
PHOENIX, ARIZONA
for
CARNEGIE FIRST LENDING**

**A L L E N
Environmental
SERVICES**

September 6, 2002

0061

**ALLEN
Environmental
SERVICES**

1707 E. Weber Dr. • Suite 6 • Tempe, Arizona 85281
(480) 966-7171 • Fax (480) 394-0188

September 6, 2002

Mr. John Propst c/o
Mr. Tony Toledo
Carnegie First Lending
4110 North Scottsdale Road
Suite 240
Scottsdale, Arizona 85251

Report
Phase I Environmental Assessment
20 Acres Vacant Land
32201 North 31st Avenue
Phoenix, Arizona

Dear Mr. Toledo:

Allen Environmental Services is pleased to submit three copies of this Phase I Environmental Assessment on the 20 acres of property located at 32201 North 31st Avenue, Phoenix, Arizona (the "site" or the "subject parcels"). The purpose of the Environmental Assessment was to review past and current site operations to assess the potential of hazardous materials in soil and/or ground water. The services summarized herein were conducted in accordance with the Allen Environmental Services verbal notice to proceed on September 3, 2002. A vicinity map, site map and site photographs are included as Figures 1, 2 and 3.

Allen Environmental Services appreciates having had the opportunity to provide environmental services to Carnegie First Lending Services. Please contact us if you have any questions or require further assistance.

Respectfully submitted,
ALLEN ENVIRONMENTAL SERVICES


Jerry A. Denton
Principal

see/phase1/0011.doc

0062

Carnegie First Lending
September 6, 2002

SITE OBSERVATIONS

Mr. Jerry A. Denton of Allen Environmental Services, conducted a site visit on September 7, 2002 to observe and document current site conditions for evidence of improper storage, treatment or disposal of hazardous substances. The site was observed to consist of 20 acres of native vacant land near I-17 and the 31st Avenue Right of Way.

Evidence of drywells, underground storage tanks, asphalt stains, stressed vegetation or evidence of other sources of environmental impairment was not observed on the subject property.

Adjacent Properties

Allen Environmental Services conducted a review of adjacent properties from the site and public right-of-ways for visible indications that the adjacent properties may have impaired the site. The adjacent properties are listed below:

• North adjacent	-	Vacant Native Land
• South adjacent	-	Vacant Native Land
• East adjacent	-	Vacant Native Land
• West adjacent	-	Vacant Native Land

Visual evidence of environmental impairment of the site as a result of improper treatment, storage or disposal of hazardous substances from adjacent properties was not observed.

SITE HISTORY REVIEW

Aerial Photograph Review

Allen Environmental Services staff reviewed aerial photographs of the site and vicinity. Photographs dates ranged from 1954 to 2002. Review of historical aerial photographs indicated that the site was always Native Undeveloped Land. Evidence of environmental impairment from historical use was not identified on the subject property.

Carnegie First Lending
September 6, 2002

CONCLUSIONS

Allen Environmental Services scope of services did not identify conditions on the subject property which we recommend additional study to assess environmental impairment associated with chemical use, storage or disposal of hazardous materials.

LIMITATIONS

The conclusions presented in this report are professional opinions based solely upon the indicated data described in this report, visual observations of the site and documents reviewed, as described in this report. They are intended exclusively for the purpose outlined herein for the site locations and project indicated. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or findings, conclusions, or recommendations presented herein is at the sole risk of said user. It should be recognized that this study was not intended to be a definitive investigation of environmental contamination at the subject property and the recommendations provided are not necessary inclusive of all possible unidentified conditions.

Opinions and recommendations presented herein apply to the site conditions existing at the time of our investigations and cannot necessarily apply to site changes of which Allen Environmental Services is not aware and has not had the opportunity to evaluate. Changes in the conditions of this property may occur with time due to natural processes or the works of man on the subject site or adjacent properties. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

The following Figures are included and complete this report:

- Figure 1: Vicinity Map
- Figure 2: Site Map
- Figure 3: Site Photographs



September 30, 2003

John Propet
P.O. Box 41513
Phoenix, AZ 85080

RE: 31201 N. 31ST AVENUE
A.P.N. 304-11-002 V

Dear John:

The above referenced parcel of land having an approximate net area of 19.54 acres is partially located within the Skunk Creek Floodplain. The F.E.M.A. maps show the extent of the flow down the Skunk Creek Wash across this property. The area outside of the floodway amounts to approximately 13.30 acres of land. Once a detailed survey of the property is done showing the actual ground elevations and comparing them with the actual water surface elevation of the 100 year flow down the Skunk Creek Wash a more accurate area can be determined.

If you have any questions regarding this information, please call.

Sincerely,

ATHERTON ENGINEERING, INC.
Robert B. Atherton
Robert B. Atherton, P.E., R.L.S.

4420 North 14th Street, Suite #106 • Phoenix, Arizona 85016-3148 • 602-279-7331 • Fax 602-330-1908

6
ALLEN
Environmental
SERVICES
0068

0093



April 29, 2005

John Propst
P.O. Box 41513
Phoenix, AZ 85080

RE: 32201 N. 31ST AVENUE
A.P.N. 204-11-002 F

Dear John:

The attached copy of an e-mail I received from Rafael Velazquez with the City of Phoenix Floodplain Section dated 11/29/04 explains the development options within a designated floodplain. Development within the Floodway is not allowed, however, development within the Floodplain is allowed provided the new improvements within this area do not raise the water surface elevation more than 1 foot.

Sincerely,

ATHERTON ENGINEERING, INC.

Robert B. Atherton, P.E., R.L.S.

11/16/2004 04:28 PM

cc: Hasan Mushlag/STR/PHX/PHKENT
Subject: Re: Skunk Creek Link

Bob,

You are generally correct, but you should double check with Hasan or someone in Floodplain Management concerning the status of the floodplain and current policies.

Paul

"Robert B. Atherton, P.E., R.L.S." <ratherton@athertonengineering.com>

11/16/2004 11:30 AM

To: Paul Kienow/DSD/PHX/PHKENT
cc:
Subject: Skunk Creek

Paul, the F.E.M.A. maps on Skunk Creek (a.p.n. 204-11-002 F) show a floodway and a floodplain. Is development strictly prohibited within the floodway but allowed within the floodplain and if so what are the conditions for development within this area between the floodway and edge of the floodplain. Can the area be filled and all finish floor elevations have to be one foot above the 100 year water surface?

Bob

Robert B. Atherton, P.E., R.L.S.
Atherton Engineering, Inc.
4520 N. 16th Street
Suite 108
Phoenix, AZ 85016
Phone (602) 279-7331
Fax (602) 230-1908
E-Mail ratherton@athertonengineering.com

Page 1 of 2

Robert Atherton, P.E., R.L.S.

From: <rafael.velazquez@phoenix.gov>
 To: <raheron@atheronengineering.com>
 Cc: <hasan.mushtaq@phoenix.gov>; <paul.kenow@phoenix.gov>
 Sent: Monday, November 29, 2004 11:58 AM
 Subject: Re: Skunk Creek

Mr. Atherton:

FLOODWAY:

In accordance with 44CFR 60.3(c)(3) "Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge."

In other words, Floodway development is discouraged, but is allowed if NO RISE in Base Flood Elevation occurs.

FLOODPLAIN (FLOOD FRINGE)

City of Phoenix allows development within a Special Flood Hazard Area. The City of Phoenix also allows for development within the Flood Fringe if the development is elevated or otherwise protected (44CFR 60.3). However, NFIP regulations specify that development within the flood fringe cannot cumulatively increase the Base Flood Elevation more than one foot at any point along the floodway and fringe.

I hope this helps, if you have any question, please call me at 6032 262-6871

Rafael Velazquez, P.E.
 Floodplain Section

Hasan Mushtaq
 11/29/2004 10:41 AM

To: Rafael Velazquez/STR/PHX@PHXENT
 cc:
 Subject: Re: Skunk Creek

Rafael:

Please call Mr. Atherton to respond to his inquiries.

Thanks.

----- Forwarded by Hasan Mushtaq/STR/PHX on 11/29/2004 10:40 AM -----
 Paul Kleeve

To: "Robert E. Atherton, PE, RLS" <raheron@atheronengineering.com>

Patrick Evans

From: Gary White [gary_white@cox.net]
 Sent: Thursday, December 29, 2005 8:25 AM
 To: Patrick Evans
 Subject: Fw: Section 657. FH-Flood Hazard and Erosion Management District-g white

----- Original Message -----

From: bruce.macturk@phoenix.gov
 To: gary_white@cox.net
 Sent: Thursday, December 29, 2005 8:23 AM
 Subject: Section 657. FH-Flood Hazard and Erosion Management District

Gary:

Just spoke with Jordan. Here you go. He said our team can refer any investors, developers, brokers, etc. to him directly. If you'd like to contact him here is his contact information.

bmt

Bruce MacTurk
 Economic Development Program Manager
 City of Phoenix
 (602) 262-6008
 bruce.macturk@phoenix.gov
 Fax: (602) 495-5097

----- Forwarded by Bruce MacTurk/CED/PHX on 12/29/2005 08:21 AM -----

Jordan Feld

To: Bruce MacTurk/CED/PHX@PHXENT

12/29/2005 08:19 AM

cc:

Subject: Section 657. FH-Flood Hazard and Erosion Management District.

