

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CEDAR CREEK FOOD STORE CEDAR CREEK, ARIZONA

DATED: JANUARY 6, 2015

PREPARED FOR:



WHITE MOUNTAIN APACHE TRIBE ENVIRONMENTAL PROTECTION OFFICE

716 E. GENERAL CROOK STREET, BUILDING 105
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AAI DATE: MARCH 22, 2015



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ALLWYN ENVIRONMENTAL PROJECT NO. 0023-0006 TASK 2

EXECUTIVE SUMMARY

This report presents the findings of the Phase I Environmental Site Assessment (ESA) performed by Allwyn Environmental (Allwyn) for the Cedar Creek Food Store located in Cedar Creek, Gila County, Arizona (herein referred to as the Property in this Report). The Property covered approximately 0.58 acres. The center of the Property was located at a latitude of approximately 33.8962° North and a longitude of approximately 110.1737° West. The Property was located in the southeast quarter of Section 24 of Township 6 North, Range 20 East of the Gila and Salt River Baseline and Meridian System. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) in connection with the Property.

A single masonry building and corrugated metal canopy were located on the Property, which was formerly used as a gasoline service station and convenience store, beginning sometime between 1965 and 1997. The building, located on the northern portion of the Property, was used as convenience store. The canopy, located on the southern portion of the Property, covered the gasoline fuel dispensers. Allwyn was unable to access the building because the Property owner did not meet with us during the site visit as scheduled. However, we were able to observe the interior of the convenience store through a window. The interior of the store was mostly empty, although several refrigerators, drink dispensing machines, and other similar equipment was present. Four gasoline dispensers were present below the canopy. The fill ports for the underground storage tanks (USTs) were located on a concrete pad on the northeastern portion of the Property. Because historical documents were not reasonable available to Allwyn, we were unable to identify the operating period of the gasoline station.

Historically the sites located immediately adjacent to the east of the property was developed as State Route 73 and the site to the adjoining site to the east beyond the State Route has been used for residential purposes. The site immediately adjacent to the south of the property has historically consisted of residential development. The site immediately adjacent to the north of the Property has historically been undeveloped. The site immediately adjacent to the west of the property has historically been undeveloped land with native vegetation present. We did not identify a REC for the Property associated with sites adjoining the Property.

Allwyn conducted a review of readily-available local, State, and Federal standard environmental databases for the Property and surrounding sites. Neither the Property nor sites within the appropriate search radius were listed on the database search. We did not identify a REC for the Property associated with the information provided in the databases.

The Phase I ESA was completed for the White Mountain Apache Tribe (WMAT) to identify RECs at the Property. We have performed this Phase I ESA in accordance with the scope and limitations of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM: E1527-13) of the Property.

This assessment did not reveal the evidence of current or controlled RECs in connection with the Property except for the following:

- **REC 1:** Four abandoned USTs were potentially present on the Property. Records related to the installation and closure of the USTs were not reasonably available to Allwyn and, therefore, we recommend that additional assessment be conducted at the site. The existence of the USTs should

be evaluated by conducting a geophysical survey or excavating soil overlying the potential UST. If USTs are discovered, the USTs should be closed in accordance with all local, State, and Federal rules and regulations. The USTs should be removed and soil samples should be collected and analyzed for lead, volatile organic compounds (VOCs), and polynuclear aromatic hydrocarbons (PAHs).

TABLE OF CONTENTS

1.0 INTRODUCTION 1

 1.1 PROJECT BACKGROUND 1

 1.2 PROJECT OBJECTIVES 1

 1.3 SCOPE OF SERVICES 2

 1.4 REASON FOR PERFORMING THE PHASE I ESA 2

 1.5 USER RELIANCE 3

2.0 PROPERTY INFORMATION 4

 2.1 PROPERTY LOCATION AND LEGAL DESCRIPTION 4

 2.2 ENVIRONMENTAL SETTING 4

 2.2.1 Topography 4

 2.2.2 Regional and Property Geology 4

 2.2.3 Regional Groundwater Conditions 4

 2.2.4 Property Vicinity Groundwater 5

 2.3 CURRENT PROPERTY USE AND OCCUPANCY 5

 2.4 PUBLIC UTILITIES 5

 2.5 CURRENT USES OF ADJOINING SITES 5

3.0 USER PROVIDED RECORDS 6

 3.1 ENVIRONMENTAL LIENS 6

 3.2 ACTIVITY AND USE LIMITATIONS 6

 3.3 SPECIALIZED KNOWLEDGE 6

 3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES 6

 3.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE KNOWLEDGE 6

 3.6 INDICATORS OF PRESENCE OR LIKELY PRESENCE OF CONTAMINATION 6

 3.7 GOVERNMENT ENFORCEMENT ACTIONS 7

4.0 HISTORICAL USE 8

 4.1 AERIAL PHOTOGRAPHS 8

 4.2 SANBORN MAPS 10

 4.3 PROPERTY TAX FILES 10

 4.4 LIEN/AUL REPORT 10

 4.5 USGS TOPOGRAPHIC MAPS 10

 4.6 CITY DIRECTORIES 10

 4.7 BUILDING DEPARTMENT RECORDS 11

 4.8 FIRE DEPARTMENT RECORDS 11

 4.9 SEWER/SEPTIC RECORDS 11

 4.10 ZONING/LAND USE RECORDS 11

 4.11 SUMMARY OF PROPERTY AND SURROUNDING SITES HISTORICAL USE INFORMATION 11

 4.11.1 Property Specific Historical Use 11

 4.11.2 Summary of Adjacent Sites Historical Use Information 11

5.0 REGULATORY REVIEW 12

 5.1 DATABASE INFORMATION 12

 5.2 SUMMARY OF STANDARD RECORDS REVIEW 12

 5.3 AGENCY REQUESTS 13

6.0 SITE RECONNAISSANCE 14

 6.1 METHODOLOGY AND LIMITING CONDITIONS 14

 6.1.1 Methodology 14

6.1.2	Limiting Conditions.....	14
6.2	PROPERTY USE AND DESCRIPTION	14
6.3	GENERAL PROPERTY OBSERVATIONS.....	14
6.3.1	Hazardous Substances and Petroleum Products in Connection with Identified Uses.....	14
6.3.2	Storage Tanks	14
6.3.3	Odors	14
6.3.4	Pools of Liquids.....	15
6.3.5	Drums and Containers.....	15
6.3.6	Polychlorinated Biphenyl (PCB)-Containing Equipment.....	15
6.4	INTERIOR OBSERVATIONS	15
6.5	EXTERIOR OBSERVATIONS.....	15
6.5.1	Pits, Ponds, or Lagoons.....	15
6.5.2	Stained Soil or Pavement	15
6.5.3	Stressed Vegetation.....	15
6.5.4	Solid Waste.....	15
6.5.5	Wastewater and Stormwater	15
6.5.6	Wells.....	16
6.5.7	Septic System	16
6.6	SURROUNDING SITES OBSERVATIONS	16
7.0	INTERVIEWS.....	17
7.1	PROPERTY OWNERS AND OCCUPANTS	17
7.2	GOVERNMENT AGENCIES.....	17
8.0	VAPOR ENCROACHMENT SCREEN.....	18
8.1	TIER 1 SCREENING EVALUATION	18
8.2	TIER 1 SCREENING RESULTS.....	19
8.2.1	Vapor Encroachment Concerns	20
9.0	FINDINGS AND CONCLUSIONS	21
9.1	SUMMARY.....	21
9.2	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS	21
9.3	DATA GAPS.....	22
9.4	RECOGNIZED ENVIRONMENTAL CONDITIONS	22
10.0	DEVIATIONS.....	23
11.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL.....	24
11.1	ENVIRONMENTAL PROFESSIONAL EXPERIENCE.....	24
11.2	ENVIRONMENTAL PROFESSIONAL SIGNATURE AND STATEMENT	24
12.0	LIMITATIONS	25
13.0	REFERENCES	27

FIGURES

- 1 VICINITY MAP
- 2 PROPERTY DETAIL MAP

APPENDICES

- A REGULATORY DATABASE SEARCH REPORT
- B USER INFORMATION DOCUMENTATION FORM
- C HISTORICAL TITLE REPORT
- D SITE RECONNAISSANCE DOCUMENTATION FORM
- E PHOTOGRAPHIC LOG
- F INTERVIEW DOCUMENTATION FORM
- G ENVIRONMENTAL PROFESSIONAL RESUME

1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

Allwyn Environmental (Allwyn) was retained by the White Mountain Apache Tribe (WMAT) to conduct a Phase I Environmental Site Assessment (ESA) of the Cedar Creek Food Store located in Cedar Creek, Arizona herein referred to as the Property in this Report (See Figure 1 for the Vicinity Map of the Property). The Property covered approximately 0.58 acres and the center of the Property was located at a latitude of approximately 33.8962° North and a longitude of approximately 110.1737° West. The Property was located in the southeast quarter of Section 24 of Township 6 North, Range 20 East of the Gila and Salt River Baseline and Meridian System. This document presents the Phase I ESA in general agreement with the requirements of the *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation: E1527-13).

1.2 PROJECT OBJECTIVES

The objective of the Phase I ESA is to identify recognized environmental conditions (RECs) at the Property. A REC is defined in the ASTM E1527-13 as:

“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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 recognized environmental conditions.”¹

Additionally, the ASTM E1527-13 standard includes additional classifications of a controlled recognized environmental condition (CREC) and a historical recognized environmental condition (HREC). A CREC is defined in the ASTM E1527-13 as:

“a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See Note 3.)

Note 2 – For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The “control” is represented by the restriction the property use remain commercial.

Note 3 – A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be implemented.”

A HREC is defined in the ASTM E1527-13 as:

“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the environmental professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

1.3 SCOPE OF SERVICES

Allwyn completed the following scope of services for the Phase I ESA in accordance with the ASTM E1527-13:

- Review WMAT-provided information
- Conduct a site reconnaissance, including a site visit of the exterior and interior features of buildings and structures and a representative evaluation of adjoining site uses
- Review standard environmental record sources within minimum search distances
- Review readily-available historical sources (potentially including aerial photographs, fire insurance maps, property tax files, recorded land title records, and topographical maps)
- Conduct interviews with owner, occupant, or other persons knowledgeable with the site history and operations
- Conduct a Tier 1 Vapor Encroachment Screening
- Evaluate information to formulate professional opinion and conclusions
- Prepare report

1.4 REASON FOR PERFORMING THE PHASE I ESA

The Phase I ESA is intended to permit WMAT to satisfy one of the requirements for the landowner liability protection to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability, namely “all appropriate inquiry into the previous ownership and uses of the Property consistent with good commercial and customary practice”.

1.5 USER RELIANCE

This document and the information contained herein have been prepared solely for the use of WMAT and their authorized representatives. Any reliance on this report by other parties shall be at such party's sole risk. Any future consultation or provision of services to third parties related to the Property requires approval from WMAT or their representatives. Any such services may be provided at the sole discretion of Allwyn and under terms and conditions acceptable to Allwyn, including potential additional compensation.

2.0 PROPERTY INFORMATION

2.1 PROPERTY LOCATION AND LEGAL DESCRIPTION

The Property covered approximately 0.58 acres and the center of the Property was located at a latitude of approximately 33.8962° North and a longitude of approximately 110.1737° West. The Property was located in the southeast quarter of Section 24 of Township 6 North, Range 20 East of the Gila and Salt River Baseline and Meridian System.

2.2 ENVIRONMENTAL SETTING

2.2.1 Topography

The Property lies within the coverage area of the Cedar Creek, Arizona 7.5 Minute Quadrangle United States Geological Service (USGS) map. The Property is generally flat with an elevation of about 4923 feet above mean sea level (msl). Geo-Search, an environmental research firm, included portions of the 1978 topographic map encompassing the Property as part of the Regulatory Database Search Report. The Geo-Search environmental database report is contained within Appendix A. Based on surface contours on this map, the terrain of the Property vicinity was fairly level; however, surface runoff in the vicinity would appear to flow to the south.

2.2.2 Regional and Property Geology

The Property was located in the Colorado Plateau of Arizona. The Colorado Plateau is a high standing crustal block of relatively undeformed rocks surrounded by the Rocky Mountains and Basin and Range Provinces. The Property was located in the southern boundary of the Plateau (close to the Transition Zone), which is marked by the Mogollon Rim, an erosional ridge that separates the Colorado Plateau from the extensively faulted Basin and Range Province. More specifically, the Property was located in the Datil-Mogollon section, a section largely volcanic in origin.²

The Property was located east of Mount Baldy, within the White Mountain volcanic field. In general, geologic stratigraphy consists of thick-sequenced Tertiary and Quaternary volcanic rocks.³ Volcanism began in the White Mountain Volcanic Field in the Middle Tertiary, with eruptions consisting of volcanic and volcanoclastic rocks of basalt and trachyandesitic composition.⁴ Cinder cones and lava flows of basaltic composition constitute most of the White Mountain volcanic field. These basaltic rocks range widely in age as indicated by a variety of such surface features as degree of preservation of original flow features and weathering and soil formation.⁵

2.2.3 Regional Groundwater Conditions

The eastern portion of the White River Sub-basin is covered with volcanic rocks and the western portion contains sedimentary rocks similar to those found in the Salt River Canyon Sub-basin. Groundwater occurs in fracture zones and the various volcanic flows, including cinder beds. Groundwater flow in the volcanic aquifer is discontinuous, and well yields and water levels may vary widely over short distances. Precipitation in the area is relatively high, and recharges the volcanic aquifer through infiltration into the fractured rock. Groundwater discharged from the volcanic aquifer contributes to the base flow of the White River. Groundwater level and water quality data are lacking for the sub-basin.⁶ The only well yield

data shows a yield between 100 and 500 gallons per minute (gpm) in a well between Whiteriver and Hon-dah.

2.2.4 Property Vicinity Groundwater

Imaged records for wells registered with the Arizona Department of Water Resources (ADWR) were reviewed to identify wells in the vicinity of the Property. Based on the information provided in the Well Driller Report from a well located within the 10 acre section where the Property is located (ADWR Well No. 55-521024), groundwater, in 1988, was located at a depth of approximately 10 feet below ground surface (bgs). A resource confirming the flow of groundwater in the area was not available, however it is likely groundwater is flowing east towards Cedar Creek.