Jordan D. Feld, AICP
 New Village and North Gateway Village Planner
 City of Phoenix Planning Department
 200 W. Washington St. - 6th Floor
 Phoenix, AZ 85003-1811
 jordan.feld@phoenix.gov
 602-261-8802 (office)
 602-821-7999 (cell)
 602-495-3793 (fax)

No virus found in this incoming message.
 Checked by AVG Free Edition.
 Version: 7.1.371 / Virus Database: 267.14.8/215 - Release Date: 12/27/2005

11/30/04

0096

1/18/2006

0097

Section 657. FH-Flood Hazard and Erosion Management District. +1

A. Purpose and Intent. The purpose of the Flood Hazard and Erosion Management District is to establish regulations pertaining to the use and development of land within erosion control zones. These regulations are designed to minimize potential adverse impacts to the public health, safety, and general welfare, including but not limited to the loss of life and property which may result from flooding caused by storm event surface runoff. It is further intended that watercourses be retained and maintained in a natural desert state with limited flood control structures. Flood control structures shall be designed to reflect a natural condition and to blend with the natural environment. +1

B. Permitted Uses. +1

1. Conveyance of stormwater. The watercourse shall remain in a natural state, except that limited structural improvements shall be permitted (when deemed necessary by the Flood Control District of Maricopa County and/or City of Phoenix pursuant to a Watercourse/Area Drainage Master Plan Study to ensure the public health, safety, and welfare and when designed to reflect a natural condition through such means as color treatment or buried cutoff walls). +1
2. Water recharge. +1
3. Open space, natural or unimproved. +1
4. Open space, improved--shall be limited to non-motorized recreational activities including hiking/riding trails, exercise par courses, picnic areas and similar activities within a natural desert landscape. There shall be no game/sports courts or grassed areas. Structures shall be limited to security lighting, open fencing, shade structures, tables, seating, and exercise equipment which shall not impede stormwater conveyance. +1



6. Non-residential development--When a lot or parcel that is partially covered by this zoning district also includes land that is non-residentially zoned, then non-residential intensity at a floor area ratio of 0.1 on the portion covered by this district may be transferred to the adjoining non-residential district. In addition, all structures, parking, and accessory uses, except as otherwise permitted by this district shall be transferred to the adjoining non-residential districts. +1

[The next page is Z6:449]

7. Utilities--which shall be limited to wash crossings only. All installations shall be protected against scouring. +1

8. Roadway/bridge crossings. The span between bridge abutments shall be as recommended in the Flood Control District of Maricopa County and/or City of Phoenix Watercourse Master Plan. The use of piers (as necessary) is not precluded. The height of the span shall allow for appropriate wildlife corridor use as approved by the City of Phoenix. Temporary wet crossings, as approved by the City of Phoenix, may be allowed when deemed necessary to provide private or public access. +1

C. District Requirements. +1

1. An application for the establishment of this district shall be made in accordance with Section 506.B following the completion of a Watercourse/Area Drainage Master Plan Study approved by the Flood Control District of Maricopa County and the City of Phoenix to determine the extent of the erosion control zone. +1
2. There shall be no fill or excavation of material within this district except as minimally necessary to construct utility and roadway/bridge crossings, flood control structures, and landscape enhancements or restoration. +1
3. Resource based revegetation and where appropriate, native landscape enhancements shall be permitted as approved by the City of Phoenix. +1
4. The width of utility or roadway construction corridors shall be the minimum necessary as approved by the City of Phoenix. The corridor shall be fenced (or an acceptable alternative) to prevent disturbance beyond the corridor. Following construction the corridor shall be revegetated as approved by the City of Phoenix utilizing resource based vegetation. +1
5. When the area covered by this zoning district is combined with an adjacent zoning district/s for development purposes, then the flood hazard and erosion management zone area may be used to calculate setback or open space requirements for the developed portion of the site. +1
6. When the area covered by this zoning district utilizes residential density or non-residential intensity transfer as provided in Subsection B.4 or B.5, then the area shall be dedicated as a drainage and open space tract at the time of development review approval. +1
7. That except as specifically regulated herein, development within the district shall be subject to the Phoenix City Code, Article 1, Chapter 32B, Floodplains. +1

D. Development Review Approval. +1

1. Development review and approval is required in accordance with Section 507 for development purposes. +1

Date of Addition/Revision/Deletion - Section 657

+1 Addition on 8-28-2002 by Ordinance No. G-4457, eff. 9-27-2002

Memorandum

Re: N. Gateway Village Core Property – Telecon with Jordan Feld, AICP, City of Phoenix

Date: Jan. 6, 2006

From: P. Evans

To: File

Today I spoke with Mr. Feld at City of Phoenix Planning Dept. (602) 261-8802 (See Broker Gary White 12/28/05 e-mail for complete contact information). Mr. Feld's title is "New Village and North Gateway Village Planner." He was familiar with the parcel and had spoken with Gary about it.

I asked Mr. Feld about density transfer from the floodway to benefit the developable part of the parcel. He said transfers would be allowed, but given the parcel's C-2 mid-rise zoning, and the high density and intensity the zoning already entitles, that the floodway transfer would probably not be important. The transfers provide higher floor area or lot coverage ratios or additional height for the area not in the floodway. (See Ord. Sec. 657; G. White e-mail.) However, since this parcel's zoning already allows 19 stories and mixed use, the additional density/intensity from such a transfer would probably not be material. (Mr. Feld pointed out that the C-2 mid rise zoning has no maximum lot coverage ratio.)

I mentioned that maximum residential density for a typical development is around 35 units per acre. He said that is true, but the C-2 mid rise zoning would likely allow 50-60-70 units per acre.

Mr. Feld said the City envisions this area as "Downtown Phoenix North", with a "development style" consisting of mixed use, pedestrian friendly, with ground floor retail and mid-high rise quality residential development, "lots of height and density." Structures could be built close to the street or property edge. The development would be "transit" oriented. The City wants development along the floodway, with a linear park and intense/dense development.

He said the City is working on options to help promote development in the core. The City is considering placing "City Hall North" in or near the core. A museum is also a possibility. At this time he said there is an amphitheatre under consideration for the area.

As for timing of core development, he believes this depends partly on employment growth, and the City attracting more companies, especially bio-tech to the North Phoenix region.

The City is working on a draft master plan. Because the area is not large, the planning is not difficult. Mr. Feld expects to have a draft circulation plan within 3-4 months. I asked if circulation to this parcel would be limited in any way. Mr. Feld said that because the City wants intense development along the floodway, property like the parcel, which abuts the wash, is assured good access.

Part of the parcel out of the floodway is west of the floodway. The City will not allow driveways through the floodway, so the western portion of the property would have to be accessed through the abutting parcels, which are owned by the State of Arizona. Mr. Feld expects the State Land parcels to go to auction in the near future. He said that there would be access through future development on the State Land, that the City wants development along the floodway.



February 23, 2005

John Probst
c/o Donna M. Horwitz
Fennemore Craig
3003 North Central Avenue, Suite 2800
Phoenix, AZ 85012-2913

RE: Zoning Verification of the property located approximately 1,240 feet west and 984 feet south of the southwest corner of Dove Valley Road and North Valley Parkway

Dear Sir or Madam:

This letter is in response to your request for zoning verification of the property located approximately 1,240 feet west and 984 feet south of the southwest corner of Dove Valley Road and North Valley Parkway. Please be advised that this property is zoned S-1 FH (Ranch or Farm Residence, Flood Hazard and Erosion Management District, approved S-1 PCD and C-2 CP M-R PCD). City of Phoenix Annexation No. 149 established the S-1 zoning on the site on August 5, 1988. The S-1 district allows residential, raising and harvesting of fields as some permitted uses. Rezoning Case No. 29-02 established the FH (Flood Hazard District) zoning along the 27th Avenue alignment, subject to stipulations. The FH zoning establishes regulations pertaining to the use and development of land within erosion control zones.

Rezoning Case No. 34-01 established the North Gateway Planned Community District and approved S-1 PCD (Ranch or Farm Residence, Planned Community District) on the most eastern portion of the site and C-2 CP M-R PCD (Intermediate Commercial, Commerce Park, Mid-Rise, Planned Community District) on the balance of the site, subject to stipulations. Please refer to the approved zoning map for clarification of approved zoning locations and designations. On May 1, 2002, Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved a request to modify specific stipulations, subject to stipulations. On December 3, 2003, Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved a request to modify a stipulation regarding the Master Site and Architectural Design Plan for the North Valley Parkway West Segment, subject to stipulations. Until such time that all stipulations are met for Rezoning Case No. 34-01, the S-1 PCD and C-2 CP M-R PCD zoning will not vest. The C-2 district allows retail sales, hotel/motel, offices and restaurants as some permitted uses. The CP zoning district allows offices, wholesaling, warehousing, restaurants and hotels as some permitted uses. The Mid-Rise District requirements are outlined in Section 634 of the Zoning Ordinance. The PCD zoning district allows development subject to the requirements outlined in Section 636 of the Zoning Ordinance.

Enclosed, please find copies of:

- A portion of Zoning Map R-7, with subject property highlighted;
- Approval Letter for Rezoning Case No. 34-01 and 29-02, with stipulations;
- Official Supplementary Zoning Map Nos. 845 and 1078;
- Planning Hearing Officer Approval Letters for Rezoning Case No. 34-01, with stipulations;
- Zoning Ordinance Section 603 – S-1 Suburban District;
- Zoning Ordinance Section 623 – C-2 Intermediate Commercial District;
- Zoning Ordinance Section 628 – CP Commerce Park District;
- Zoning Ordinance Section 634 – M-R Mid-Rise District;
- Zoning Ordinance Section 636 – PCD Planned Community District;
- Zoning Ordinance Section 657 – FH Flood Hazard and Erosion Management District.

200 West Washington Street, Phoenix, Arizona 85003 602-262-7131 FAX: 602-495-3799
Revised Page

The City of Phoenix reviews for compliance with the Zoning Ordinance, zoning stipulations, and improvement obligations through the site plan review process. Any development on the subject site is required to go through site plan review process. For more information regarding the site plan review process, please contact the Site Planning Division of the Development Services Department at the City of Phoenix at 602-495-0164.

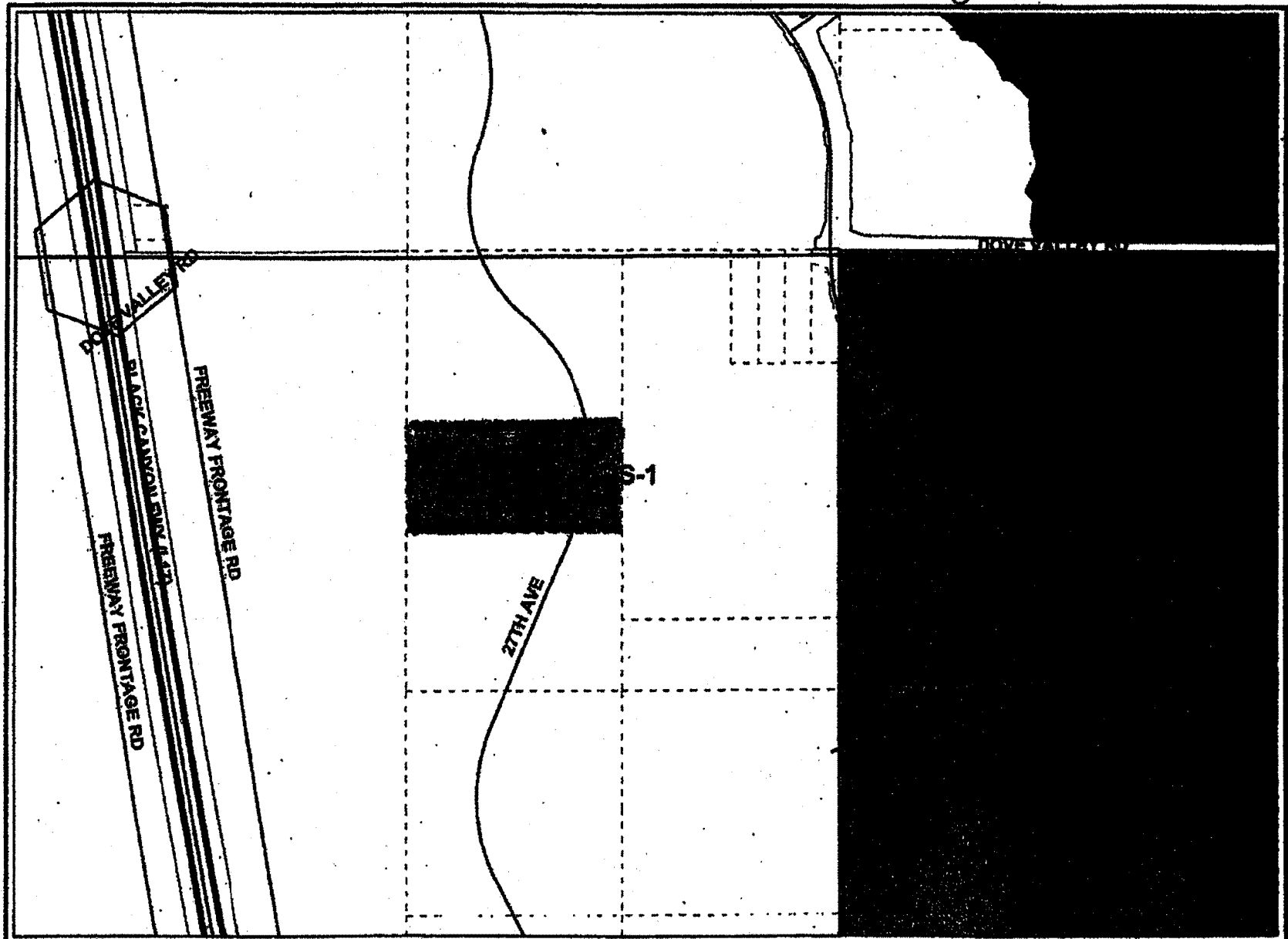
The Planning Department does not conduct on site inspections, and therefore can not verify that the subject site is in compliance with all of the requirements set forth in the Zoning Ordinance. There are no pending rezoning cases, variances/use permits, General Plan amendments, or zoning violations applicable to the subject property on file with the City of Phoenix.

The subject site is located within the boundaries of the Flood Hazard and Erosion Management Zone District and the North Black Canyon Corridor Plan and Overlay District. For further information regarding this specific plan, please contact Alan Stephenson at 602-262-6840.

Should you require additional zoning information, please contact Tricia Gomez at 602-262-4544.

Sincerely,

Elizabeth DeMichael
Zoning Administrator



City of Records

1 inch equals 752.333 ft.

0 25 50 100 Feet

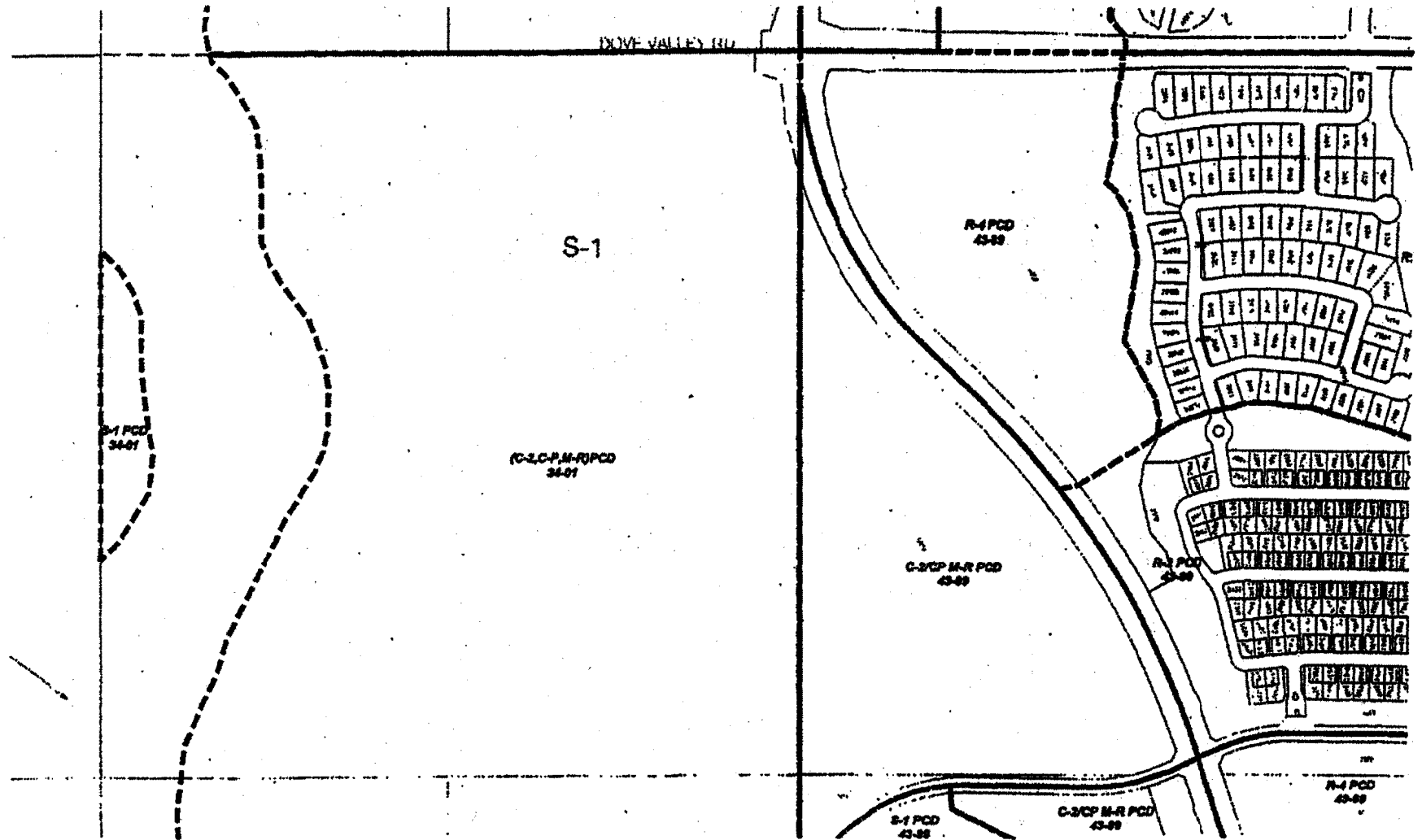
Development Services

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

0104

Approved Zoning

~~Zoning Map No. 1~~ 0.5.56-22



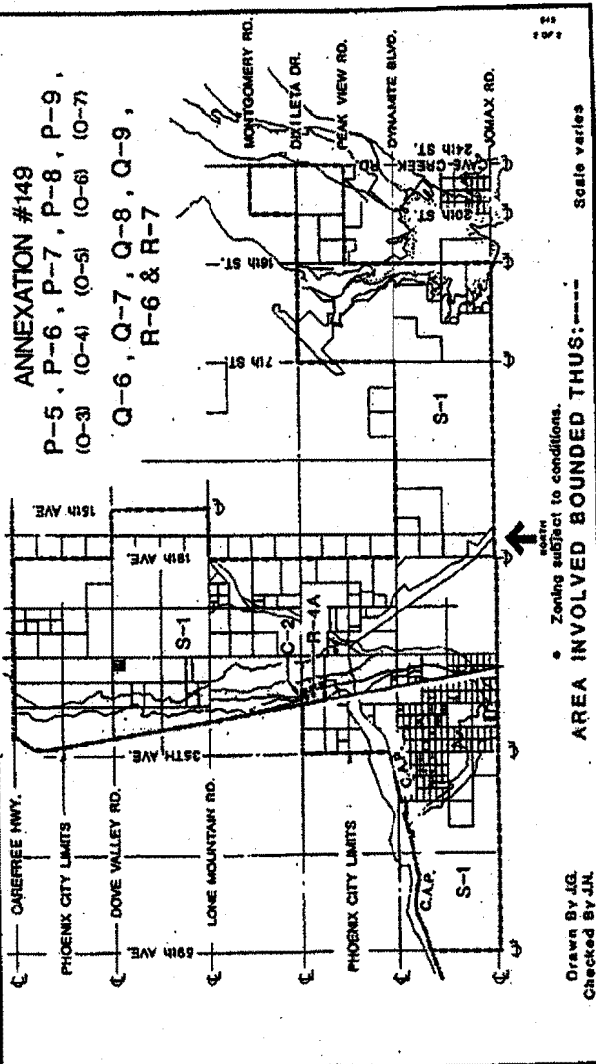
OFFICIAL SUPPLEMENTARY ZONING MAP NO.845

AMENDING ORDINANCE NO. G-449 AMENDED BY ORDINANCE NO. G-3278

Passed by the Council of the City of Phoenix, Arizona this 31st day of January 1990

Tom Hayden
Mayor

Vicki Clark
City Clerk



Scale varies
Area Involved Bounded Thus:
Zoning subject to conditions.

Drawn By JG
Checked By JN

0106



City of Phoenix
CITY CLERK DEPARTMENT

DATE: May 22, 2001
TO: City of Phoenix
Planning Commission
FROM: Susan I. Holden
Acting City Clerk
SUBJECT: Application Z-34-01-2

The Phoenix City Council, at its meeting held May 16, 2001, considered a request to rezone 1,750 acres; located on an irregular parcel bounded by Dove Valley Road on the north, CAP Canal on the south, I-17 on the west and 19th Avenue on the east; from S-1, C-2 and R-4A to S-1 PCD (1,070.54 acres), C-2/C-P/M-R PCD (444.28 acres), C-2 PCD (50.65 acres), R1-6 PCD (86.48 acres), R1-8 PCD (46.18 acres), R-2 PCD (33.89 acres), R-3A PCD (33 acres), and C-O PCD (4.97 acres)

The Council granted this request per the Planning Commission recommendation, subject to Stipulations 1-24 (noted below); and the addition of Stipulation 25.