2.3 CURRENT PROPERTY USE AND OCCUPANCY

A single masonry building and corrugated metal canopy were located on the Property, which was formerly used as a gasoline service station and convenience store. The building, located on the northern portion of the Property, was used as convenience store. The canopy, located on the southern portion of the Property, covered the gasoline fuel dispensers. Allwyn was unable to access the building because the Property owner did not meet with us during the site visit as scheduled. However, we were able to observe the interior of the convenience store through a window. The interior of the store was mostly empty, although several refrigerators, drink dispensing machines, and other similar equipment was present. Four gasoline dispensers were present below the canopy. The fill ports for the underground storage tanks (USTs) were located on a concrete pad on the northeastern portion of the Property. Because historical documents were not reasonable available to Allwyn, we were unable to identify the operating period of the gasoline station.

2.4 PUBLIC UTILITIES

The following utilities and providers served the Property vicinity:

- Electric – Tribal Utility Authority
- Potable Water – Tribal Utility Authority
- Wastewater – Tribal Utility Authority
- Solid Waste – Tribal Utility Authority
- Natural Gas – Not applicable

2.5 CURRENT USES OF ADJOINING SITES

The current uses of Sites immediately adjacent and adjoining to the Property are summarized below:

- North – Undeveloped land with native vegetation
- East – State Route 73 and east of State Route 73 single-family residential
- South – single-family residential
- West – Undeveloped land with native vegetation

3.0 USER PROVIDED RECORDS

As part of the Phase I ESA process, the User of this report, typically our client, must conduct inquiries required by 40 CFR 312 in order to qualify for the landowner liability protections. The User should provide this information to the Environmental Professional. Allwyn developed a User Information Documentation Form to solicit this information from the User of this Phase I ESA Report to satisfy these requirements. Mrs. Brenda Pusher-Begay of the WMAT Environmental Protection Office, was sent via e-mail a User Information Documentation Form by Allwyn on September 25, 2014. Mrs. Pusher-Begay returned the completed documents on October 29, 2014. Information obtained from the User Information Documentation Form is summarized below, and a copy of the completed form is included in this report in Appendix B.

3.1 ENVIRONMENTAL LIENS

Mrs. Pusher-Begay was not aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law.

3.2 ACTIVITY AND USE LIMITATIONS

Mrs. Pusher-Begay was not aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls, that are in place at the Property and/or that have been filed or recorded in a registry under federal, tribal, state, or local law.

3.3 SPECIALIZED KNOWLEDGE

Mrs. Pusher-Begay indicated that she did not possess specialized knowledge or experience related to the Property or nearby sites.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mrs. Pusher-Begay indicated that she does not know if the purchase price of this Property reasonably reflects the fair market value of the Property.

3.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE KNOWLEDGE

Mrs. Pusher-Begay indicated that she was not aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases.

3.6 INDICATORS OF PRESENCE OR LIKELY PRESENCE OF CONTAMINATION

Mrs. Pusher-Begay indicated that she was not aware of any obvious indicators that point to the potential presence or likely presence of contamination at the Property.

3.7 GOVERNMENT ENFORCEMENT ACTIONS

Mrs. Pusher-Begay indicated that she was unaware of any government enforcement actions regarding the Property.

4.0 HISTORICAL USE

ASTM E 1527-13 requires the Environmental Professional to identify the obvious uses of the Property from the present back to the Property's first developed use or 1940, whichever is earliest. This information is collected to identify the likelihood that past uses have led to RECs in connection with the Property. This task is accomplished by reviewing standard and other historical sources to the extent that they are necessary, reasonably ascertainable, and likely to be useful. These standard records include aerial photographs, fire insurance maps, property tax files, land title records, topographic maps, city directories, building department records, and zoning/land use records.

The general type of historical use (i.e., commercial, retail, residential, industrial, undeveloped, office) should be identified at 5-year intervals, unless the specific use of the Property appears to be unchanged over a period longer than 5 years. The historical research is complete when the use is defined or when data failure occurs. Data failure occurs when the standard historical sources have been reviewed, yet the Property use cannot be identified back to its first developed use or to 1940. Data failure is not uncommon in trying to identify the use of the Property at 5-year intervals back to first use or 1940, whichever is earlier.

Historical records were researched and obtained by Allwyn to identify obvious uses of the Property from the present back to the Property's first developed use, or to 1940, whichever is earlier. The results of this research and data failure, if encountered, are presented in the following sections.

4.1 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed from Google Earth, and Google Maps for the years 1997 to 2014 (See Figure 2 for the 2014 aerial photograph of the Property). A brief description of each aerial photograph follows:

1965 Aerial Photograph – Historic Aerials
<u>Property Features:</u> The Property appears to be graded but otherwise undeveloped.
<u>Adjoining Site Features:</u> North: Site was apparent graded land with native vegetation. South: Apparent graded land with several structures and apparent concrete pads. East: An apparent dirt road was present which is the site of the future State Route 73. West: Site was native vegetation and west of the vacant land is a dirt road.
1997 Aerial Photograph – Google Earth
<u>Property Features:</u> The structure and canopy are present.
<u>Adjoining Site Features:</u> North: There were no apparent changes from the 1965 aerial photograph. South: Apparent graded land was present around a large concrete pad north of residential structures. East: State Route 73 was present west of the Property. Beyond the highway was native vegetation with apparent residential structures present. West: There were no apparent changes from the 1965 aerial photograph.

2005 Aerial Photograph – Historic Aerials
<u>Property Features:</u> There were no apparent changes to the Property from the 1997 aerial photograph.
<u>Adjoining Site Features:</u> North: There were no apparent changes from the 1965 aerial photograph. South: There were no apparent changes from the 1997 aerial photograph. East: There were no apparent changes from the 1997 aerial photograph. West: There were no apparent changes from the 1965 aerial photograph.
2007 Aerial Photograph – Google Earth
<u>Property Features:</u> There were no apparent changes to the Property from the 1997 aerial photograph.
<u>Adjoining Site Features:</u> North: There were no apparent changes from the 1965 aerial photograph. South: There were no apparent changes from the 1997 aerial photograph. East: There were no apparent changes from the 1997 aerial photograph. West: There were no apparent changes from the 1965 aerial photograph.
2010 Aerial Photograph – Google Earth
<u>Property Features:</u> There were no apparent changes to the Property from 1997 aerial photograph.
<u>Adjoining Site Features:</u> North: There were no apparent changes from the 1965 aerial photograph. South: There were no apparent changes from the 1997 aerial photograph. East: There were no apparent changes from the 1997 aerial photograph. West: There were no apparent changes from the 1965 aerial photograph.
2013 Aerial Photograph – Google Earth
<u>Property Features:</u> There were no apparent changes to the Property from 1997 aerial photograph.
<u>Adjoining Site Features:</u> North: There were no apparent changes from the 1965 aerial photograph. South: There were no apparent changes from the 1997 aerial photograph. East: There were no apparent changes from the 1997 aerial photograph. West: There were no apparent changes from the 1965 aerial photograph.
2014 Aerial Photograph – Google Maps
<u>Property Features:</u> There were no apparent changes to the Property from the 1997 aerial photograph.
<u>Adjoining Site Features:</u> North: There were no apparent changes from the 1965 aerial photograph. South: There were no apparent changes from the 1997 aerial photograph. East: There were no apparent changes from the 1997 aerial photograph. West: There were no apparent changes from the 1965 aerial photograph.

4.2 SANBORN MAPS

Sanborn fire insurance maps were created to assist fire insurance agents in assessing the fire hazards of particular pieces of property in towns and cities throughout the United States. The maps indicate the size, shape, and construction materials of residences, commercial properties, and factories and often include such details as building use, house and block numbers, widths of streets and locations of water mains. Sanborn maps were regularly updated, making them a valuable tool for documenting the changes in structure and building use in American cities.

Allwyn searched for Sanborn fire insurance maps at the city of Phoenix Polly Rosenbaum Public Library and Arizona State Library, as part of our research for the report. The Property was not located within the boundaries of available maps.

4.3 PROPERTY TAX FILES

Allwyn contacted Sheryl Ethebah from WMAT Legal Department on September 9, 2014 to obtain documentation of former leases or owners of the Property. Ms. Ethebah reported that there were no records were found for the Property.

4.4 LIEN/AUL REPORT

Allwyn subcontracted Allands to prepare an Environmental Lien and AULs Search Report for the Property. The report is presented in Appendix C.

The Historical Title Report included a search for recorded environmental liens, declaration of environmental use restrictions (DEURs), voluntary environmental mitigation use restrictions (VEMURs), and AULs. No leases, DEURs, VEMURs, or AULs were identified for the Property.

4.5 USGS TOPOGRAPHIC MAPS

USGS 7.5 Minute Topographic maps for the Cedar Creek, Arizona quadrangle were reviewed at www.historicaerials.com, and USGS Topographic Maps for the years 1968, and 1978.

The Property is surrounded by forest vegetation, State Route 73, Cedar Creek, and an intermittent stream. There was a water tank northeast and south of the Property depicted in the maps. There are several dwellings on the outskirts of the Property in all directions.

4.6 CITY DIRECTORIES

Allwyn searched for business directories, city directories, and cross reference directories at the city of Phoenix Polly Rosenbaum Public Library, as part of our research for the report. The Property was not located within the boundaries of surveyed for business and city directories.

4.7 BUILDING DEPARTMENT RECORDS

Allwyn contacted Brenda Roberts of the WMAT Planning Department on September 15, 2014 regarding historical building department records for the Property. At the time of this report, WMAT Planning Department had not responded indicating records were available for the Property.

4.8 FIRE DEPARTMENT RECORDS

On October 10, 2014, Allwyn contacted the Whiteriver Fire Department (WFD) regarding hazardous material responses and other environmental data maintained by WFD such as inspections, chemical storage records, underground storage tanks (USTs), or ASTs for the Property. WFD did not respond to our request at the time for this report.

4.9 SEWER/SEPTIC RECORDS

Allwyn requested sanitary sewer or septic system records for the Property from various WMAT agencies. WMAT does not keep records for sewer connections or line installation dates, therefore we were unable to identify whether wastewater generated on the Property had been discharged to the sanitary sewer or a septic system.

4.10 ZONING/LAND USE RECORDS

Based on previous inquiries, there are no zoning designations properties located on the Fort Apache Indian Reservation. Therefore, there were no zoning records for the Property.

4.11 SUMMARY OF PROPERTY AND SURROUNDING SITES HISTORICAL USE INFORMATION

4.11.1 Property Specific Historical Use

A single masonry building and corrugated metal canopy were located on the Property, which was formerly used as a gasoline service station and convenience store, beginning sometime between 1965 and 1997. The building, located on the northern portion of the Property, was used as convenience store.

4.11.2 Summary of Adjacent Sites Historical Use Information

Historically the property located immediately adjacent to the east of the property was developed as State Route 73 and the site to the adjoining site to the east beyond the State Route has been used for residential purposes. The site immediately adjacent to the south of the property has historically consisted of residential development. The site immediately adjacent to the north of the Property has historically been undeveloped. The site immediately adjacent to the west of the property has historically been undeveloped land with native vegetation present.

5.0 REGULATORY REVIEW

5.1 DATABASE INFORMATION

Allwyn conducted a review of readily available local, State, and Federal standard environmental record sources to assess whether current and past usages and practices at the Property and surrounding sites (within appropriate minimum search distances) may have caused a REC at the Property. Information from these sources was gathered either by Allwyn personnel directly or by a paid database search service (Geo-Search). A copy of the report(s) is provided in Appendix A. The databases that were reviewed and the approximate minimum search distances (in parentheses) were:

- Federal ASTM Standard Records
 - National Priorities List (NPL)/Proposed NPL Sites (1.0 mile)
 - Delisted NPL Sites (0.5 mile)
 - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (0.5 mile)
 - CERCLIS-No Further Remedial Action Planned (NFRAP) (0.5 mile)
 - Resource Conservation and Recovery Act (RCRA) Generator (Property and Adjoining Properties)
 - RCRA Corrective Action Report (CORRACTS) Sites (1.0 mile)
 - RCRA non-CORRACTS Treatment, Storage, or Disposal (TSD) Site (0.5 mile)
 - Emergency Response Notification System (ERNS) (Property Only)
- State of Arizona ASTM Standard Records
 - Water Quality Assurance Revolving Fund (WQARF) Sites (1.0 mile)
 - Arizona Superfund Program List (0.5 mile)
 - Solid Waste Facility/Landfill Lists (0.5 mile)
 - DEUR Institutional Control/Engineering Control Registry (AUL) Sites (Property Only)
 - Brownfields Tracking System (BROWNFIELDS)/ Voluntary Remediation Program (VRP) Sites (0.5 mile)
 - Registered Underground Storage Tank List (UST) Sites (Property and Adjoining Properties)
 - Leaking Underground Storage Tank List (LUST) Sites (0.5 mile)
- Additional Environmental Record Sources
 - RCRA Compliance Facilities (0.125 mile)
 - Hazardous Materials Incidents Emergency Response Logbook (0.125 mile)
 - ADEQ Drywell Registration Database (Property and Adjoining Property)
 - Environmental Permits (Property Only)
 - Dry Cleaners (0.125 mile)

Note: The objective of this database search is to evaluate the potential impact of a listed facility on the Property that is the subject of the Phase I ESA.

5.2 SUMMARY OF STANDARD RECORDS REVIEW

Neither the Property nor any sites within the appropriate search distances were listed in the records searched by Geo-Search.

5.3 AGENCY REQUESTS

Allwyn submitted a request for records to EPA via the Freedom of Information Act website (FOIAOnline) on October 1, 2014 to obtain records and files maintained by the EPA for the Property. On November 5, 2014, the EPA stated there were no records for the Property via email.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Brandy Gunderson and Krista Perry of Allwyn conducted a site reconnaissance of the Property on September 23, 2014. The purpose of the site reconnaissance was to observe the Property and usages, and to aid in identifying potential RECs. Site observations were recorded on a checklist completed by Ms. Gunderson and Ms. Perry and is presented in Appendix D. Photographs are presented in Appendix E.

6.1.1 Methodology

In order to complete the site reconnaissance, the Property was identified using information provided by WMAT and information obtained from Google Maps. The Property was traversed via foot. We observed the surrounding sites from the Property, and we toured the Property vicinity by vehicle.

6.1.2 Limiting Conditions

Allwyn was not provided access to the interior of the occupied structure.