Stipulations

Regarding the overall PCD:

1. That the area of the subject application be split into three functional PCD's as reflected on Exhibit A (Functional PCD's). Each functional PCD may proceed as an independent PCD subject to the submittal of required master plans and compliance with the following stipulations;

GRAPHIC SCALE IN FEET
CITY OF PHOENIX PLANNING DEPARTMENT

North Gateway Village
CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: CITY OF PHOENIX PLANNING COMMISSION		REQUESTED CHANGE:	
APPLICATION NO. 34-01	DATE JUNE 1, 2002	FROM: S-1, C-2, R-4A	
GRAND AREA INCLUDING 10 FEET AND ALLEY INDICATIONS IS APPROX.	ADDITIONAL MAPS TO SUBMIT WITH APPLICATION	TO: PCD (S-1, C-2/C-P/M-R, C-2, R-1-6, R-1-3, R-2, R-3A, C-0)	
1750 Acres	SGA	SGA	
MULTIPLES PERMITTED	UNITS STANDARD OPTION	UNITS P.R.D. OPTION	

* Maximum Units Allowed with P.R.D. Bonus



May 3, 2002

City of Phoenix Planning Department
200 West Washington
Phoenix, AZ 85003

Dear Applicant:

RE: Rezoning Application No. Z-34-01-2- (approximately 200+ acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on May 1, 2002, concurred with the recommendation of the Planning Hearing Officer and recommended approval of a request to modify stipulations to allow a 4th/5th PCD, or functional development unit(s) for City of Phoenix facilities yards & water reclamation plant for a property located between I-17 & the property north of Valley Parkway, south of Lone Mountain Road alignment, subject to stipulations.

STIPULATIONS:

1. That the area of the subject application be split into five (5) functional PCD's as reflected on Exhibit A (Functional PCD's) received on 4/3/02. Each functional PCD may proceed as an independent PCD subject to the submittal of required master plans and compliance with the following stipulations:
2. That property owners dedicate all rights-of-way and required easements (for streets, utilities, trails systems, and other open space where required). A multi-use trail easement, shall be dedicated along Skunk Creek Wash and Sonoran Wash as approved by Parks, Recreation, and Library Department to provide connectivity through the site to adjacent open space and trail connections. Other trail locations are shown to be dedicated along Dove Valley Road, North Valley Parkway (20' multi-use easement with a minimum 10' wide public trail along east side) and Lone Mountain Road. (Exhibit B: Trails Map/Washes).
3. That all Developer(s) shall preserve the Skunk Creek Wash, Sonoran Wash and other substantial washes (Exhibit B) as follows:
 - a) The Skunk Creek and Sonoran Wash areas will be included in a separate open space parcel. The width of the open space tract will be consistent with the "Do No Harm Team Alternative" as reflected in the results of the ongoing Skunk Creek Watercourse Master Plan Study (which is generally a combination of the 100 year floodplain boundary and lateral migration zone line) or the boundaries of the Flood Hazard and Erosion Management Zone if adopted prior to the first phases of development.
 - b) No major structural changes or improvements shall be allowed in the washes except as may be subsequently permitted under the Flood Hazard and Erosion Management District guidelines. Native vegetation shall be left in place except as follows: grading for a trail; to prevent erosion from channelization of smaller washes due to development, to allow wash crossings of roadways, trails and utilities and to prevent wash migration. Utilities may cross the washes, but shall not be placed in the wash bed running parallel to the wash.

200 West Washington Street • Phoenix, Arizona 85003 • 602-262-7131 • FAX: 602-495-3193

To - JN
Fr BA



3/28/03

VEST
FH*(District)
29-02

January 15, 2003

Various

Dear Applicant:

RE: Z-29-02-2

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 508.B.4 of the Zoning Ordinance, as amended, has on January 8, 2003, concurred in the recommendation of the Planning Commission and has approved on the Consent Agenda Application Z-29-02-2 for FH, on approximately 800 acres located between Carefree Highway and the A/Central Arizona Project Canal, east of Interstate-17.

STIPULATIONS:

1. That all development permitted by the FHD PCD shall be consistent with the adopted or draft recommended design guidelines for the North Black Canyon Corridor.
2. That the subject area shall follow the recommendations and guidelines of the approved Skunk Creek Watercourse Master Plan.
3. That except where superceded by the FHD PCD, the subject area is to conform to the stipulations of the existing PCD's (Canyon Crossroads: Z-91-99-2, Sonoran Foothills: Z-43-99-2, and Z-34-01-2).

Sincerely,

Sandra E. Zwick

Sandra E. Zwick
Principal Planner

H:\data\hearings\pcraft\Z-29-02-2

City Clerk

File
Bernadine Alling (sent electronically)
E. J. Hynick, Public Transit (sent electronically)
Book

Jay Neville (sent electronically)

Kenneth Black (sent electronically)
Dave Barber, OSD. (sent electronically)
Kathy Walker (sent electronically)
Lynn West (sent electronically)

no legal in file

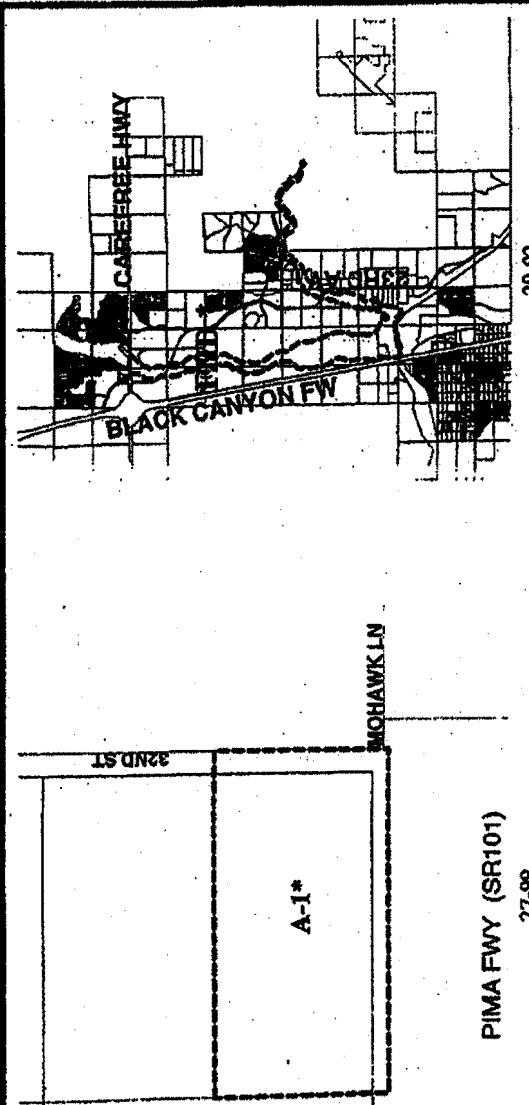
OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1076 Sheet 8 of 9

ORDINANCE NO. C-4322 AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE
Passed by the Council of the City of Phoenix, Arizona this 25th day of June, 2003.

City Clerk

Mayor

Vicky Neal



29-02

27-99

ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: - - - - -

Drawn by: J.N.

*File
Entry
Done*

City of Phoenix Zoning Ordinance

Section 634. Mid-Rise District.

The Mid-Rise District is intended to be a special "overlay" district to allow greater building height and density within the designated urban village cores. The M-R district may be combined with the R-4, R-4A, R-5, C-O, C-1, C-2, C-3, A-1, A-2, Commerce Park, P-1, P-2, PSC, Resort, [and] RSC districts and shall control in those requirements which it sets forth. The provisions of this section shall apply only to those areas designated as urban village cores and such other areas as determined by the City Council. Through development review and village design guidelines, greater use, intensity and height will be encouraged at the core of urban villages as compared with the core edge.

A. Permitted uses.

1. As permitted in the district with which M-R district is combined.
2. The P-1 and P-2 districts only when contiguous to or on the same lot as any R-4A, R-5, C-O, C-1, C-2, C-3, PSC, [or] RSC district may be included in the total lot area for density purposes, but only when the P-1 and/or P-2 district is in combination with the M-R district.

B. Yard, height and area requirements.

1. For any site development not exceeding fifty-six feet, the yard, height and area requirements set forth in the district with which the M-R district is combined shall control.
2. For any site development in excess of fifty-six feet:
 - a. There shall be a front yard having a depth as provided in Section 701.D.
 - b. There shall be side yards as provided in Section 701.D, subject to the exceptions provided in Section 701.A.3.
 - c. There shall be a rear yard having a depth as provided in Section 701.D.
 - d. There shall be no maximum lot coverage.
 - e. No building shall exceed the height of one hundred ninety feet.
 - f. A site plan approved in accordance with Section 507 of this ordinance is required for all uses.
 - g. A minimum of thirty percent of a project's total net area shall be open space with appropriate landscaping and other pedestrian-oriented amenities. This area shall be exclusive of setbacks, areas open to vehicular traffic and parking areas.
 - h. Reflection, traffic and utility studies shall be submitted as an integral part of the site plan submittal to demonstrate compatibility with surrounding uses.
 - i. All surface parking must be buffered by landscaping, regardless of whether located in side yards or rear yards.
 - j. When M-R developments are adjacent to single-family residential districts or uses, then there shall be an additional setback of one foot horizontal for each vertical one foot in height from the adjacent residential property line.

KEITH E. RUSSELL
MARICOPA COUNTY ASSESSOR
301 W. JEFFERSON
PHOENIX, AZ 85003-2196

Parcel ID:
Book Map Parcel
204 - 11 - 002F



2006 PROPERTY VALUATION

1044 1415 *****AUTO***3-DIGIT 83086
TO: PROPT JOHN E
41003 N REPUBLIC WAY
ANTHEM, AZ 85086-1511

Dear Property Owner:

For the 2006 tax year the Assessor's Office has valued your property at \$1,955.

We have attempted to utilize the best methods and technologies that are available to establish fair and equitable valuations. In Maricopa County, we generate over one million valuations each year by a staff of about 300 individuals. This task requires total dedication to the valuation process from our staff to serve you the taxpayer. Although we have a small staff, I am very proud of each member of the team.