6.2 PROPERTY USE AND DESCRIPTION

A single masonry building and corrugated metal canopy were located on the Property, which was formerly used as a gasoline service station and convenience store, beginning sometime between 1965 and 1997. The building, located on the northern portion of the Property, was used as convenience store. The canopy, located on the southern portion of the Property, covered the gasoline fuel dispensers.

6.3 GENERAL PROPERTY OBSERVATIONS

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

Allwyn did observe the fill ports for the USTs on the Property. There were no records for the UST's on the Property.

6.3.2 Storage Tanks

Allwyn did observe fill ports for the USTs on the Property. There were no records reasonably available to Allwyn to indicate whether the USTs remain on the Property.

6.3.3 Odors

Allwyn did not detect any strong pungent, or noxious odors on the Property.

6.3.4 Pools of Liquids

Allwyn did not observe any pools of liquids likely to contain hazardous substances or petroleum products on the Property.

6.3.5 Drums and Containers

Allwyn did not observe any drums or containers on the Property. Without full access of the interior of the Property this feature cannot be eliminated from not existing on the Property.

6.3.6 Polychlorinated Biphenyl (PCB)-Containing Equipment

Allwyn did not observe any PCB-containing equipment on the Property.

6.4 INTERIOR OBSERVATIONS

Allwyn was unable to access the building because the Property owner did not meet with us during the site visit as scheduled. However, we were able to observe the interior of the convenience store through a window. The interior of the store was mostly empty, although several refrigerators, drink dispensing machines, and other similar equipment was present.

6.5 EXTERIOR OBSERVATIONS

6.5.1 Pits, Ponds, or Lagoons

Allwyn did not observe any ponds, pits, or lagoons on the Property.

6.5.2 Stained Soil or Pavement

Allwyn did not observe any stained soil or asphalt pavement on the Property.

6.5.3 Stressed Vegetation

Allwyn did not observe any areas of stressed vegetation that would indicate the presence of contamination on the Property.

6.5.4 Solid Waste

Allwyn did not observe any solid waste or areas that are apparently filled or graded by non-natural causes (or filled by fill of the unknown origin) suggesting trash, construction debris, demolition debris, or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal.

6.5.5 Wastewater and Stormwater

The terrain at the Property was generally flat. Based on the observations of the site topography, Allwyn concluded that stormwater would primarily flow down to the east towards State Route 73.

6.5.6 Wells

Allwyn did not observe any evidence of dry wells, disposal wells, and/or water wells on the Property.

6.5.7 Septic System

Allwyn did not observe any evidence of a septic system on the Property.

6.6 SURROUNDING SITES OBSERVATIONS

Historically the sites located immediately adjacent to the east of the property was developed as State Route 73 and the site to the adjoining site to the east beyond the State Route has been used for residential purposes. The site immediately adjacent to the south of the property has historically consisted of residential development. The site immediately adjacent to the north of the Property has historically been undeveloped. The site immediately adjacent to the west of the property has historically been undeveloped land with native vegetation present.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS AND OCCUPANTS

Allwyn was unable to access the building because the Property owner did not meet with us during the site visit as scheduled. However, we were able to observe the interior of the convenience store through a window. Based on the historical Property use and other information obtained by Allwyn during the course of this Phase I ESA, it is the opinion of the environmental professional, the mere absence of the interview does not pose any significant limitations on the ability of the environmental professional to identify conditions indicative of releases or threatened releases on, at, in, or to the Property.

7.2 GOVERNMENT AGENCIES

Allwyn submitted a request for records to EPA via the Freedom of Information Act website (FOIAOnline) on October 1, 2014 to obtain records and files maintained by the EPA related to the Property. EPA did not provide records for the Property as of the date of this report. .

8.0 VAPOR ENCROACHMENT SCREEN

8.1 TIER 1 SCREENING EVALUATION

The Tier I Screening Evaluation requires the review of information generally collected in a Phase I ESA to identify potential vapor encroachment conditions (VECs) within an approximate minimum search distance (See Table 8.1), referred to as the Area of Concern (AOC). If known or suspected contaminated sites are present within the AOC, then an evaluation is performed for those sites whether a contaminant of concern (COC) is likely to be present.

TABLE 8.1

VAPOR ENCROACHMENT SCREENING RESOURCES AND APPROXIMATE MINIMUM SEARCH DISTANCE		
STANDARD ENVIRONMENTAL RESOURCES (WHERE AVAILABLE)	APPROXIMATE MINIMUM SEARCH DISTANCE SURROUNDING THE TARGET PROPERTY (MILES)	
	Hazardous Substances COC	Petroleum Hydrocarbon COCs
Federal NPL site list	1/3	1/10
Federal CERCLIS list	1/3	1/10
Federal RCRA CORRACTS facility list	1/3	1/10
Federal RCRA non-CORRACTS TSD facilities list	1/3	1/10
Federal RCRA generators list	Property only	Property only
Federal institutional control/engineering control registries	Property only	Property only
Federal ERNS list	Property only	Property only
State- and tribal-equivalent NPL	1/3	1/10
State- and tribal-equivalent CERCLIS	1/3	1/10
State- and tribal landfill and/or solid waste disposal site lists	1/3	1/10
State- and tribal leaking storage tank lists	1/3	1/10
State- and tribal registered storage tank lists	Property only	Property only
State- and tribal institutional control/engineering control registries	Property only	Property only
State- and tribal voluntary cleanup sites	1/3	1/10
State- and tribal Brownfield sites	1/3	1/10

The approximate minimum search distance may be expanded or reduced in the up-gradient, down-gradient, and/or cross-gradient by the environmental professional based on experience in the local area and applying professional judgment. A commonly used method to reduce the AOC in Tier 1 screening when groundwater flow direction is known or can be inferred is the Buonicore Methodology⁷. The revised AOC for Tier 1 Screening are provided in Table 8.2.

TABLE 8.2

Source Location	AOC Using Buonicore Methodology	
	Hazardous Substance COC (feet)	Petroleum Hydrocarbon COC (feet)
Up-gradient	1,760	528
Down-gradient	100	100 (LNAPL) 30 (dissolved)
Cross-gradient	365	165 (LNAPL) 95 (dissolved)

LNAPL- Light, Non-Aqueous Phase Liquid

If known or suspected contaminated sites are present within the AOC, then an evaluation is performed for those sites where a COC is likely to be present.

If potential COCs exist on contaminated sites, the Environmental Professional must then evaluate whether a VEC exists on the Property. The factors used to evaluate the presence of a VEC include:

- Existing and planned use of the target Property
- Type of existing and planned structure
- Surrounding area description
- Review of federal, state, local, and tribal government records
- Soil and geological characteristics, groundwater depth and flow direction, and property information data

The conclusion from the Tier 1 screening is one of the following:

- A VEC exists
- A VEC likely exists
- A VEC cannot be ruled out
- A VEC can be ruled out because a VEC does not or is not likely to exist

If a VEC can be ruled out from a Tier 1 screening, no further investigation is necessary.

A REC does not necessarily exist if a VEC exists, likely exists, or cannot be ruled out by the Tier 1 screening and the Environmental Professional can use professional judgment considering factors such as site conditions and building design and operation.

8.2 TIER 1 SCREENING RESULTS

Allwyn conducted a Vapor Encroachment Screening on the Property in accordance with the ASTM E2600-10 standard. Sites identified from the Standard Environmental Resources were evaluated using the ASTM E2600-10 criteria to evaluate whether the site presents a VEC.

8.2.1 Vapor Encroachment Concerns

Allwyn Environmental found the following features on the Property that cannot be ruled out as a Vapor Encroachment Concern:

FACILITY NAME AND ADDRESS	SITE DESIGNATION	DISTANCE AND DIRECTION FROM PROPERTY	CHEMICAL OF CONCERN	GROUNDWATER FLOW AT FACILITY RELATIVE TO SUBJECT PROPERTY	VEC	REASON FOR NOT RULING OUT FEATURE AS A VEC
Cedar Creek Food Store Cedar Creek, Arizona	UST	Site	VOC, PHC, PAH	Site	Cannot Be Ruled Out	Feature is on the subject property.

VOC Volatile Organic Compounds
PHC Petroleum Hydrocarbons
PAH Polycyclic Aromatic Hydrocarbons

9.0 FINDINGS AND CONCLUSIONS

9.1 SUMMARY

This report presents the findings of the Phase I ESA performed by Allwyn for the Cedar Creek Food Store located in Cedar Creek, Gila County, Arizona. The Property covered approximately 0.58 acres. The center of the Property was located at a latitude of approximately 33.8962° North and a longitude of approximately 110.1737° West. The Property was located in the southeast quarter of Section 24 of Township 6 North, Range 20 East of the Gila and Salt River Baseline and Meridian System. The purpose of this Phase I ESA was to identify RECs in connection with the Property.

A single masonry building and corrugated metal canopy were located on the Property, which was formerly used as a gasoline service station and convenience store, beginning sometime between 1965 and 1997. The building, located on the northern portion of the Property, was used as convenience store. The canopy, located on the southern portion of the Property, covered the gasoline fuel dispensers. Allwyn was unable to access the building because the Property owner did not meet with us during the site visit as scheduled. However, we were able to observe the interior of the convenience store through a window. The interior of the store was mostly empty, although several refrigerators, drink dispensing machines, and other similar equipment was present. Four gasoline dispensers were present below the canopy. The fill ports for the underground storage tanks (USTs) were located on a concrete pad on the northeastern portion of the Property. Because historical documents were not reasonable available to Allwyn, we were unable to identify the operating period of the gasoline station.

Historically the sites located immediately adjacent to the east of the property was developed as State Route 73 and the site to the adjoining site to the east beyond the State Route has been used for residential purposes. The site immediately adjacent to the south of the property has historically consisted of residential development. The site immediately adjacent to the north of the Property has historically been undeveloped. The site immediately adjacent to the west of the property has historically been undeveloped land with native vegetation present. We did not identify a REC for the Property associated with sites adjoining the Property.

Allwyn conducted a review of readily-available local, State, and Federal standard environmental databases for the Property and surrounding sites. Neither the Property nor sites within the appropriate search radius were listed on the database search. We did not identify a REC for the Property associated with the information provided in the databases.

9.2 POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

As discussed in this report, Allwyn reviewed a variety of features, conditions, and nearby facilities that were given consideration as potential RECs. However, based on our observations, experience, and review, these features, conditions, and nearby facilities were found to not represent a REC for the Property as discussed in this report. We did identify a REC associated with the Property as discussed below.

9.3 DATA GAPS

A data gap is defined as the lack or inability to obtain information required by ASTM E1527-13 despite good faith efforts by the Environmental Professional to gather such information. The Environmental Professional is required to document and comment on the significance of only those data gaps that affect the ability of Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the Property.

Allwyn encountered a data gap or data failure in the historical review. Limited information was found on specific Property usages prior to 1977.

Allwyn encountered data gaps in the aerial photograph review. Aerial photographs could not be found prior to 1967, and from 1967 to 1997. Because the Property and adjoining sites were mostly undeveloped, the data gap is not considered a REC.

9.4 RECOGNIZED ENVIRONMENTAL CONDITIONS

The Phase I ESA was completed for WMAT to identify RECs at the Property. We have performed this Phase I ESA in accordance with the scope and limitations of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM: E1527-13) of the Property.

This assessment did not reveal the evidence of current or controlled RECs in connection with the Property except for the following:

- **REC 1:** Four abandoned USTs were potentially present on the Property. Records related to the installation and closure of the USTs were not reasonably available to Allwyn and, therefore, we recommend that additional assessment be conducted at the site. The existence of the USTs should be evaluated by conducting a geophysical survey or excavating soil overlying the potential UST. If USTs are discovered, the USTs should be closed in accordance with all local, State, and Federal rules and regulations. The USTs should be removed and soil samples should be collected and analyzed for lead, volatile organic compounds (VOCs), and polynuclear aromatic hydrocarbons (PAHs).

10.0 DEVIATIONS

This Phase I ESA was performed in general accordance with the requirements of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13). Allwyn encountered data gaps due our inability to conduct an Owner/Occupant Interview and conduct a site reconnaissance of the interior of the Property structure and yards. As previously discussed, we conducted a Tier I VES as an addition to this practice. Based on our experience, we believe that there were no other substantive deviations, deletions, or additions to this practice, including client-imposed limitations.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

11.1 ENVIRONMENTAL PROFESSIONAL EXPERIENCE

Mr. Tod Whitwer, PE is a Registered Professional Engineer in the State of Arizona and has over 20 years of experience in the environmental field. Mr. Whitwer's technical expertise includes site assessment and remediation; regulatory compliance; process engineering; Brownfields redevelopment; and project management services. He has participated in numerous Phase I ESAs as the lead professional, Principal, or staff professional for a diverse range of properties including industrial, manufacturing, commercial, residential, and undeveloped. He has extensive project management experience, including leading multiple task, multi-million dollar contracts. Mr. Whitwer holds a Bachelor of Science degree in Chemical Engineering and a Master's degree in Business Administration. Mr. Whitwer's resume is provided in Appendix G.

11.2 ENVIRONMENTAL PROFESSIONAL SIGNATURE AND STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property.

Signature of the Environmental Professional:

Reviewed by:



Tod R. Whitwer, P.E.
Allwyn Environmental
Environmental Professional/Principal

Krista Perry
Allwyn Environmental
Environmental Regulatory Specialist

12.0 LIMITATIONS

Allwyn Environmental has performed our services for this project in accordance with Allwyn Environmental's proposal dated August 21, 2014 and Notice to Proceed from the White Mountain Apache Tribe dated August 21, 2014. No other guarantees or warranties are expressed or implied. These services were performed to the degree of skill and diligence normally employed by experienced professionals performing the same or similar services in the same geographic area at the time the services were performed.

This Phase I ESA was conducted to permit Allwyn to render a professional opinion regarding the likelihood of a REC being present on, in, or beneath the subject Property at the time services were performed. No Phase I ESA is thorough or exhaustive enough to wholly eliminate uncertainty regarding the potential for RECs in connection with the Property. In addition, the level of inquiry for each Phase I ESA is variable, consistent with good commercial or customary practice, and will consider the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

Allwyn has reviewed and relied on written documents, oral statements, and observations made by others. We have assumed this information is true, correct, accurate, and complete, and have not conducted an independent examination of the materials and statements. Allwyn shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed, or for items that were not visible, accessible, or present on the site and adjoining sites at the time of the site reconnaissance.