Please review all of the information found on the front and back of this notice. This information explains the valuations presented as well as your appeal options. Additional information is provided on exemption options, the senior freeze program and your responsibilities if you own a residential rental property. For additional information please call 602-306-3406 or visit our website at www.maricopa.gov/assessor.

Thank you for the opportunity to serve you.

Sincerely,

Keith E. Russell, Maricopa County Assessor

NOTICE OF VALUE THIS IS NOT A TAX BILL ESTO NO ES RECIBO DE IMPUESTO							
Parcel ID: Book Map Parcel 204 - 11 - 002F		Tax Year: 2006	NOTICE DATE: February 25, 2005	APPEAL DEADLINE: April 26, 2005			
FULL CASH VALUE				LIMITED PROPERTY VALUE			
Legal Class	Value	Assessment Ratio	Assessed value	Legal Class	Value	Assessment Ratio	Assessed value
2005 LAND IMPR							
TOTAL							
2006 LAND IMPR	2	1,955	16.0	313			
TOTAL	2	1,955	16.0	313	2	1,763	16.0
Legal Description: SEC/LOT: 14 TWS/BLOCK: 5N RANG/TRACT: 2E S2 S2 NW4 NE4 & ALSO N2 N2 SW4 NE4 EX E 30F							
Acres							

DESCRIPTION OF NOTICE:

- > Full Cash Value (FCV) is used to compute secondary taxes, which may consist of bonds, budget overrides, and special districts such as fire, flood control, and other limited purpose districts. Full Cash Value is a reflection of the market value of your property and consists of land and improvements.
- > Limited Property Value (LPV) is used to compute primary taxes for the maintenance and operation of school districts, cities, community college districts, and counties. The Limited Property Value is calculated according to a statutory formula mandated by the Arizona State Legislature and cannot exceed the Full Cash Value.
- > The Assessment Ratio varies by legal class (see back for details).
- > The Assessed Value is the Assessment Ratio multiplied by the Value.

Parcel ID:
Book Map Parcel
204 - 11 - 002F

APPENDIX E
DATABASE REPORT

Approximately 19.5 Acres of Land

SW of Dove Valley Road and North Valley Parkway
Phoenix, AZ 85085

Inquiry Number: 6985580.2s

May 18, 2022

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Map Findings Summary	4
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Orphan Summary	8
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SW OF DOVE VALLEY ROAD AND NORTH VALLEY PARKWAY
PHOENIX, AZ 85085

COORDINATES

Latitude (North):	33.7801320 - 33° 46' 48.47"
Longitude (West):	112.1239310 - 112° 7' 26.15"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	395935.9
UTM Y (Meters):	3738151.8
Elevation:	1621 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	11823575 NEW RIVER SE, AZ
Version Date:	2018
Northwest Map:	11823509 BISCUIT FLAT, AZ
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150529
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
SW OF DOVE VALLEY ROAD AND NORTH VALLEY PARKWAY
PHOENIX, AZ 85085

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
-----------	-----------	---------	-------------------	-----------------------	-------------------------------

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

AZ NPL..... NPL Detail Listing

AZ WQARF..... Water Quality Assurance Revolving Fund Sites

Lists of state- and tribal hazardous waste facilities

SPL..... Superfund Program List

SHWS..... ZipAcids List

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Directory of Solid Waste Facilities

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tank Listing

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

UST..... Underground Storage Tank Listing

AST..... List of Aboveground Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AZURITE..... Remediation and DEUR/VEMUR Tracking System

AUL..... DEUR Database

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Remediation Program Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Tracking System

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Hazardous waste / Contaminated Sites

AQUEOUS FOAM..... Aqueous Film Forming Foam Listing

EXECUTIVE SUMMARY

Records of Emergency Release Reports

SPILLS..... Hazardous Material Logbook
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
FUSRAP..... Formerly Utilized Sites Remedial Action Program
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
AZ DOD..... Department of Defense Sites
Dry Wells..... Drywell Registration
DRYCLEANERS..... Drycleaner Facility Listing
Enforcement..... Enforcement and Violation Listing
SPDES..... NPDES
WWFAC..... Waste Water Treatment Facilities

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

SURROUNDING SITES: SEARCH RESULTS

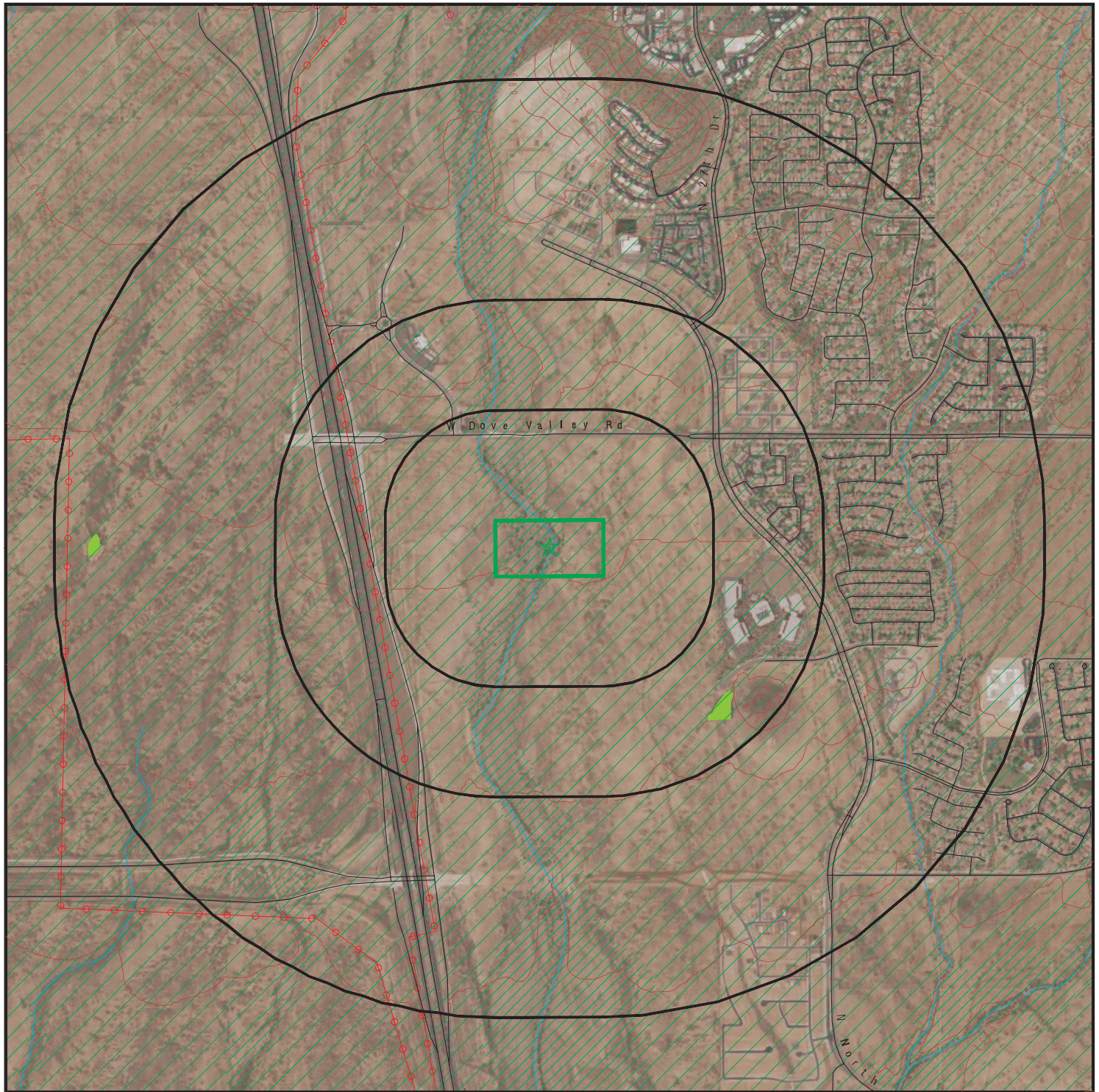
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6985580.2S



- | | | |
|---|---|--|
|  Target Property |  Power transmission lines |  DOD Sites: AZ DEQ |
|  Sites at elevations higher than or equal to the target property |  Special Flood Hazard Area (1%) |  Water Quality Assurance Revolving Fund Areas |
|  Sites at elevations lower than the target property |  0.2% Annual Chance Flood Hazard |  AZ NPL |
|  Manufactured Gas Plants |  National Wetland Inventory | |
|  National Priority List Sites |  State Wetlands | |
|  Dept. Defense Sites | | |