Environmental regulatory criteria are continually changing. Therefore, environmental conditions, such as contaminant concentrations in certain media that are considered legal and acceptable at the time of this report may in the future be subject to different regulatory standards. Professional opinions and judgments expressed in this Phase I ESA are based on our understanding and interpretations of current regulatory standards and practices. This report is not meant to provide or represent legal opinions.

This document and the information contained herein have been prepared solely for the use of WMAT and their authorized representatives. Any reliance on this report by other parties shall be at such party's sole risk. Any future consultation or provision of services to third parties related to the Property may be provided at Allwyn's sole discretion and under terms and conditions acceptable to Allwyn, including additional compensation, with WMAT approval.

According to ASTM E1527-13, Phase I ESAs are generally valid for 180 days from several trigger dates, unless site conditions or usage have changed to impact site environmental conditions. If within this period, the Phase I ESA is to be used by a different user than for whom the assessment was originally prepared, the new user must meet the User Responsibilities described in ASTM E1527-13.

This Phase I ESA may be used for up to 1 year from the date of issue, provided that the following inquiries are updated or conducted within 180 days of the date of purchase:

- Interviews with owners, operators, and occupants
- Searches for recorded environmental liens
- Review of Federal, Tribal, State, and local government records
- Visual inspection of the Property and adjoining sites
- Declaration of the Environmental Professional responsible for the assessment or update

Our scope of services specifically did not address the following issues:

- Asbestos-Containing Material (ACM) in Buildings
- Radon
- Lead-Based Paint
- Lead in Drinking Water
- Wetlands
- Regulatory Compliance
- Cultural and Historic Resources
- Industrial Hygiene
- Health and Safety
- Ecological Resources
- Endangered Species
- Biological Agents
- Indoor Air Quality unrelated to releases of hazardous substances or petroleum products into the environment
- Mold

13.0 REFERENCES

¹ASTM; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation: E1527-13); November 2013.

² Foos, Annabelle, 1999. *Geology of the Colorado Plateau*. University of Akron, Geology Department.
Hendricks, et al. 1985. *Arizona Soils*. University of Arizona, College of Agriculture

³ United States Geological Survey, 1967. *Geological Survey Bulletin 1230-H, Mineral Resources of the Mount Baldy Primitive Area, Arizona*.

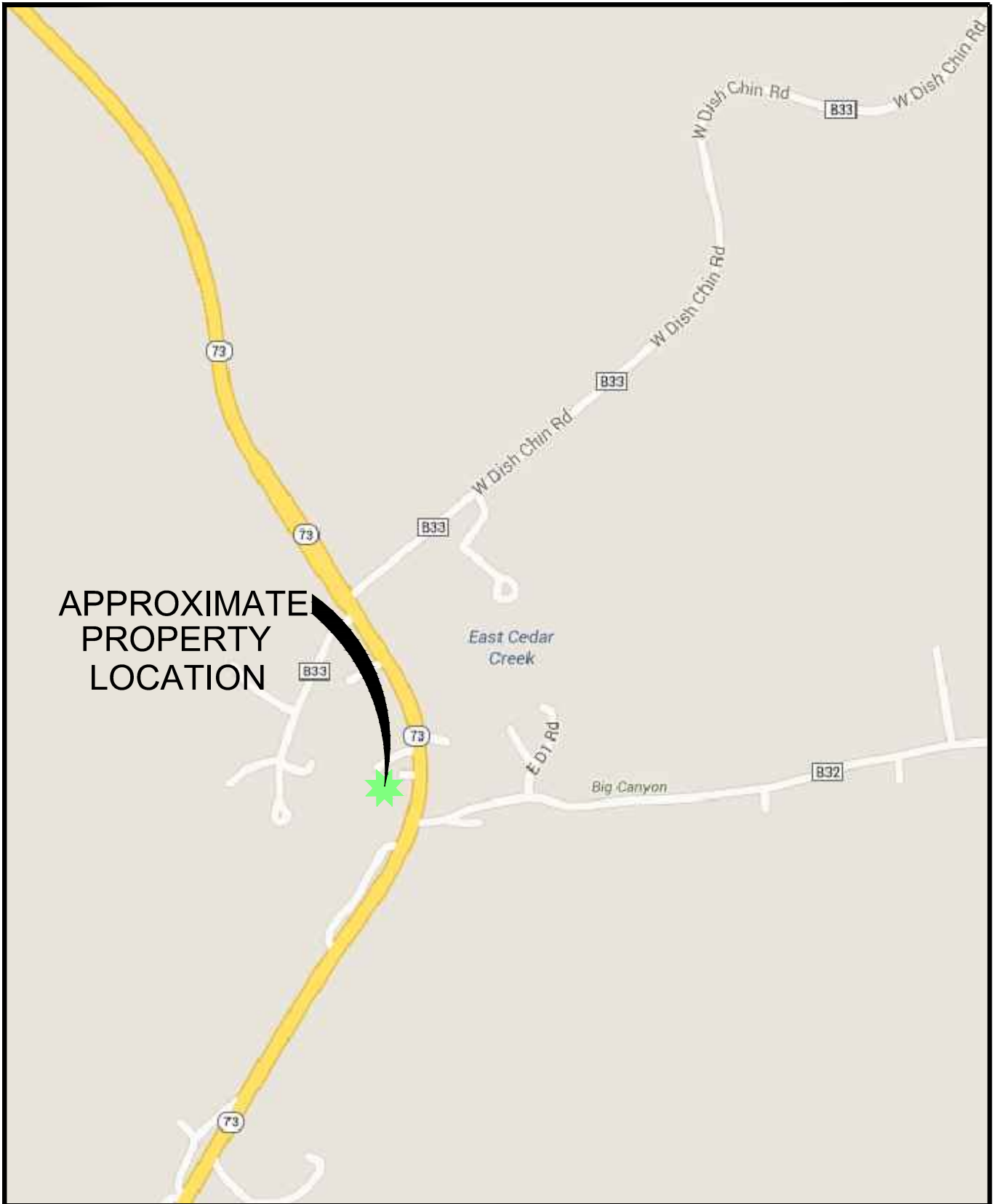
⁴ Arizona Geological Survey (AGS), 1979. *An Overview of the Geothermal Potential of the Springerville Area, Arizona*. Arizona Geological Survey Open-File Report 79-2a. March.

⁵ Hendricks, et al. 1985. *Arizona Soils*. University of Arizona, College of Agriculture.

⁶ Arizona Department of Water Resources (ADWR), 2009. *Arizona Water Atlas, Volume 5, Central Highlands Planning Area*. August.

⁷ Buonicore, A.J., Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources, Paper No. 2011-A-301, Proceedings, Air & Waste Management Association, 104th Annual Meeting, Orlando, Florida, June 20-24, 2011.

FIGURES



APPROXIMATE
PROPERTY
LOCATION




Allwyn
ENVIRONMENTAL

1 WEST DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 | Fax: 623.738.3690

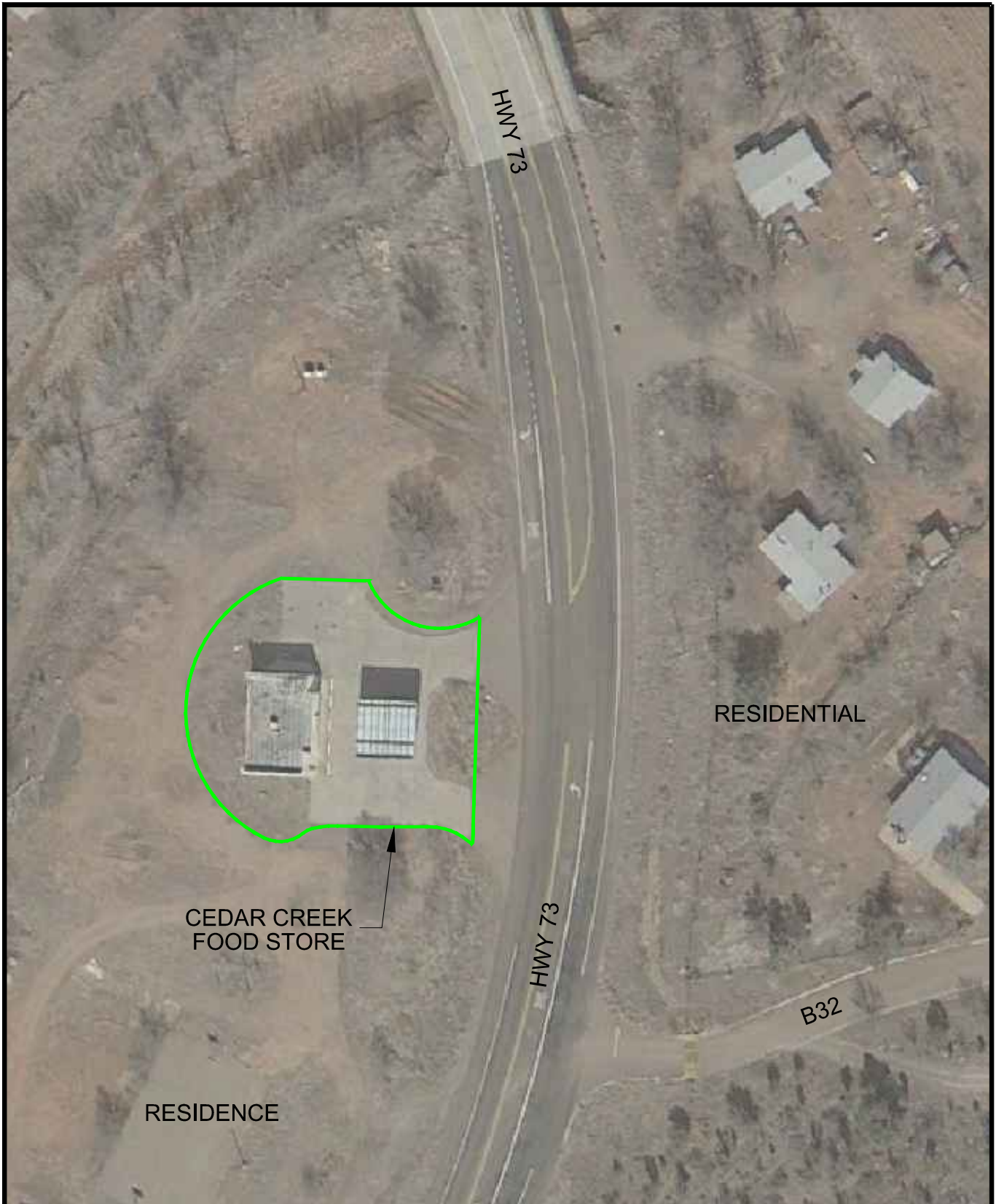
VICINITY MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
CEDAR CREEK FOOD STORE
CEDAR CREEK, ARIZONA

FIGURE 1

PROJECT NO. 0023-0006-002	DATE: 01/06/15	NOT TO SCALE
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DES: R.E.S.	DR: R.E.S.	CK: T.W.
SHT 1		OF 2



 <p>1 WEST DEER VALLEY ROAD BUILDING 2, SUITE 305 PHOENIX, ARIZONA 85027 Tel: 623.374.6637 Fax: 623.738.3690</p>	<p>PROPERTY DETAIL MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT CEDAR CREEK FOOD STORE CEDAR CREEK, ARIZONA</p>		
	<p>FIGURE 2</p>		
PROJECT NO. 0023-0006-002	DATE: 01/06/15	SCALE 1" = 80'±	DES: R.E.S. DR: R.E.S. CK: T.W.

APPENDIX A

REGULATORY DATABASE SEARCH REPORT



On time. On target. In touch.™

Radius Report

[Satellite view](#)

Target Property:

Cedar Creek Food Store
cedar creek, Gila County, Arizona 85542

Prepared For:

Allwyn Priorities LLC

Order #: 41134

Job #: 90514

Project #: 0023.0006.002

Date: 09/24/2014

Table of Contents

<i>Target Property Summary</i>	1
<i>Database Findings Summary</i>	2
<i>Locatable Database Findings</i>	6
<i>Radius Map 1</i>	10
<i>Radius Map 2</i>	11
<i>Ortho Map</i>	12
<i>Topographic Map</i>	13
<i>Report Summary of Locatable Sites</i>	14
<i>Environmental Records Definitions</i>	16

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquires Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Cedar Creek Food Store

cedar creek, Gila County, Arizona 85542

USGS Quadrangle: **Cedar Creek, AZ**

Target Property Geometry: **Point**

Target Property Longitude(s)/Latitude(s):

(-110.17370, 33.896200)

County/Parish Covered:

Gila (AZ)

Zipcode(s) Covered:

Peridot AZ: 85542

State(s) Covered:

AZ

***Target property is located in Radon Zone 2.**

Zone 2 areas have a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter).

Database Findings Summary

FEDERAL LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSAZ	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSAZ	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR09	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR09	0	0	0.1250
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000

Database Findings Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Findings Summary

STATE (AZ) LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AIR QUALITY PERMITS DATABASE	AIRS	0	0	TP/AP
CLANDESTINE DRUG LABORATORIES	CDL	0	0	TP/AP
REGISTERED DRYWELLS	DRYWELLS	0	0	TP/AP
ENVIRONMENTAL USE RESTRICTION SITES	EUR	0	0	TP/AP
SPIILLS DATABASE	SPIILLS	0	0	TP/AP
WASTEWATER FACILITY LIST	WWFAC	0	0	TP/AP
BIOHAZARDOUS MEDICAL WASTE FACILITIES	BIOMW	0	0	0.2500
UNDERGROUND STORAGE TANKS	UST	0	0	0.2500
DRY CLEANERS INVENTORY	CLEANERS	0	0	0.5000
CLOSED SOLID WASTE FACILITIES	CLOSEDSWF	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	0	0	0.5000
OPEN LANDFILL FACILITIES	OPENLF	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM AND BROWNFIELDS PROGRAM SITES	VRPBF	0	0	0.5000
ARIZONA SUPERFUND PROGRAM LIST	ASPL	0	0	1.0000
SUB-TOTAL		0	0	

Database Findings Summary

TRIBAL LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	1	0	1.0000
SUB-TOTAL		1	0	
TOTAL		1	0	

Locatable Database Findings

FEDERAL LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200		NS	NS	NS	NS	NS	0
BRS	0.0200		NS	NS	NS	NS	NS	0
CDL	0.0200		NS	NS	NS	NS	NS	0
DOCKETS	0.0200		NS	NS	NS	NS	NS	0
EC	0.0200		NS	NS	NS	NS	NS	0
ERNSAZ	0.0200		NS	NS	NS	NS	NS	0
FRSAZ	0.0200		NS	NS	NS	NS	NS	0
HMIRSR09	0.0200		NS	NS	NS	NS	NS	0
ICIS	0.0200		NS	NS	NS	NS	NS	0
ICISNPDES	0.0200		NS	NS	NS	NS	NS	0
LUCIS	0.0200		NS	NS	NS	NS	NS	0
MLTS	0.0200		NS	NS	NS	NS	NS	0
NPDES09	0.0200		NS	NS	NS	NS	NS	0
PADS	0.0200		NS	NS	NS	NS	NS	0
PCSR09	0.0200		NS	NS	NS	NS	NS	0
RCRASC	0.0200		NS	NS	NS	NS	NS	0
SFLIENS	0.0200		NS	NS	NS	NS	NS	0
SSTS	0.0200		NS	NS	NS	NS	NS	0
TRI	0.0200		NS	NS	NS	NS	NS	0
TSCA	0.0200		NS	NS	NS	NS	NS	0
NLRRCRAG	0.1250		0	NS	NS	NS	NS	0
RCRAGR09	0.1250		0	NS	NS	NS	NS	0
HISTPST	0.2500		0	0	NS	NS	NS	0
BF	0.5000		0	0	0	NS	NS	0
CERCLIS	0.5000		0	0	0	NS	NS	0
DNPL	0.5000		0	0	0	NS	NS	0
NFRAP	0.5000		0	0	0	NS	NS	0
NLRRCRAT	0.5000		0	0	0	NS	NS	0
ODI	0.5000		0	0	0	NS	NS	0
RCRAT	0.5000		0	0	0	NS	NS	0
DOD	1.0000		0	0	0	0	NS	0
FUDS	1.0000		0	0	0	0	NS	0
NLRRCRAC	1.0000		0	0	0	0	NS	0
NPL	1.0000		0	0	0	0	NS	0
PNPL	1.0000		0	0	0	0	NS	0
RCRAC	1.0000		0	0	0	0	NS	0

Locatable Database Findings

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
RODS	1.0000		0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

Locatable Database Findings

STATE (AZ) LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRS	0.0200		NS	NS	NS	NS	NS	0
CDL	0.0200		NS	NS	NS	NS	NS	0
DRYWELLS	0.0200		NS	NS	NS	NS	NS	0
EUR	0.0200		NS	NS	NS	NS	NS	0
SPILLS	0.0200		NS	NS	NS	NS	NS	0
WWFAC	0.0200		NS	NS	NS	NS	NS	0
BIOMW	0.2500		0	0	NS	NS	NS	0
UST	0.2500		0	0	NS	NS	NS	0
CLEANERS	0.5000		0	0	0	NS	NS	0
CLOSEDSWF	0.5000		0	0	0	NS	NS	0
LUST	0.5000		0	0	0	NS	NS	0
OPENLF	0.5000		0	0	0	NS	NS	0
VRPBF	0.5000		0	0	0	NS	NS	0
ASPL	1.0000		0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

Locatable Database Findings

TRIBAL LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR09	0.2500		0	0	NS	NS	NS	0
LUSTR09	0.5000		0	0	0	NS	NS	0
ODINDIAN	0.5000		0	0	0	NS	NS	0
INDIANRES	1.0000	1	0	0	0	0	NS	1

SUB-TOTAL		1	0	0	0	0	0	1
-----------	--	---	---	---	---	---	---	---

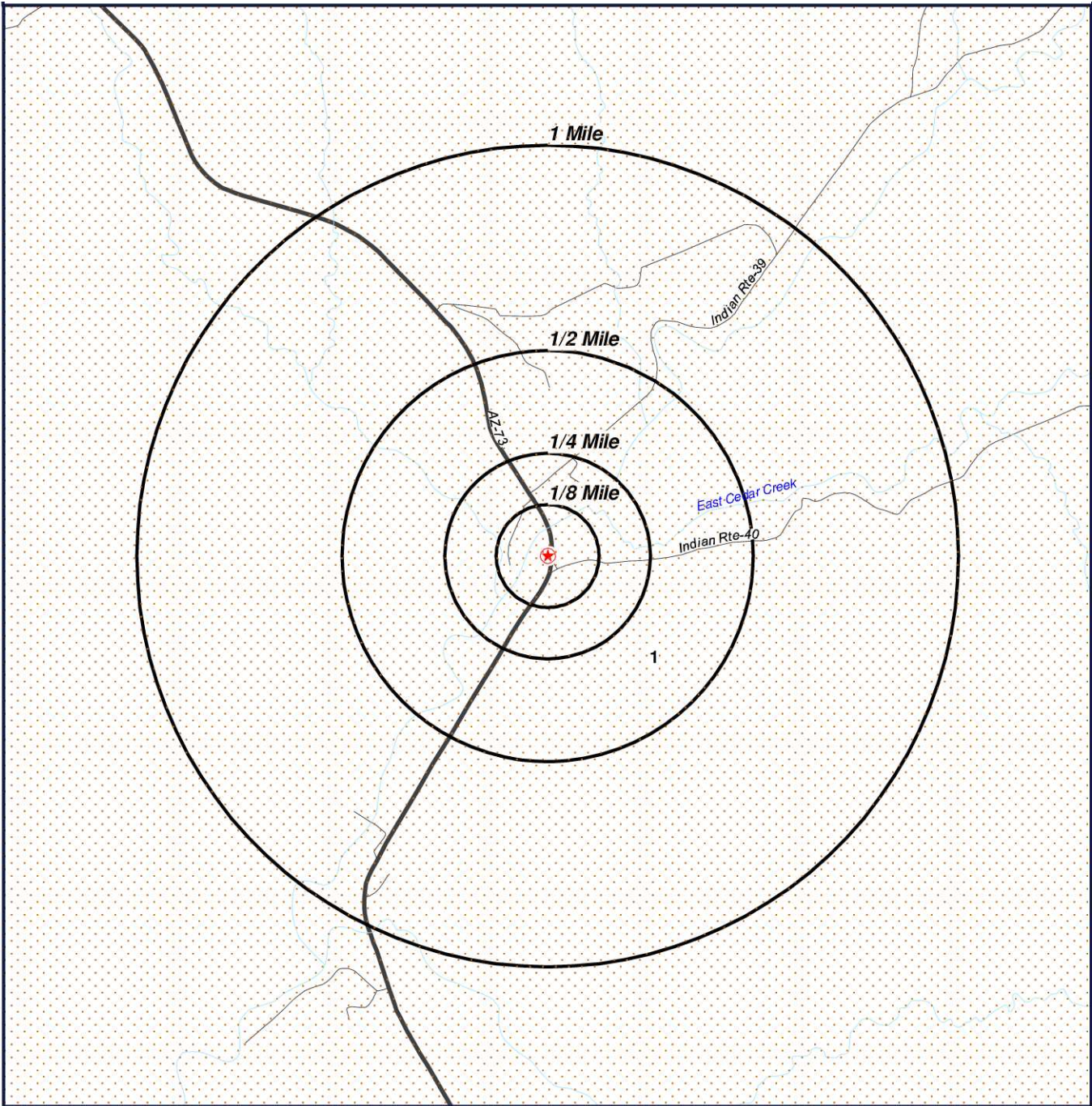
TOTAL		1	0	0	0	0	0	1
-------	--	---	---	---	---	---	---	---

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



- Target Property (TP)
- INDIANRES

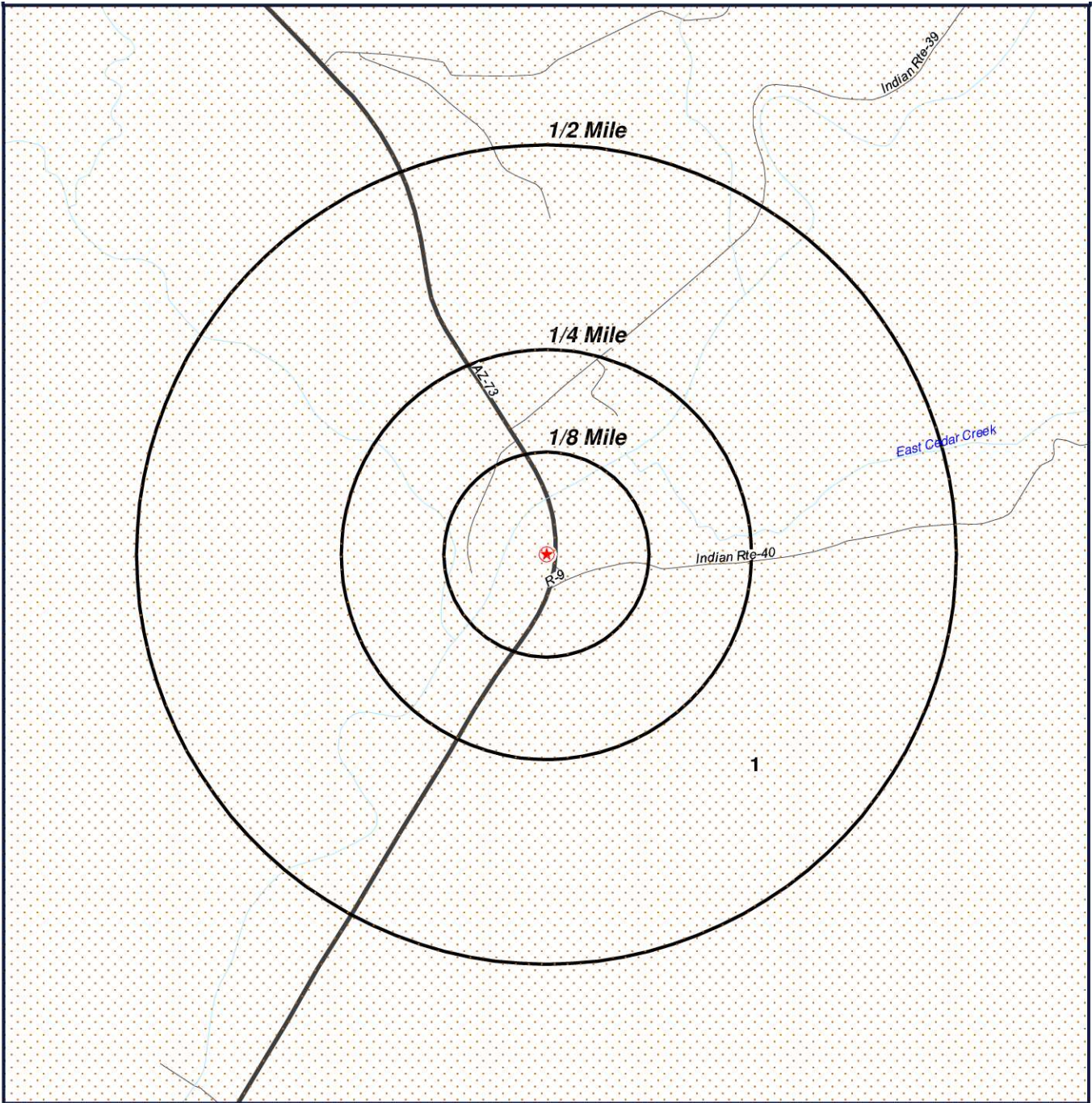
Cedar Creek Food Store
cedar creek, Arizona
85542



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

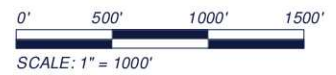
[Click here to access Satellite view](#)

Radius Map 2



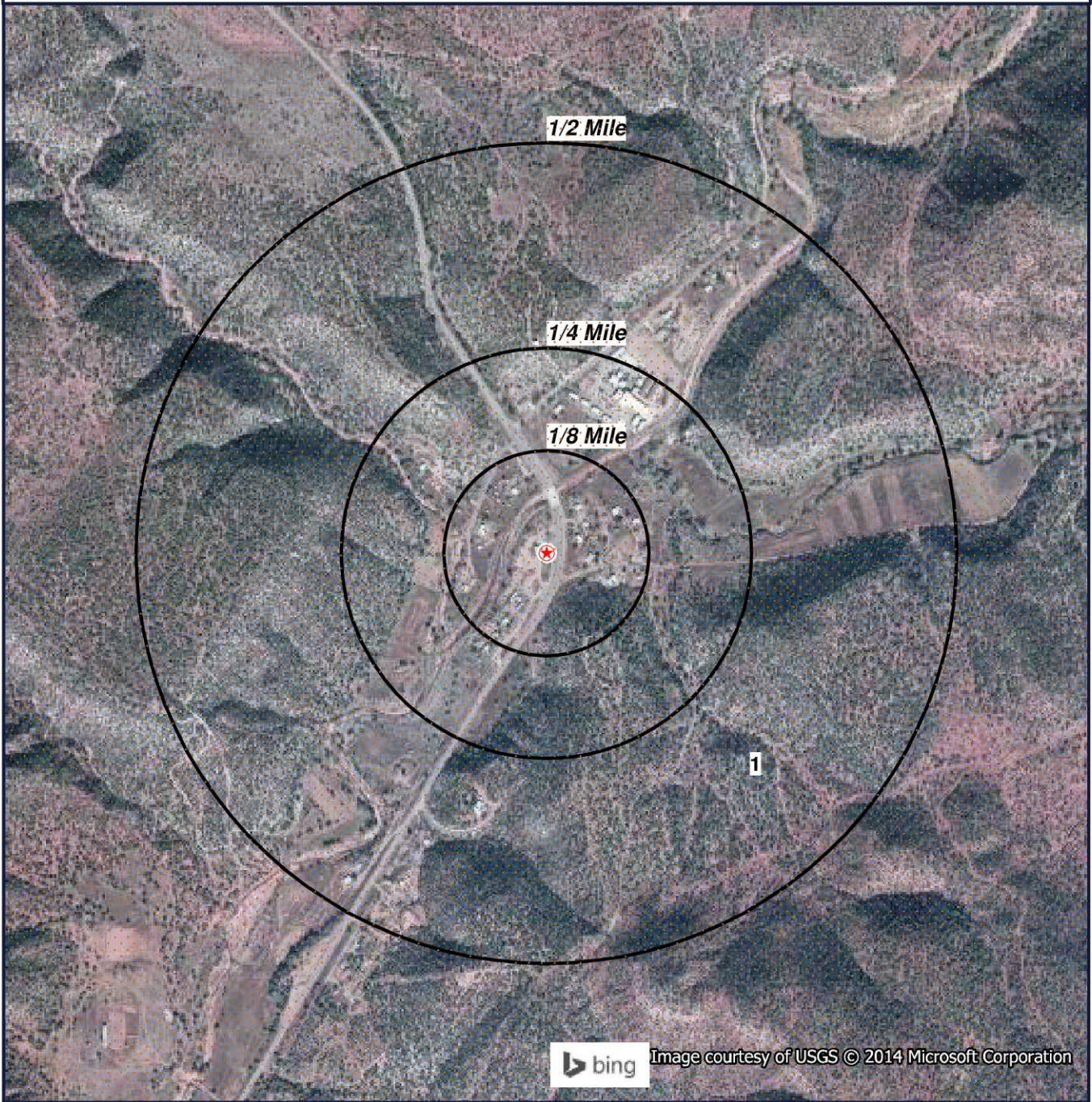
- Target Property (TP)
- INDIANRES

Cedar Creek Food Store
cedar creek, Arizona
85542



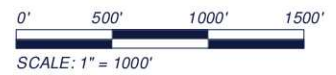
[Click here to access Satellite view](#)