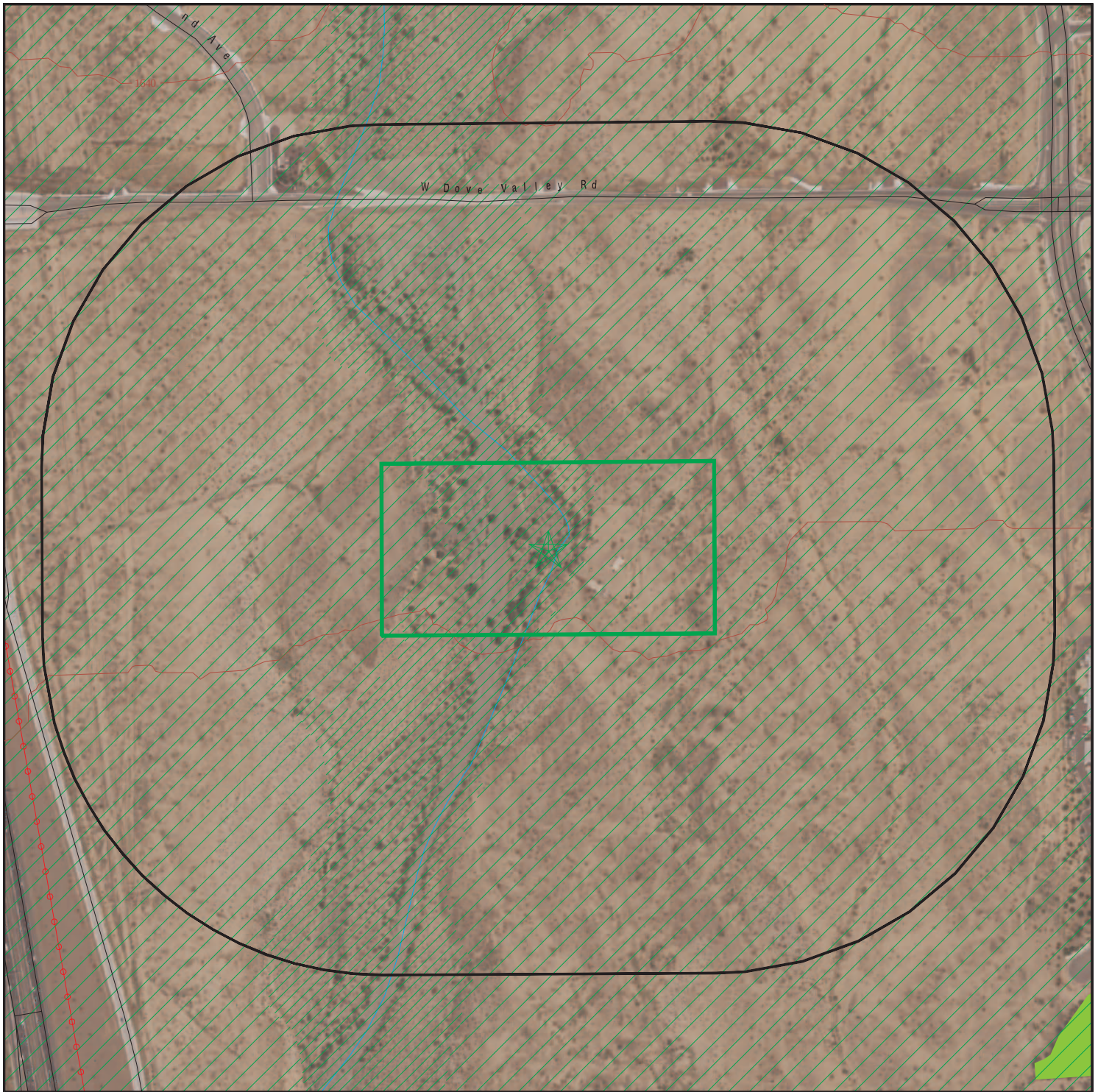


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 19.5 Acres of Land
 ADDRESS: SW of Dove Valley Road and North Valley Parkway
 Phoenix AZ 85085
 LAT/LONG: 33.780132 / 112.123931

CLIENT: Western Technologies, Inc.
 CONTACT: Maria Strachan
 INQUIRY #: 6985580.2s
 DATE: May 18, 2022 6:27 pm

DETAIL MAP - 6985580.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 Sensitive Receptors

 National Priority List Sites

 Dept. Defense Sites

0 1/16 1/8 1/4 Miles

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

 DOD Sites: AZ DEQ

 Water Quality Assurance
Revolving Fund Areas

 AZ NPL



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 19.5 Acres of Land
ADDRESS: SW of Dove Valley Road and North Valley Parkway
Phoenix AZ 85085
LAT/LONG: 33.780132 / 112.123931

CLIENT: Western Technologies, Inc.
CONTACT: Maria Strachan
INQUIRY #: 6985580.2s
DATE: May 18, 2022 6:29 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	0.500		0	0	0	NR	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.125		0	NR	NR	NR	NR	0
RCRA-SQG	0.125		0	NR	NR	NR	NR	0
RCRA-VSQG	0.125		0	NR	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.125		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
AZ NPL	1.000		0	0	0	0	NR	0
AZ WQARF	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SPL	1.000		0	0	0	0	NR	0
SHWS	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
UST	0.125		0	NR	NR	NR	NR	0
AST	TP		NR	NR	NR	NR	NR	0
INDIAN UST	0.125		0	NR	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AZURITE	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
AQUEOUS FOAM	0.500		0	0	0	NR	NR	0
<i>Records of Emergency Release Reports</i>								
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.125		0	NR	NR	NR	NR	0
FUDS	0.500		0	0	0	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	0.125		0	NR	NR	NR	NR	0
COAL ASH EPA	0.125		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
AZ DOD	1.000		0	0	0	0	NR	0
Dry Wells	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.125		0	NR	NR	NR	NR	0
Enforcement	TP		NR	NR	NR	NR	NR	0
SPDES	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
WWFAC	TP		NR	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	0.125		0	NR	NR	NR	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: N/A
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 05/05/2022
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: N/A
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 05/05/2022
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 05/05/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially 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). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/05/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS 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 the 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. The 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 potential NPL site.

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 800-424-9346
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 05/05/2022
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/28/2022	Source: EPA
Date Data Arrived at EDR: 03/02/2022	Telephone: 800-424-9346
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo 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.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo 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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo 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). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering 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.

Date of Government Version: 11/19/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/19/2021	Telephone: 703-603-0695
Date Made Active in Reports: 02/14/2022	Last EDR Contact: 02/23/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/19/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/19/2021	Telephone: 703-603-0695
Date Made Active in Reports: 02/14/2022	Last EDR Contact: 02/23/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2021	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 03/01/2022	Telephone: 202-267-2180
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 03/22/2022
Number of Days to Update: 9	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state- and tribal (Superfund) equivalent sites

AZ NPL: NPL Detail Listing

Detailed site information for NPL sites from the Arizona Department of Environmental Quality.

Date of Government Version: 12/31/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/25/2021	Telephone: 602-771-4609
Date Made Active in Reports: 06/10/2021	Last EDR Contact: 05/12/2022
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Varies

WQARF: Water Quality Assurance Revolving Fund Sites

Sites which may have an actual or potential impact upon the waters of the state, cause by hazardous substances. The WQARF program provides matching funds to political subdivisions and other state agencies for clean-up activities.

Date of Government Version: 12/31/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/25/2021	Telephone: 602-771-4360
Date Made Active in Reports: 06/10/2021	Last EDR Contact: 05/12/2022
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Annually

Lists of state- and tribal hazardous waste facilities

SPL: Superfund Program List

The list is representative of the sites and potential sites within the jurisdiction of the Superfund Program Section. It is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites; 2) Potential WQARF Registry sites; 3) NPL sites; and 4) Department of Defense sites requiring SPS oversight.

Date of Government Version: 08/25/2004	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/04/2018	Telephone: 602-771-4360
Date Made Active in Reports: 05/17/2018	Last EDR Contact: 04/21/2022
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: No Update Planned

SHWS: ZipAcids List

The ACIDS list consists of more than 750 locations subject to investigation under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The list is no longer updated by the state.

Date of Government Version: 01/03/2000	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/11/2000	Telephone: 602-771-4360
Date Made Active in Reports: 05/16/2000	Last EDR Contact: 03/10/2022
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/27/2022
	Data Release Frequency: No Update Planned

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Directory of Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/2021	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/31/2022	Telephone: 602-771-2300
Date Made Active in Reports: 04/06/2022	Last EDR Contact: 03/31/2022
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Leaking Underground Storage Tank Listing

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/04/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/06/2022	Telephone: 602-771-4345
Date Made Active in Reports: 03/21/2022	Last EDR Contact: 04/07/2022
Number of Days to Update: 74	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Semi-Annually

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6271
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3372
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021	Source: EPA, Region 5
Date Data Arrived at EDR: 11/15/2021	Telephone: 312-886-7439
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-6597
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

UST: Underground Storage Tank Listing
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 state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/04/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/06/2022	Telephone: 602-771-4345
Date Made Active in Reports: 03/21/2022	Last EDR Contact: 04/07/2022
Number of Days to Update: 74	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Annually

AST: List of Aboveground Storage Tanks
Aboveground storage tanks that the Dept. of Building & Fire Safety have permitted.

Date of Government Version: 12/05/2019	Source: Department of Building & Fire Safety
Date Data Arrived at EDR: 12/06/2019	Telephone: 602-364-1003
Date Made Active in Reports: 01/31/2020	Last EDR Contact: 03/02/2022
Number of Days to Update: 56	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: No Update Planned

AST 2: Aboveground Storage Tank Listing
A listing of aboveground storage tank site locations.

Date of Government Version: 01/21/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/26/2022	Telephone: 602-771-4380
Date Made Active in Reports: 04/14/2022	Last EDR Contact: 03/04/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6137
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 9
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3368
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-7591
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 11/15/2021	Telephone: 617-918-1313
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AZURITE: Remediation and DEUR/VEMUR Tracking System

ADEQ maintains a repository listing sites remediated under programs administered by the department.

Date of Government Version: 03/01/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/01/2022	Telephone: 602-771-4397
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 03/01/2022
Number of Days to Update: 8	Next Scheduled EDR Contact: 06/27/2022
	Data Release Frequency: Varies

AUL: DEUR Database

Activity and use limitations include both engineering controls and institutional controls. DEUR and 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.

Date of Government Version: 03/01/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/01/2022	Telephone: 602-771-4397
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 03/01/2022
Number of Days to Update: 8	Next Scheduled EDR Contact: 06/27/2022
	Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Remediation Program Sites

Sites involved in the Voluntary Remediation Program.

Date of Government Version: 10/12/2021	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/27/2021	Telephone: 602-771-4411
Date Made Active in Reports: 03/18/2022	Last EDR Contact: 03/24/2022
Number of Days to Update: 81	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Tracking System
Information relating to Brownfields sites in Arizona.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 10/26/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 602-771-4401
Last EDR Contact: 03/24/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/15/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

Local Lists of Hazardous waste / Contaminated Sites

AQUEOUS FOAM: Aqueous Film Forming Foam Listing

When AFFF is used, discharged or released to the environment, containment and cleanup may be required to prevent future adverse health or environmental impacts.

Date of Government Version: 11/14/2020
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 35

Source: Department of Environmental Quality
Telephone: 602-771-6145
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Listing

Arizona's Public Water System Screening for Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Final Report. The purpose of the grant was to screen Public Water System (PWS) drinking water wells in Arizona potentially impacted by perfluorooctanoic acid (PFOA) and/or perfluorooctane sulfonate (PFOS) contamination.

Date of Government Version: 02/18/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 87

Source: Department of Environmental Quality
Telephone: 602-364-3118
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

Records of Emergency Release Reports

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS: Hazardous Material Logbook

Chemical spills and incidents referred to the Emergency Response Unit.

Date of Government Version: 11/15/2001
Date Data Arrived at EDR: 06/28/2007
Date Made Active in Reports: 07/24/2007
Number of Days to Update: 26

Source: Department of Environmental Quality
Telephone: 602-771-4153
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/11/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo 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). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 84

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/05/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Biennially

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/22/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 01/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

DOD: Department of Defense Sites

These sites are federal facilities that are either being assessed for potential contamination, or have active remediation taking place on them.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

DRY WELLS: Drywell Registration

A drywell is a bored, drilled, or driven shaft or hole whose depth is greater than its width and is designed and constructed specifically for the disposal of storm water.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 08/20/2019
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: 602-771-4686
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Semi-Annually

DRYCLEANERS: Drycleaner Facility Listing
A listing of drycleaner facilities in Arizona.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 07/20/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 602-771-4335
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: No Update Planned

ENF: Enforcement and Violation Listing
A listing of enforcement and violation cases in the state of Arizona.

Date of Government Version: 02/01/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 602-771-4424
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

NPDES: Notice of Intent Construction Stormwater General Permits Database
NPDES permit sites

Date of Government Version: 07/07/2021
Date Data Arrived at EDR: 07/07/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 602-771-4424
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

WWFAC: Waste Water Treatment Facilities
Statewide list of waste water treatment facilities.

Date of Government Version: 07/09/2012
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 45

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 03/31/2022
Number of Days to Update: 120	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/31/2022
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facilities & Group Homes

Source: Department of Health Services
Telephone: 602-674-4220

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters

Source: State Land Department

Telephone: 602-542-4094

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX F
LOCAL RECORDS INFORMATION

ADEQ Remediation and Declaration of Environmental Use Restriction (DEUR) Search Results

This table was generated from ADEQ's AZURITE database.

Date Generated: June 02, 2022

No results were found

[Search Again](#)

MEGASEARCH

Facility Name

Unique ID Number

32201 N 31st Ave

Phoenix

Zip

☒ Records Center Database

☒ Drywell

☒ UST/LUST

☒ Waste Programs

☒ Hazardous Waste (Accounts)

☒ Hazardous Waste (Manifests)

☒ Special Waste (Manifests)

☒ Water Quality App/Permit/Stormwater

☒ Waste Water Facilities

☒ Water Quality Monitoring

☒ Revenue Management System

☒ State Assurance Fund

☒ Solid Waste

☒ Solid Waste Facilities/Pr

☒ Surface Water

☒ Air Permit Compliance

☒ Vehicle Emissions Inspe

☒ Superfund Remediation

☒ Voluntary Remediation

Select / Deselect ALL ☒

Search

Clear

- Records Center Database Results

No Records found in Records Center Database for your selection.

- Drywell Database Results

No Records found in Drywell Database for your selection.

- Underground Storage/LUST Database Results

No Records found in Underground Storage Database for your selection.

- Waste Programs Database Results

No Records found in Waste Programs Database for your selection.

- Hazardous Waste (Accounts) Database Results

No Records found in Hazardous Waste (Accounts)Database for your selection.

- Hazardous Waste (Manifests) Database Results

No Records found in Hazardous Waste (Manifests)Database for your selection.

- Special Waste (Manifests) Database Results

No Records found in Special Waste (Manifests) Database for your selection.

- Water Quality (Applications) Database Results

No Records found in Water Quality(Applications) Database for your selection.

- Water Quality (Permits) Database Results

No Records found in Water Quality(Permits) Database for your selection.

- Water Quality (Stormwater) Database Results

No Records found in Water Quality (Stormwater) Database for your selection.

- Waste Water Facilities Database Results

No Records found in Waste Water Facilities Database for your selection.

- Water Quality Monitoring Database Results

No Records found in Water Quality Monitoring Database for your selection.

- Revenue Management System Database Results

No Records found in Revenue Management System Database for your selection.

- State Assurance Fund Database Results

No Records found in State Assurance Fund Database for your selection.

- Solid Waste Database Results

No Records found in Solid Waste Database for your selection.

- Solid Waste Facilities Database Results

No Records found in Solid Waste Facilities Database for your selection.

- Solid Waste Programs Database Results

No Records found in Solid Waste Programs Database for your selection.

- Surface Water Database Results

No Records found in Surface Water Database for your selection.

- Air Permit Compliance Database Results

No Records found in Air Permit Compliance Database for your selection.

- Vehicle Emissions Inspection Database Results

No Records found in Vehicle Emissions Inspection Database for your selection.

- Superfund Remediation Database Results

No Records found in Superfund Remediation Database for your selection.

- Voluntary Remediation Database Results

No Records found in Voluntary Remediation Database for your selection.

Submit Records Request

Select Search Type

ENV - ENVSeptic ▼

In the fields provided, type any Keyword Values for the documents you want to retrieve. The use of * as a wildcard operator is permitted.

EnvSepticDocType

EnvPermitNumber

ParcelNumber

204-11-002F

EnvStreetNo

EnvStreetDir

EnvStreet

EnvCity

EnvZip

EnvLotNumber

EnvSubdivision

Search

Clear

Search Results

No documents found

Select Search Type

ENV - ENVSeptic ▼

In the fields provided, type any Keyword Values for the documents you want to retrieve. The use of * as a wildcard operator is permitted.

EnvSepticDocType

EnvPermitNumber

ParcelNumber

EnvStreetNo

32201

EnvStreetDir

N

EnvStreet

31st Ave

EnvCity

Phoenix

EnvZip

EnvLotNumber

EnvSubdivision

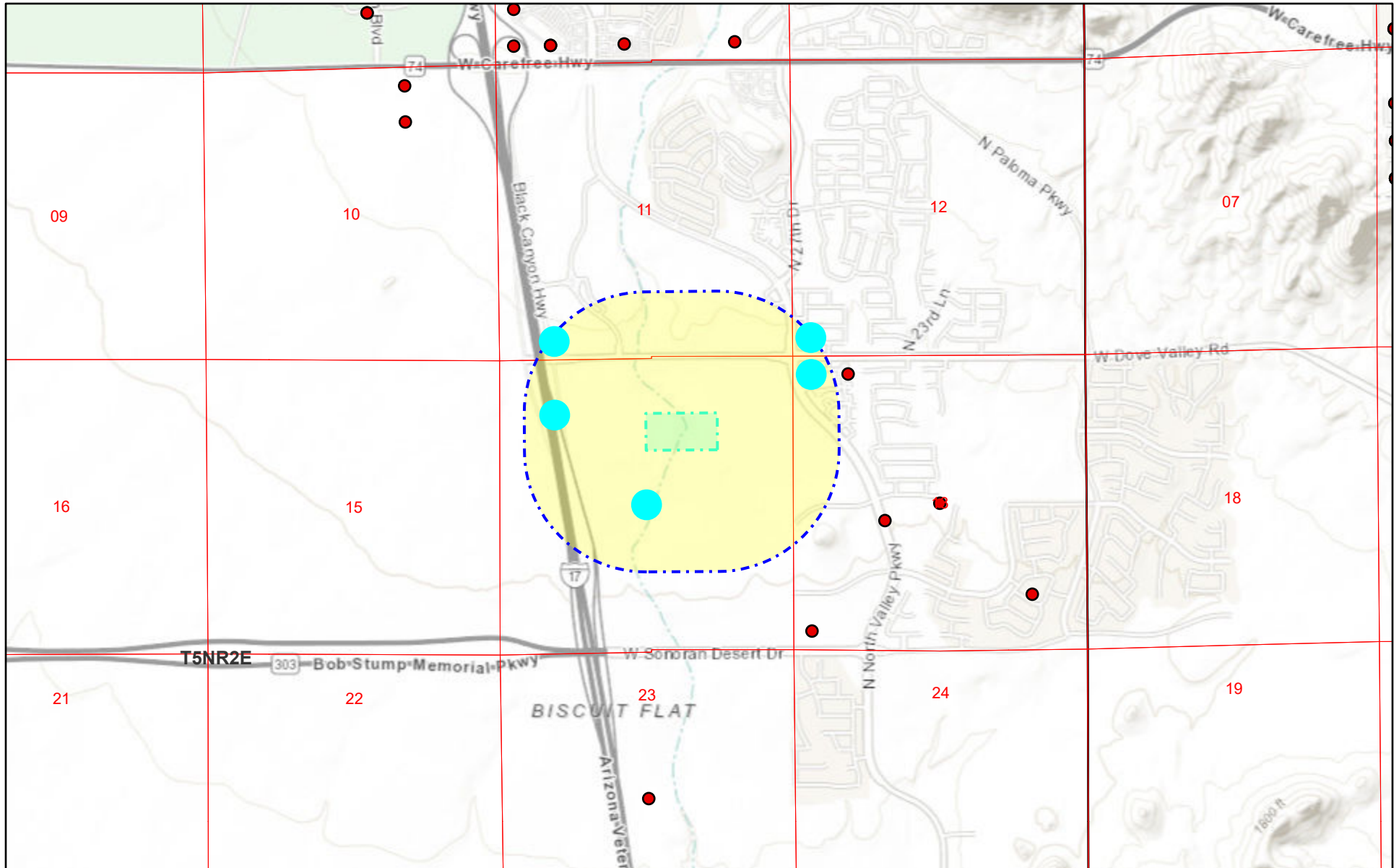
Search

Clear

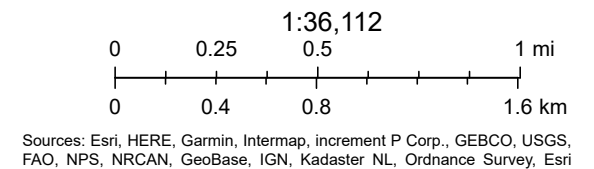
Search Results

No documents found

Vicinity Wells Within 1/2 Mile



June 2, 2022



AZ DEPARTMENT OF WATER RESOURCES

WELL REGISTRY REPORT - WELLS55

Location A 5.0 2.0 14 B B D	Well Reg. No. 55-635557	AMA PHOENIX AMA
Registered JOHN & SUSAN PROPST 20238 N 13TH AVENUE PHOENIX AZ 85027	File Type REGISTERED WELL	Applicaton Rec Date 06/07/1982
Driller No. 0	Well Type EXEMPT	
Driller Name	SubBasin LAKE PLEASANT	
	Watershed AGUA FRIA RIVER	
Driller Phone	Discharge Method NONE	
County MARICOPA	Power NO POWER CODE LISTED	
Parcel No.	Intended Capacity GPM 0.00	
Tribe NOT IN A TRIBAL ZONE	Contamination Site NO - NOT IN ANY REMEDIAL ACTION SITE	

Registered Well Uses

WATER PRODUCTION

Registered Water Uses

DOMESTIC

Well Depth 315.00	Case Diam 8.00	Tested Cap 15.00
Pump Cap. 15.00	Case Depth 103.00	Pump Comp Rpt N
Draw Down 0.00	Water Level 240.00	Log N
Acres Irrig 0.00	Casing Finish OTHER - BLACK STEEL - IRON - SEAMLESS	

Well Address
Well Cross St.