Ortho Map



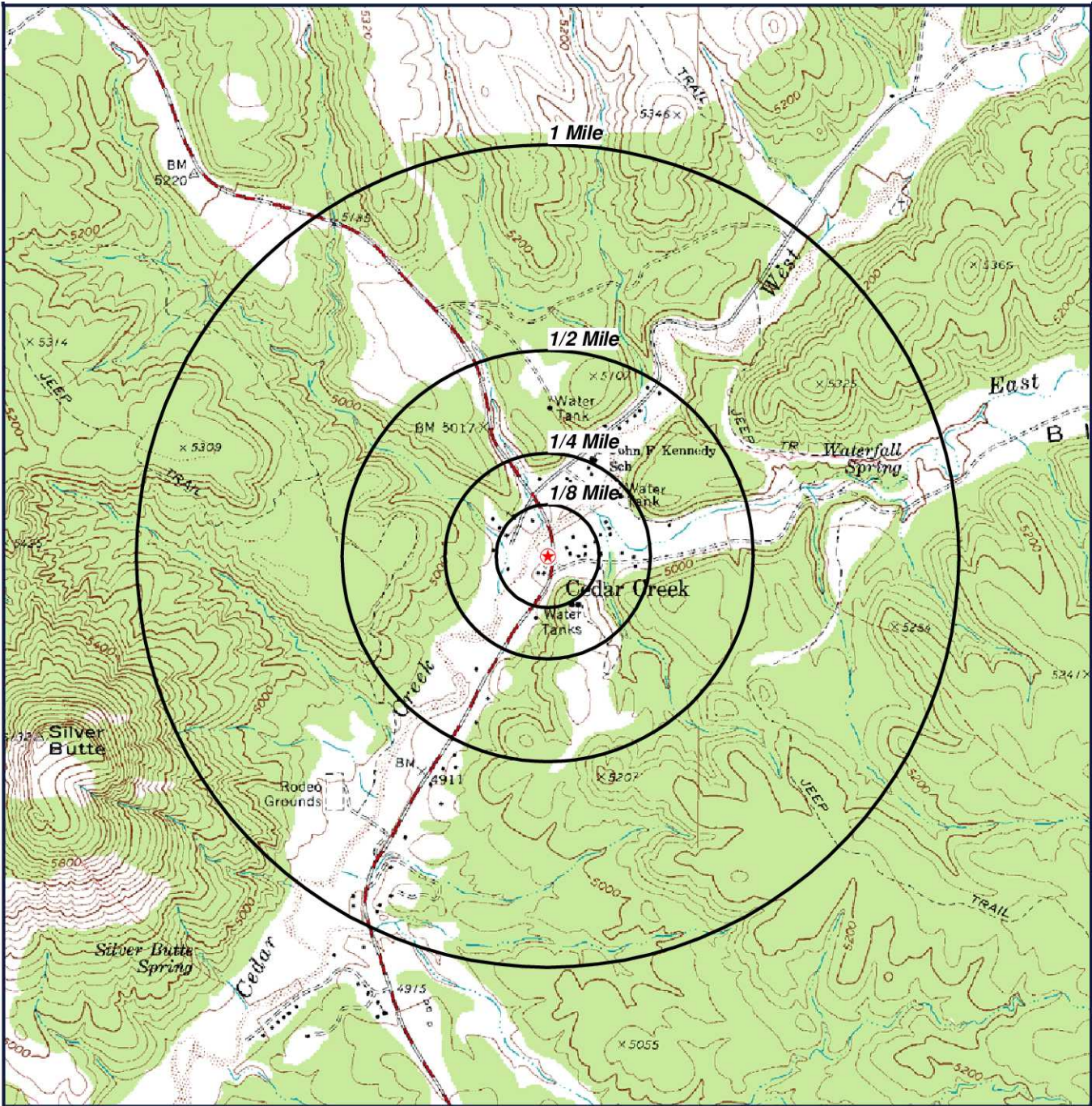
-  Target Property (TP)
-  INDIANRES

**Quadrangle(s): Cedar Creek
Cedar Creek Food Store
cedar creek, Arizona
85542**



[Click here to access Satellite view](#)

Topographic Map



★ Target Property (TP)

Quadrangle(s): Cedar Creek
Source: USGS, 1978
Cedar Creek Food Store
cedar creek, Arizona
85542



[Click here to access Satellite view](#)

Report Summary of Locatable Sites

Map ID#	Database Name	Site ID#	Distance From Site	Site Name	Address	City, Zip Code	PAGE #
1	INDIANRES	588	0.001 X	FORT APACHE RESERVATION	WHITE MOUNTAIN APACHE TRIBE OF THE	PERIDOT, 85542	15

Indian Reservations (INDIANRES)

[MAP ID# 1](#)

Distance from Property: 0.00 mi. X

SITE INFORMATION

ENTITY: **FORT APACHE RESERVATION**

OCCUPANT: **WHITE MOUNTAIN APACHE TRIBE OF THE FORT APACHE RESERVATION, ARIZONA**

AIANA DESCRIPTION: **AMERICAN INDIAN RESERVATION**

ENTITY IN FEDERAL REGISTER: **YES**

ACRES: **1683819.53**

SQUARE MILES: **2630.96**

[Back to Report Summary](#)

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 04/28/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 09/06/13

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 01/14/14

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ERNSAZ Emergency Response Notification System

VERSION DATE: 07/27/14

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSAZ Facility Registry System

VERSION DATE: 08/04/13

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR09 Hazardous Materials Incident Reporting System

VERSION DATE: 01/10/14

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 08/01/12

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

Environmental Records Definitions - FEDERAL

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 08/01/12

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 01/30/13

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDES09 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.

PADS PCB Activity Database System

VERSION DATE: 06/01/13

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR09 Permit Compliance System

VERSION DATE: 08/01/12

Environmental Records Definitions - FEDERAL

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRASC RCRA Sites with Controls

VERSION DATE: 01/14/14

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/31/09

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/12

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

Environmental Records Definitions - FEDERAL

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

NLRRCRAG

No Longer Regulated RCRA Generator Facilities

VERSION DATE: 04/10/14

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRAGR09

Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 04/10/14

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the

Environmental Records Definitions - FEDERAL

data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

HISTPST Historical Gas Stations

VERSION DATE: 07/01/30

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

BF Brownfields Management System

VERSION DATE: 04/15/14

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment.

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/25/13

Environmental Records Definitions - FEDERAL

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL Delisted National Priorities List

VERSION DATE: 10/25/13

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NFRAP No Further Remedial Action Planned Sites

VERSION DATE: 10/25/13

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 04/10/14

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Treatment, Storage & Disposal Facilities

VERSION DATE: 04/10/14

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines

Environmental Records Definitions - FEDERAL

RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

DOD Department of Defense Sites

VERSION DATE: 12/01/05

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/14

The 2012 Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 04/10/14

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NPL National Priorities List

VERSION DATE: 10/25/13

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 10/25/13

Environmental Records Definitions - FEDERAL

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 04/10/14

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 07/01/13

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (AZ)

AIRS Air Quality Permits Database

VERSION DATE: 05/21/13

This database, maintained by the Air Quality Division of the Arizona Department of Environmental Quality, contains information on air quality permits issued by the ADEQ based on activity type and emission rates of air pollutants per facility. Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

CDL Clandestine Drug Laboratories

VERSION DATE: 11/15/12

This list of seized drug laboratories or sites where drug manufacturing chemicals were seized is provided by the Arizona Board of Technical Registration. These sites are reported to meet the A.R.S. § 12-990(1) definition of a "clandestine drug laboratory". Remediated sites are removed from this list when the Board receives clean up notification from a certified clean up firm. This agency relies on information received from other sources as directed in A.R.S. § 12-1000 and assumes no responsibility for the accuracy or timeliness of third party reporting.

DRYWELLS Registered Drywells

VERSION DATE: 04/16/13

This listing of registered drywells is maintained by the Arizona Department of Environmental Quality (ADEQ). According to the ADEQ, an Aquifer Protection Permit (APP) is required for drywells draining areas where hazardous substances are used, stored, loaded, or treated. General APPs are issued to certain drywells by statute, as provided in A.R.S. § 49-245.02. In addition, certain discharges to drywells in combination with stormwater are exempt from the APP requirements.

EUR Environmental Use Restriction Sites

VERSION DATE: 08/01/14

The Arizona Department of Environmental Quality maintains this inventory of active DEUR and VEMUR sites. A Declaration of Environmental Use Restriction (DEUR) is 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. A Voluntary Environmental Mitigation Use Restriction (VEMUR) is 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. Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this

Environmental Records Definitions - STATE (AZ)

reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

SPILLS Spills Database

VERSION DATE: 11/15/01

The Arizona Department of Environmental Quality's (ADEQ) Emergency Response Unit works to minimize injuries, deaths, property damage and threats to human health and the environment from chemical spills, fires, explosions and other pollutant releases by stabilizing emergency incidents through its role as the environmental support agency of the state of Arizona Emergency Response and Recovery Plan. The ADEQ began tracking spills in this database in 1984, and last updated the database on November 15, 2001. For records of incidents after this date, see the National Response Center database (ERNS).

WWFAC Wastewater Facility List

VERSION DATE: 06/03/13

The Water Quality Division of the Arizona Department of Environmental Quality maintains this register of facilities with wastewater permits. Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

BIOMW Biohazardous Medical Waste Facilities

VERSION DATE: 08/01/14

"Medical waste" means any solid waste that is generated in diagnosing, treating or immunizing a human being or animal or in any research relating to that diagnosis, treatment or immunization, or in producing or testing biologicals, and includes discarded drugs. "Biohazardous medical waste" is medical waste that is composed of one or more of the following: cultures and stocks; human blood and blood products; human pathologic wastes; medical sharps; and research animal wastes. The Arizona Department of Environmental Quality adopted specific rules for handling biohazardous medical waste and discarded drugs. Non-biohazardous medical waste is handled as solid waste.

UST Underground Storage Tanks

VERSION DATE: 08/01/14

The Tank Programs Division of the Arizona Department of Environmental Quality regulates any underground storage tank (UST) containing petroleum or hazardous substances larger than 110 gallons and operated on or after Jan. 1, 1974, with the exception of those used for on-site heating such as home heating oil USTs. These sites include marketers who sell gasoline to the public (such as service stations and convenience stores) and non-marketers who use tanks solely for their own needs (such as fleet service operators and local governments).

Environmental Records Definitions - STATE (AZ)

CLEANERS Dry Cleaners Inventory

VERSION DATE: 06/26/06

The Dry Cleaner Inventory Project was provided by Miller Brooks Environmental, Inc. for the Arizona Department of Environmental Quality to assist in the identification, prioritization, investigation and remediation of sites that have released hazardous substances into the lands and waters of the state. This Inventory includes the following types of dry cleaner sites: Sites with Known Contamination (sites with documented contamination, or a history of release and/or prior site characterization and remedial activities); Sites with High Potential for Release (sites with multiple owners, sites that have been in operation more than 10 years, sites that specifically operated between 1935 and 1984, and high-volume sites); and Sites with Low Potential for Release (sites that have been in operation only after 1985, or prior to 1934, sites that "broker" cleaning services to other facilities, and sites that operate primarily as a coin-operated laundry facility).

CLOSEDSWF Closed Solid Waste Facilities

VERSION DATE: 02/13/13

According to Arizona Revised Statutes, Chapter § 49-701, a "Closed solid waste facility" is defined as any of the following: A solid waste facility that ceases storing, treating, processing or receiving for disposal solid waste before the effective date of design and operation rules for that type of facility adopted pursuant to section 49-761; A public solid waste landfill that meets any of the following criteria: ceased receiving solid waste prior to July 1, 1983, ceased receiving solid waste and received at least two feet of cover material prior to January 1, 1986, and/or received approval for closure from the department. This database has not been updated by the Arizona Department of Environmental Quality since 1999.

LUST Leaking Underground Storage Tanks

VERSION DATE: 08/01/14

The Tank Programs Division of the Arizona Department of Environmental Quality (ADEQ) defines a leaking underground storage tank (LUST) as a UST that leaked some petroleum or hazardous substances into the soil or ground water. All LUSTs require an investigation and possible cleanup. Generally, releases from regulated USTs are the responsibility of the ADEQ UST Corrective Action Section. ADEQ does not regulate releases from unregulated USTs or above ground storage tanks.

OPENLF Open Landfill Facilities

VERSION DATE: 06/01/14

This database is provided by the Waste Programs Division's Solid Waste Management Section of the Arizona Department of Environmental Quality (ADEQ) and includes the following types of open landfills: Not ADEQ Regulated Landfills, Non-Municipal Solid Waste Landfills, Private Landfills, and Municipal Solid Waste Landfills.

Environmental Records Definitions - STATE (AZ)

VRPBF

Voluntary Remediation Program and Brownfields Program Sites

VERSION DATE: 07/29/14

The Waste Programs Division of the Arizona Department of Environmental Quality (ADEQ) maintains this listing of Voluntary Remediation Program (VRP) and Brownfields Program sites. As stated by the ADEQ, Brownfields remediation project sites are required to apply for, and be accepted into the VRP. Oversight by the VRP helps ensure the Brownfields remediation projects protect human health and the environment. Through VRP, interested parties investigate and clean up soil and groundwater contaminated sites in cooperation with ADEQ. ADEQ reviews proposed voluntary remedial actions and provides a determination of no further action after successful site cleanup. Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

ASPL

Arizona Superfund Program List

VERSION DATE: 02/12/14

The Arizona Superfund Program List is comprised of the following elements: Water Quality Assurance Revolving Fund (WQARF) Registry sites, National Priorities List (NPL) sites and Department of Defense (DOD) sites requiring Arizona Department of Environmental Quality (ADEQ) Superfund Programs Section oversight. Prior to July 5, 2000, the ADEQ Superfund Programs Section published a list of sites entitled "Arizona CERCLIS Information Data System" (ACIDS). The ACIDS list has been replaced as an active list by the ASPL.

Environmental Records Definitions - TRIBAL

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 02/01/14

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 02/01/14

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX B

USER INFORMATION DOCUMENTATION FORM

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
 USER QUESTIONNAIRE PER ASTM E1527-13
 AE Project No. 0023-0006-001**



Allwyn Environmental requests your assistance to identify and assemble information described by the *User Responsibilities* criteria of the ASTM standard. The *User* is defined as a purchaser, potential tenant, owner, lender or property manager, or other party seeking to use the Phase I ESA report. For all "Yes" answers, please provide copies, references or additional information on an attached sheet.

Your Name: Brenda Pusher-Begay Tel: (928) 338-4325
 User's Name: White Mountain Apache Tribe Environmental Protection Office
 Property Name: Cedar Creek Food Store
 Property Address: lat. 33.8962° long. -110.1737° City: Cedar Creek State: AZ

Are you aware of any environmental clean-up liens filed or recorded against the Property? YES NO UNK

Are you aware of any Activity and Use Limitations, including Engineering Controls, Institutional Controls or Land Use Restrictions, that have been filed or recorded against the Property? YES NO UNK

Do you have any special knowledge or experience about the Property, nearby sites, or the activities that occur or occurred on the Property? YES NO UNK

Is the purchase price below fair market value? YES NO UNK

If "YES," is it possible the lower price might be attributable to real or perceived environmental contamination? YES NO UNK

Are you aware of commonly known or reasonable ascertainable information about water quality problems, chemical releases, environmental compliance issues, permit violations, or government enforcement actions, or other environmental conditions that might have a negative impact on the environmental condition of the Property or the surrounding area? YES NO UNK

Do you know of any pending, threatened or past legal actions or government enforcement actions involving the Property or current or past occupants of the Property? YES NO UNK

Do you know of any government enforcement actions involving the Property or against current or former Occupants or owners for possible or documented violations of environmental laws or regulations? YES NO UNK

Are you aware of any obvious indicators of environmental contamination at the Property? YES NO UNK

Why do you want to have this Phase I Environmental Site Assessment performed?

- Potential Landowner Liability Protection under CERCLA
- Lender's Requirements
- Business Operations Planning
- Baseline Review
- Planning/Zoning Requirements

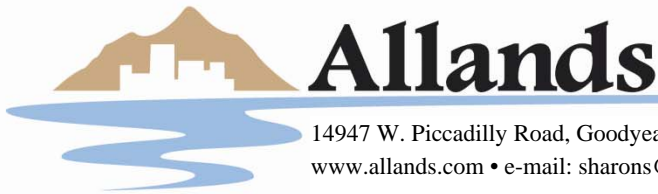
Do you know if any of the following types of documents about the Property exist, and can you provide copies to Allwyn Environmental?

- | | |
|---|---|
| <input type="checkbox"/> Environmental Site Assessment Reports | <input type="checkbox"/> NPDES Permits |
| <input type="checkbox"/> Environmental Compliance Audit Reports | <input type="checkbox"/> Wastewater Permits |
| <input type="checkbox"/> Underground Injection Permits | <input type="checkbox"/> Solid Waste Permits |
| <input type="checkbox"/> Hazardous Waste Generator Notices | <input type="checkbox"/> Air Emissions Permits |
| <input type="checkbox"/> Community Right-To-Know Plan | <input checked="" type="checkbox"/> UST Registrations |
| <input type="checkbox"/> Environmental Management Plan | <input type="checkbox"/> AST Registrations |
| <input type="checkbox"/> Hydrogeologic Reports | <input type="checkbox"/> Material Data Safety Sheets (MSDS) |
| <input type="checkbox"/> Geotechnical Reports | <input type="checkbox"/> Safety Plans |
| <input type="checkbox"/> SARA Title III/Form R Reports | <input type="checkbox"/> Stormwater Plans |
| <input type="checkbox"/> Risk Assessments | <input type="checkbox"/> Notice of Violations |
| <input type="checkbox"/> Chain-of-Title Records | <input type="checkbox"/> Institutional/Engineering Controls |

Signature: Date: 10/1/14

APPENDIX C

HISTORICAL TITLE REPORT



14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900
www.allands.com • e-mail: sharons@allands.com

Historical Title and Environmental Research

**TITLE AND JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS AND
ACTIVITY AND USE LIMITATIONS; VOLUNTARY ENVIRONMENTAL
MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR) AND
DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR)**

YOUR FILE NO: 0023-0006

ALLANDS FILE NO: 2014-09-070E

Date of Report: September 17, 2014

Title Plant Date***: September 10, 2014

***The Title Plant Date reflects the most current data made available by the information sources used at the time the research was performed.

ALL LANDS hereby presents an Environmental Search Report to the land described below. The total liability is limited to the fee paid for this report. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Allwyn Environmental.

1. The land referred to in this report is located in Gila County, Arizona.
2. Cedar Creek Food Store, Cedar Creek, AZ, being in Section 24, Township 6 North, Range 20 East, Gila and Salt River Base and Meridian
3. No VEMUR'S, DEUR'S; Environmental Liens, Brownfields, institutional controls, engineering controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office, the Department of Interior, Bureau of Indian Affairs Land Office and the Environmental Protection and Land Offices of the White Mountain Apache Tribe.



Cedar Creek

B33

W Dish Chin Rd

73

E D Rd

B32

Cedar Creek Food Store

© 2014 Google

Google earth

1997

Imagery Date: 2/25/2013 lat 33.897050° lon -110.171099° elev 4935 ft eye alt 8829 ft

APPENDIX D

SITE RECONNAISSANCE DOCUMENTATION FORM

SITE RECONASSIANCE CHECKLIST

SITE RECONASSIANCE CHECKLIST

Project Number: 0023-0006-002 Date: 9/23/14

Project Name: ~~cedar creek food store~~ WMAAT Phase I ESAs

Site Name: cedar creek food store

Site Address: _____

City, State & Zip: cedar creek, AZ

Conducted By: Krista Perry and Brandy Anderson

Site Contact: Dennis Faden Company: _____

Site Contact Phone: (908) 338-4967

Comments: warm and sunny. Site consists of a closed gas station w/ four pumps, and a food/convenience store. 1 unleaded and 1 diesel ost.

General Site Conditions

Site:	Vacant:	<input checked="" type="checkbox"/>	Use:	<u>Previously used as a gas station</u>
	Developed:	<input type="checkbox"/>	Buildings:	<u>1</u>
Topography:		<u>generally flat</u>		
	Stories	Construction	Use	
Building #1:	<u>1</u>	<u>Brck</u>	<u>Former food store</u>	
Building #2:				
Building #3:				

SITE RECONNAISSANCE CHECKLIST

General Site Description:

unmaintained and vacant. Two Usts
(1 unleaded & 1 diesel) on site. 4 gas pumps.
1 building previously used as food/convenience
store.

Exterior Observations

Distressed vegetation: none

Stained Soil or Pavement: none

Pits, Ponds or Lagoons: none

Solid Waste, Fill Material: none

Wastewater: none

Wells: 4 monitoring wells at four corners of
Ust area.

Pipes, vents, caps: pipes on building

Other Observations:

SITE RECONNAISSANCE CHECKLIST

Petroleum Products and Hazardous Substances

Storage Areas:

ASTs:

Yes	No <input checked="" type="checkbox"/>
-----	--

Number of ASTs:

Contents: _____ Size: _____ gallons

Secondary Containment: Yes No

Type of Secondary Containment: Berm double walled Other

Location(s): _____

Condition of AST: Good Fair Poor

Staining?

Yes	No
-----	----

Comments: _____

Drums/Containers

Yes	No <input checked="" type="checkbox"/>
-----	--

Number of Drums/Containers

Contents: _____ Size: _____ gallons

Labels:

Yes	No
-----	----

Secondary Containment: Yes No

Type of Secondary Containment: Berm Tray Overpack Other

Location(s): _____

Condition of Drum(s): Good Fair Poor

Staining?

Yes	No
-----	----

Comments: _____

SITE RECONAISSANCE CHECKLIST

USTs:

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	-----------------------------

 Number of USTs:

2

Contents: diesel and unleaded fuel Size: ? unknown gallons

Contents: _____ Size: _____ gallons

Vent Pipes:

Yes <input type="checkbox"/>	No <input type="checkbox"/>
------------------------------	-----------------------------

 Fill Ports:

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	-----------------------------

UST Monitoring System present with records?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
------------------------------	--

Records Available?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
------------------------------	--

Location(s): Northern portion of the property.

Spills/Staining around fill ports/Pumps?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
------------------------------	--

USTs in Use?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
------------------------------	--

Dispensers:

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	-----------------------------

 Number of Dispensers:

2

four pumps

General: Any Odors: none

Pooled Liquid: none

Comments: _____

SITE RECONNAISSANCE CHECKLIST

Waste Storage, Handling

Exterior: None

Interior: none

Polychlorinated Biphenyls (PCBs)

Potential PCB containing Equipment:

Oil filled Electrical Transformers:

Yes	No
Yes	No

Labeled:

Yes	No
-----	----

Spills, Staining, Leaks:

Owner: _____

Oil Filled Electrical Capacitors:

Yes	No
Yes	No

Labeled:

Yes	No
-----	----

Spills, Staining, Leaks:

Owner: _____

Hydraulic Systems:

Yes	No
Yes	No

Labeled:

Yes	No
-----	----

Spills, Staining, Leaks:

Waste Oil Tanks:

Yes	No
Yes	No

Labeled:

Yes	No
-----	----

Spills, Staining, Leaks:

Pole Mounted Transformers:

Yes <input checked="" type="checkbox"/>	No
Yes	No <input checked="" type="checkbox"/>

Labeled:

Yes	No
-----	----

unknown

Spills, Staining, Leaks:

Owner: _____

Comments: located on adjacent site to the North

SITE RECONNAISSANCE CHECKLIST

Adjoining Sites (including addresses)

North undeveloped, Pole mounted transformers, cable box and transformers, cleared vegetation, w/grass

South Residential

East Residential, Highway 73

West undeveloped native vegetation

Interior Observations

Heating/Cooling System: did not have access to interior

Drains and/or Sumps:

Staining and /or Corrosion:

SITE RECONNAISSANCE CHECKLIST

Hydraulic Lifts/Elevators

General Description of Interior of Building(s):

Wastewater

Wastewater: Onsite disposal (septic system): none

Offsite Disposal: Sanitary Sewer

Exterior and Interior drains: none

Other Observations

Utilities: Electric: Navajo/Apache Electric

Natural Gas: none and uses propane tanks

Water: tribal utilities

Wastewater: tribal utilities

Limitations: Access: building was locked and we did not have access.

Weather: none

Other: * Pictures taken through broken window in building.

SITE RECONNAISSANCE CHECKLIST

General Comments:

Site Reconnaissance Conducted By:

Krista Perry *Krista Perry* 9/23/14

Print Sign Date

APPENDIX E

PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG



PHOTOGRAPH NO. 1

View of the fuel pumps and convenience store on the Property looking southwest



PHOTOGRAPH NO. 2

View of State Route 73 and the residential structures beyond the highway looking east



PHOTOGRAPH NO. 3

View of north side of convenience store looking southeast



PHOTOGRAPH NO. 4

View of south side of convenience store looking east

PHOTOGRAPHIC LOG



PHOTOGRAPH NO. 5
View of south adjacent site
looking south



PHOTOGRAPH NO. 6
View of inside of convenience store



PHOTOGRAPH NO. 7
View of inside of convenience store



PHOTOGRAPH NO. 8
View of inside of convenience store looking at
the fire extinguisher

PHOTOGRAPHIC LOG



PHOTOGRAPH No. 9
View of monitoring well



PHOTOGRAPH No. 10
View of UST area



PHOTOGRAPH No. 11
View of diesel fill port



PHOTOGRAPH No. 12
View of unleaded fill port

PHOTOGRAPHIC LOG



PHOTOGRAPH NO. 13
View of pumps and canopy looking east



PHOTOGRAPH NO. 14
View of pole mounted transformer on north adjacent site looking west



PHOTOGRAPH NO. 15
View of cable box on north adjacent site looking west



PHOTOGRAPH NO. 16
View of transformers on north adjacent site looking south

APPENDIX F

INTERVIEW DOCUMENTATION FORM

OWNER INTERVIEW DOCUMENTATION FORM

Project Name/Location: _____

Person Interviewed/Title: _____

Date Interviewed: _____ **Performed By:** _____

QUESTION No.	TOPIC	YES	NO	UNKNOWN OR UNCERTAIN	COMMENT No.
1	What is the current use of the property?				1
2	Do you have any knowledge of former uses of the property?				
3	Are you aware of any past manufacturing, industrial, or commercial uses of the property?				
4	Are you aware of any past manufacturing, industrial, or commercial uses on adjoining properties? If yes, where were the facilities located in relationship to this property and what were the uses?				
5	Does the facility maintain any environmental permits or is it required to file any environmental-related reports to governmental agencies?				
6	Are you aware of any environmental actions that have been taken against the property? If yes, provide the regulatory agency, action(s), date, regulatory agency, and outcome. Also, provide any available documentation related to the environmental actions taken.				
7	Are you aware of any environmental audits that have been performed for the Property? If yes, provide the company performing audit, date, summary of findings, and recommendations. Provide any available documentation related to the environmental audits performed.				
8	Are there are institutional or engineering controls required of the site?				
9	Are you aware of any hazardous substances or petroleum products used on the property?				
10	Are you aware of any storage tanks (underground or aboveground) on the property?				
11	Are you aware of the presence of any strong, noxious, or pungent odors on the property?				
12	Are you aware of any pools of liquids on the property?				
13	Are you aware of any drums located on the property?				
14	Are you aware of any unidentified substance containers on the property?				
15	Are you aware of PCB-containing equipment (e.g., electrical transformer or hydraulic equipment) any on the property?				
16	Are you aware of any pits, ponds, or lagoons on the property?				