Well City**Comments**

Action History

9/29/1998	860	CHANGE OF WELL OWNERSHIP
Action Comment:		
10/14/1974	755	WELL CONSTRUCTION COMPLETED
Action Comment:		

DEPARTMENT OF WATER RESOURCES
99 EAST VIRGINIA AVENUE
PHOENIX, ARIZONA 85004



REGISTRATION OF EXISTING WELLS

READ INSTRUCTIONS ON BACK OF THIS FORM BEFORE COMPLETING
PRINT OR TYPE - FILE IN DUPLICATE

REGISTRATION FEE (CHECK ONE)	
EXEMPT WELL (NO CHARGE)	☒
NON-EXEMPT WELL - \$10.00	☐

05 06	
FOR OFFICE USE ONLY	
REGISTRATION NO. 55-	635557
FILE NO.	A(5-2)14 b b d
FILED 6-7-82	AT 9 AM
(DATE)	(TIME)
INA	
AMA	PHOENIX

1. Name of Registrant:

JAMES O. WOODWARD
P.O. Box 35025 Phx AZ 85069
(Address) (City) (State) (Zip)

2. File and/or Control Number under previous groundwater law:

A(5-2)14 abd 35-
(File Number) 26898 (Control Number)

3. a. The well is located within the SE 1/4 NW 1/4 NW 1/4, Section 14,
of Township 5 NS, Range 2 EW, G & SRB & M, in the
County of MARICOPA.

b. If in a subdivision: Name of subdivision _____,
Lot No. _____, Address _____.

4. The principal use(s) of water (Examples: irrigation - stockwater - domestic - municipal - industrial)
domestic

5. If for irrigation use, number of acres irrigated from well _____.

6. Owner of land on which well is located. If same as Item 1, check this box ☒

(Address) (City) (State) (Zip)

7. Well data (If data not available, write N/A)

a. Depth of Well 315 feet
b. Diameter of casing 8 7/8 inches
c. Depth of casing 103 feet
d. Type of casing IRON
e. Maximum pump capacity 15 gallons per minute.
f. Depth to water 240 feet below land surface.
g. Date well completed OCT 14 74
(Month) (Day) (Year)

8. The place(s) of use of water. If same as Item 3, check this box ☒.

NE 1/4 SW 1/4 NE 1/4, Section 14 Township 5N Range 2E
____ 1/4 ____ 1/4 ____ 1/4, Section ____ Township ____ Range ____

Attach additional sheet if necessary.

9. DATE 2 JUNE 82 SIGNATURE OF REGISTRANT J. O. Woodward

INSTRUCTIONS FOR COMPLETING REGISTRATION FORM

General Instructions

1. A person who owns an "Existing Well" shall register the well, pursuant to A.R.S. 45-593, by filing this form in duplicate with the Department of Water Resources not later than midnight June 14, 1982. The form must be completed and signed. Failure to do so will constitute a violation of A.R.S. 45-593, and may subject the well owner to injunction and/or civil penalties, pursuant to A.R.S. Title 45, Article 12.
2. An "Existing Well" means, (1) a well which was drilled on or before June 12, 1980 and which is not abandoned or sealed, or (2) a well which was not completed on or before June 12, 1980, but for which a Notice of Intention to Drill was on file with the Arizona Water Commission on or before June 12, 1980.
3. No registration fee is required for Exempt Wells. A \$10.00 registration fee must accompany registration forms for all Non-Exempt Wells.
4. An "Exempt Well" means a well having a pump with a maximum capacity of not more than 35 gallons per minute which is used to withdraw groundwater. An Exempt Well may include the non-commercial irrigation of not more than 1 acre of land.
5. A "Non-Exempt Well" means a well that is not an "Exempt Well".

INSTRUCTIONS FOR REGISTRATION QUESTIONS

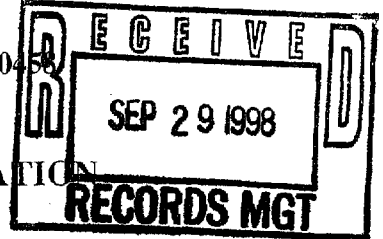
1. The Registrant must be the owner of the well and may be an individual, public or private corporation, company, partnership, firm, association, society, estate, trust, any other private organization or enterprise, the United States, any state, territory or country or a governmental entity, political subdivision or municipal corporation organized under or subject to the constitution and laws of this State.
2. If you own an existing irrigation well drilled at any time, or any other type of well drilled on or after June 20, 1968, you should have an assigned control and/or file number. Write these numbers in item 2. If you do not know the number, please explain the reason on the form or on an attached sheet.
3.
 - a. Fill in the Section, Township and Range in all cases if it is available.
 - b. If the well is in a subdivision and you have this information, give the subdivision name, Lot Number, and Address.
4. Show all purposes for which the water is used.
5. If the well is used for irrigation, give the number of acres irrigated in 1980 from the well.
6. If the owner of the land is an individual, give the last name, first name, middle initial. If the owner of the land is a corporation, partnership, firm, etc., fill in the appropriate title.
7. Complete the section on Well Data with the most accurate information available to you. If the data is not available, write N/A in the blanks.
8. Give the legal description of the place of use of the water. If place of use is in a subdivision and legal description is not available, give the subdivision name, Lot Number and/or address on the blank line.
9. The person in whose name a well is registered shall notify the Department of any change in ownership and shall keep all information on the registration record current and accurate. A form entitled "Change of Well Information/Ownership" is available for this purpose. A blank form will be furnished with the returned duplicate copy of the registration form.

ARIZONA DEPARTMENT OF WATER RESOURCES

RECORDS MANAGEMENT SECTION

MAIL TO: P.O. BOX 458 - PHOENIX, ARIZONA 85001-0458

Phone (602) 417-2405



REQUEST FORM TO CHANGE WELL INFORMATION

OWNERSHIP * DRILLER * VARIANCE

Please complete the appropriate section of this request form and return to P.O. Box 458, Phoenix, Arizona 85001-0458 or hand deliver to the above address with applicable fee. NOTE: A.R.S. §45-593.C requires that the Department be notified of change of well ownership and that the new owner is required to keep the Department's Well Registration records current and accurate. Well data and ownership changes must be submitted within thirty days after changes take place.

SAVE THIS FORM TO REPORT FUTURE CHANGES IN OWNERSHIP, CHANGES IN ADDRESS, OR CHANGE IN WELL DATA SUCH AS PUMP CAPACITY, CORRECTION OF LEGAL DESCRIPTION, CHANGE OF WELL DRILLER AND AMENDING INFORMATION PREVIOUSLY FILED.

1. CHANGE OF WELL INFORMATION: (NO FEE REQUIRED)

NOTE: If the location of the proposed well changes after drilling authority has been issued, attach a \$10.00 reissue fee for each well.

WELL REGISTRATION NO. 55- 635557 FILE NO: _____

If known, I/We request the following well information be changed: _____

Date _____ Signature of Current Well Owner _____

2. STATEMENT OF CHANGE OF WELL OWNERSHIP: (\$10.00 FEE REQUIRED)

NOTE: If this change consists of more than one well and the names are common: attach a \$10.00 fee. Otherwise, each well requires a separate fee of \$10.00.

I, John P., state that I am the Previous/New Owner of the well described below:

20 1/4 1/4 1/4 of Section 14 Township S Range 2
10 Acre 40 Acre 160 Acre

Assessor's tax parcel number of the parcel on which the well is located: Book _____ Map _____ Parcel _____

Well Registration No. 55- 635557

File No. _____ (if known)

KADHE DEVELOPMENT CO.

John & Susan Probst

PRINT Previous Owner's Name

PRINT New Owner's Name

8214 E. DEL CAMINO

20238 N. 13TH AVE.

Mailing Address

Mailing Address

Scotts. AZ 85258

PHX AZ 85027

City State Zip

City State Zip

Telephone Number

602-582-0737
Telephone Number

Signature of Previous/New Well Owner _____ Date _____

<u>Quad</u>	<u>Town</u>	<u>Range</u>	<u>Sect</u>	<u>Q160</u>	<u>Q40</u>	<u>Q10</u>	<u>Reg No.</u>	<u>Full Name</u>	<u>City</u>	<u>Well</u> <u>Depth</u>	<u>Depth</u> <u>Cased</u>	<u>Case</u> <u>Diameter</u>	<u>Water</u> <u>Level</u>	<u>Pump</u> <u>(GPM)</u>	<u>Drill</u> <u>Date</u>	<u>Drill</u> <u>Lic No</u>	<u>Wtr</u> <u>Use</u>	<u>Wtr-</u> <u>shed</u>	<u>Log</u>	<u>CRT</u>
A	5.0	2.0	14	B	B	D	635557	KADHE DEVELOP CO, 8214 E DEL CAMINO	SCOTTSDALE, AZ 85258	315.00	103.00	8.00	240.00	15.00	1/1/01	0	D	06		

-- End Of Report --

CHANGE OF WELL INFORMATION

Registration No. 55- 635557

I request the following information be changed in Well File Number A(5-2)14 bbd

Date JUNE 19, 19 86 Mark B. Heiser
Signature of Well Owner

STATEMENT OF CHANGE OF WELL OWNERSHIP

I, JAMES O. WOODWARD, state that I am (no longer) the
(new) owner of the well described below:

Township 5N Range 2E Section 14, SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$
Registration #55- 635557 File No. A(5-2)14 bbd

James O. Woodward
Previous Owner
P.O. Box 35025
Address
Phoenix AZ 85069
City State Zip

KADHE DEV. CO.
New Owner
8214 E. DEL CAMINO
Address
Scottsdale AZ 85258
City State Zip

NOTE: ARS 45-593 requires that the Department be notified of change of well ownership and that the well owner is required to keep the Department's Well Registration records current and accurate. Well data and ownership changes must be submitted within 30 days after changes take place.



NOTE: SAVE THIS FORM TO REPORT FUTURE
CHANGES IN OWNERSHIP OR WELL
DATA SUCH AS PUMP CAPACITY, ETC.

ENTERED JUN 26 1986