OWNER INTERVIEW DOCUMENTATION FORM

QUESTION No.	TOPIC	YES	NO	UNKNOWN OR UNCERTAIN	COMMENT No.
17	Are you aware of any stained soil or pavement on the property?				
18	Are you aware of any stressed vegetation on the property?				
19	Are you aware of any solid waste on the property?				
20	Are you aware of any wastewater or stormwater discharge on, onto, or from the property?				
21	Are you aware of any wells (drywells, disposal wells, water wells) on the property?				
22	Are you aware of the presence of a septic system on the property?				
23	Are you aware of any testing for asbestos or lead-based paint for buildings on the property?				
24	Are you aware of any past chemical, wastewater, hazardous material, or other material surface or impoundment disposal on the property?				
25	Are you aware of any buried or otherwise disposed materials on the property?				
26	Are you aware of any other individuals who should be contacted with relevant knowledge of past or present uses or practices of the property or adjoining properties?				

Comment No. 1:

APPENDIX G

ENVIRONMENTAL PROFESSIONAL RESUME

Education:

MSE, Civil Engineering,
Arizona State University

BSE, Civil Engineering,
Arizona State University

Registrations:

Professional Engineer,
Civil and Environmental,
Arizona, 1986/1999

Professional Engineer,
Civil, New Mexico, 1992

Professional Engineer,
Civil, Nevada, 1992

Professional Engineer,
Civil, Colorado, 1996

Professional Engineer,
Civil, Utah, 1998

Former Board Member of
Arizona State Board of
Technical Registration

40-Hour Health & Safety
Training, OSHA
8-Hour Refresher
Training, OSHA

Years of Experience:

31

Mr. Pearson is a registered professional engineer with more than 30 years of experience on a wide variety of environmental engineering projects. His experience includes Phase I, II, and III Environmental Site Assessments (ESAs); research on site histories; environmental compliance audits; asbestos/lead-based paint surveys; indoor air quality studies; underground storage tank (UST) corrective actions; environmental compliance plans; permitting; soil and groundwater investigations; soil-gas surveys; feasibility studies; developing remedial plans and specifications; pilot testing; design and installation of remediation systems; operation and maintenance of soil and groundwater remediation systems; risk assessments; technical report preparation; correspondence with involved attorneys and regulatory agencies; and expert witness work.

Mr. Pearson has completed over one thousand Phase I and II ESAs throughout Arizona and the Southwestern US. He has assessed a wide range of properties from a small bus stop right-of-way take to miles of land for flood control channels to thousands of acres of land for future master-planned communities. He has also assessed a wide range of properties including residential subdivisions, finished lots, retail centers, shopping centers with dry cleaners, service stations, office buildings, high-rise multi-use retail and office buildings, manufacturing facilities, industrial plants, semi-conductor facilities, power generating stations, multi-tenant industrial buildings, automotive dealerships, automotive repair facilities, equipment repair and rental yards, service stations; fuel distribution facilities, junkyards, landfills, shooting ranges, and Superfund facilities. He has also conducted numerous remedial investigations and site characterizations, feasibility studies, emergency response actions, risk assessments, soil remediation, and groundwater remediation project. He has assisted many clients with obtaining closure from regulatory agencies on a wide variety of matters.

Relevant project experience includes:

Phase I and II Environmental Site Assessment (ESA), CityScape Development – Phoenix, Arizona: Principal on a large-scale development in downtown Phoenix. Services included reviewing all previous environmental reports prepared by others and conducting Phase I and II

ESAs on various parts of the three city-block project. The previous development dated back to the 1880s. Oversaw the archaeological survey of one block prior to start of construction. Observed and monitored the excavation for the below-grade parking structure to evaluate found items. Assisted with the characterization and remediation of a former heating oil tank, impacted soils, asbestos-containing materials (ACMs), and solid waste materials. Conducted multiple Phase I ESAs on portions of the project.

Phase I and II ESAs, Asbestos Survey, and Remediation Oversight, Outfall Channel Project - Goodyear, Arizona: Project Principal for Phase I ESA of a planned 5-mile long outfall channel. The channel alignment crossed farm fields, farm complexes, residential properties, and some commercial sites. Recommended and conducted Phase II ESA services in several areas including a former crop duster landing strip and at a petroleum pipeline release area. Conducted an Asbestos Survey for demolition of a house. Provided remediation oversight services during remedial efforts on pesticide-impacted soils.

ESA Services on Caterpillar Repair Facility – Mesa, Arizona: Project Principal for assessment of a large equipment repair and maintenance facility including the assessment of 39 current and previous underground storage tanks (USTs), reviewed State Superfund documents, reviewed drywell records to document proper abandonment, conducted comprehensive asbestos surveys on a few buildings, prepared an Asbestos Operations and Maintenance Plan, and prepared a Spill Prevention Control and Countermeasure (SPCC) Plan. We assessed the 39 UST areas to document existing soil data compared to current soil remediation levels (SRLs). Some deficiencies were identified, and additional site characterization work was completed. Removed the last 5 remaining USTs and an oil-water separator. Compiled a comprehensive ESA report documenting over 50 years of activities on the Property.

Phase I and II Environmental Site Assessment/Remediation, Verrado Master Planned Community - Buckeye, Arizona: Project Principal for a Phase I and II ESA on an 8,000-acre Site formerly used for testing and maintaining heavy earth moving equipment. The Property included vehicle/equipment maintenance area, numerous borrow and material processing areas, UST areas, wash racks, septic systems, groundwater wells, seepage pits, landfill areas, and asbestos-containing materials. Directed an extensive Phase II investigation. Developed cost estimates for the excavation and off-site disposal of landfill materials, abatement of ACMs, and the remediation of impacted soils. Directed extensive remedial excavation and off-site disposal of contaminated soils, blasting materials, and landfill materials and remediation of petroleum-impacted soils by bioventing. Obtained aquifer protection permit (APP) closure on the septic system. Conducted numerous Phase I ESAs as parcels were sold to various home builders.

Phase I ESA, Arizona Department of Transportation (ADOT) Yard - Benson, Arizona: ADOT leased land for a yard from Freeport-McMoRan Corporation (FMC), and ADOT was planning to vacate the Property. The lease required a Phase I ESA by a qualified and approved firm and individual. ADOT selected Mr. Pearson, and FMC approved him to conduct the assessment. The Property was located in the Lowell District of Bisbee founded in 1880, and the Lavender Pit Mine was located less than one-half mile from the Property. The historical mining usages of the Property were researched at several different local sources, and interviews were conducted with various current and former FMC employees. The Property had historically been covered with mine waste materials, and FMC had been in the process of remediating the mine wastes on adjacent sites. The Property had not yet been remediated due to ADOT's occupancy. A historic smelter was located about 2 miles from the Property, so we reviewed ADEQ and EPA records on historic dust emissions and heavy metals concentrations in the vicinity. Documented current and historic activities on the Property and vicinity to the satisfaction of ADOT and FMC.

Phase I, II, and III ESAs and Remediation, Marley Park Development - Surprise, Arizona: Project Principal for a Phase I ESA and the investigation and remediation of a 960-acre agricultural property to be residentially developed with Marley Park. The agricultural property included a former farm worker housing area, a former equipment maintenance area, buried transformers with PCBs, irrigation wells, and crop land. Directed the investigation, remediation, and closure of several former USTs located within maintenance complex. Delineated and remediated the impacted soils within the maintenance complex. Toxaphene was detected in numerous samples from the farm fields. Conducted extensive Phase II investigation including thousands of soil samples under ADEQ's Voluntary Remediation Program (VRP). Prepared a site characterization report, remedial work plan, and Quality Assurance Project Plan for ADEQ's approval. Oversaw remediation of toxaphene containing soils, and obtained a No Further Action letter from ADEQ's VRP. Conducted multiple Phase I ESAs on portions of the development as parcels and lots were sold to various entities. Assisted with annual reporting on DUERs for commercial areas.

Phase I ESAs, Several Mining Properties – near Jerome and Clarkdale, Arizona: Project Principal for several Phase I ESAs on several mining properties including a residential house, vacant desert land, and some vacant land with mine-related facilities. Some of the development dated back to the 1920s. Significant research was conducted to evaluate the histories associated with these Properties. We used local repositories of historic information and interviews with residents and mine employees. An asbestos survey was conducted on a residence from the 1920s. There were various mining facilities located on or near these Properties, and there were aquifer protection permit (APP) files for many of these facilities. We reviewed the APP files at ADEQ. Documented the activities on the Properties to allow for land transactions.

Phase I ESA on Power Generating Station – Gila Bend, Arizona: Project Principal for a Phase I ESA on 1,100 acres containing a natural-gas-fired electricity generating station, agricultural farm fields, irrigation wells, and vacant desert land. The client was purchasing a percentage interest in the facility, but we had to assess the entire facility. The power generating station included lined evaporation basins, cooling towers, substations, paved roads, parking lots, a water treatment system, oil/water separators, an administration building, a warehouse/shop, a waste containment area, an aboveground storage tank (AST) farm, and numerous electrical control and switch buildings. We provided a comprehensive assessment of the current and past operations at the facility.

Phase I and II ESA/Demolition Oversight/Remediation Industrial Facility - Chandler, Arizona. Principal for assessment of a metal plating facility and compliance with a Consent Order from ADEQ. Assessed various areas identified as suspected release areas while the plant remained operational. Various process areas were found to contain soils with elevated concentrations of heavy metals and cyanide. Conducted a comprehensive Phase I/II ESA to identify additional suspect areas. We assisted the client with entering Voluntary Remediation Program at ADEQ. Oversaw demolition and remediation of impacted soils and concrete, and assisted the client with obtaining closure and a No Further Action (NFA) letter from ADEQ. The thorough ESA and remediation services allowed the Property sale to a developer.

Phase I ESA, Greenlee County Airport, ADEQ Brownfields Program - Greenlee County, Arizona. Project Principal for assessment of 42 acres of land within the airport. The Property included undeveloped vacant land used for access to the airport and a shed used to store buses for the local school district. Nearby airport facilities included the terminal, taxiway and runways, apron, and a historic runway. Documented the bus storage activities and verified that no bus maintenance or fueling activities occurred on the Property. No listings of environmental significance were identified in the databases searched. Researched the historical usages of the airport including historical military operation.

Phase I ESA, Retail Center - Phoenix, Arizona: Project Principal for a Phase I ESA on a retail center with a grocery store. The Property was previously part of the Cave Creek Landfill. The shopping center was developed over existing landfill materials. We reviewed previous sampling and testing of the soils and waste materials to compare the test results to current standards. Our assessment also included an extensive review of the existing landfill gas protection system, review of previous monitoring of the system, and a review of the City of Phoenix and ADEQ files on the Cave Creek Landfill with respect to existing contamination and methane migration issues. We conducted monitoring of the landfill gas protection system to verify current methane and volatile organic compound (VOC) levels beneath the building. We assisted the prospective purchaser with evaluating the current requirements to penetrate and patch the liner associated with the landfill gas protection system.

Phase I and II ESA, Master-Planned Community - Coolidge, Arizona. Project Principal for Phase I and II ESA for a 3,172-acre community. The Property was predominantly farm land with numerous developed areas and some vacant desert land. Previous Phase I ESAs had identified some recognized environmental conditions, but there were several significant environmental concerns that were not discussed. Directed the initial Phase II ESA including a pesticide and herbicide screening of the farm fields. Reviewed UST and LUST files at ADEQ and identified additional issues. Phase II ESA is on-going.

Phase I ESAs on Master-Planned Community and Lots in Four Residential Subdivision - Maricopa County, Arizona. Project Principal for five Phase I ESAs on a 600-acre master planned community and numerous residential lots within four other residential subdivisions for a large land transaction. The 600-acre Property contained several residential subdivisions under development, a community center with model homes, and some recreational facilities. We reviewed previous Phase I ESAs and Geotechnical Exploration reports prepared by others. The Phase I ESAs on the other four subdivisions included pesticide and herbicide screening of the fill soils on the residential pads. We completed the Phase I ESAs in a timely manner to allow for evaluation by the real estate attorneys providing the documentation on the land transaction.

Phase I and II ESAs, Remedial Investigations, Feasibility Studies, and UST Corrective Actions on Ten Service Stations - Maricopa and Pinal Counties, Arizona. Project Principal and/or Project Manager for Phase I ESAs and UST audits on ten self-service gasoline stations. Documented UST systems, evaluated compliance status, and documented site histories. Directed UST removals. Conducted extensive remedial investigations involving soil and groundwater sampling and testing to delineate the extent of releases from current and historic USTs. Conducted feasibility studies and prepared Corrective Action Plans on several sites. Remedial efforts on soil and/or groundwater included excavation and on-site bioremediation or thermal desorption; vapor extraction using thermal and catalytic oxidizers, internal combustion engines, and/or carbon; air-sparging; and in situ bioremediation using oxygen release compounds. Directed free-product removal. Directed corrective actions at all ten Sites, and ADEQ issued closure letters for all ten Sites. Provided expert witness testimony. Prepared risk assessment on a site.

Phase I ESA on Two Construction Debris Landfills – Phoenix, Arizona. Project Principal for a Phase I ESA on about 85 acres of vacant land containing two current construction debris landfill operations and the former 7th Avenue City of Phoenix landfill. Reviewed existing Phase I and II ESAs on file with the City of Phoenix, and reviewed City of Phoenix and ADEQ files on the former 7th Avenue Landfill with respect to existing soil and groundwater contamination and methane generation and migration issues. The Property was located adjacent to the former 19th Avenue Landfill Superfund Site, so we also reviewed files on this adjacent closed landfill. Based on our review, we developed a Phase II ESA scope of services to further evaluate the waste materials on the Property.

Phase II ESA Site Characterization and Remediation Oversight, Surprise Sportsman Club - Surprise, Arizona. Principal for a comprehensive Site Characterization of former rifle, pistol, and shotgun shooting range. Work included sampling and testing of surface soils throughout the shooting range, soils in the impact berms, and the surface debris in the former shotgun shooting range areas; investigating former septic systems; and conducting a comprehensive asbestos survey of the structures on the Property. Observed and monitored the remedial activities including the excavation and off-site disposal of lead and clay target debris; excavation, treatment, and/or off-site disposal of soils with contaminant concentrations exceeding residential soil remediation levels (SRLs); and confirmation soil sampling and testing. Assisted the client with obtaining closure and NFA letter from ADEQ.