PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FORMER MAINTENANCE BUILDINGS, NE OF 1ST STREET AND SPRUCE STREET
WHITERIVER, ARIZONA

DATED: JANUARY 6, 2015

PREPARED FOR:

WHITE MOUNTAIN APACHE TRIBE ENVIRONMENTAL PROTECTION OFFICE
716 E. GENERAL CROOK STREET, BUILDING 105
FORT APACHE, AZ 85926

AAI DATE: MARCH 22, 2015

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ALLWYN ENVIRONMENTAL PROJECT NO. 0023-0006 TASK 4

EXECUTIVE SUMMARY

This report presents the findings of the Phase I Environmental Site Assessment (ESA) performed by Allwyn Environmental (Allwyn) for the Property located northeast of 1st Street and Spruce Street in Whiteriver, Navajo 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 33.8352° North and a longitude of approximately 109.9631° West. The Property was located in the northwest quarter of Section 18 of Township 5 North, Range 23 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.

The Property contained two large wooden structures that were not occupied or used, and in poor condition. The exterior portions of the Property consisted of bare soil. The building located on the southern portion of the Property was a former maintenance building, and the building on the northern portion was a garage. The Property was previously used as a maintenance facility various departments of the White Mountain Apache Tribe (WMAT). Some areas inside both buildings appeared to have exposed soil floors. However, the floors in both buildings were covered with a variety of debris materials, and in many places, we were not able to view the floor or soil surface due to the piled debris.

The main maintenance building contained a parts room, paint shop with a maintenance bay, a glass cutting room, several storage/supply rooms, and restrooms. We observed numerous different types of chemical containers throughout the building. The containers were generally automotive supplies, lubricants, paints, cleaners, glazing compound, fertilizers, pesticides, soaps, paint remover, and methanol solution. There were several 55-gallon drums, numerous 5-gallon bucket containers, and hundreds of containers 1-gallon or smaller in size. Most of the containers were closed with no apparent leakage, but several containers were open, and we observed indications of spills and staining on the floor or debris piled on the floor. Debris materials covered most of the wood floors or exposed soil surfaces. The debris included wood, cardboard, paper, glass, clothes, empty containers, cans, plastic bottles, insulation, air filters, florescent bulbs, computers, adding machines, cash registers, other electronic devices, and miscellaneous household trash. Based on our observations and experience, we believe that the chemical containers, contents, and spills represent a REC for the Property.

The garage building was open on the south end and had three bays. The floors in the garage were also covered with piled debris including wood, building materials, pallets, glass, cardboard boxes, various containers, tires, propane containers, and some chemical containers. It appeared that salvage materials were being stored in the open garage bays. We observed stacks of doors, wood boards, windows, and numerous empty containers.

We observed some debris and chemical containers located between the buildings, mainly wood and building materials. There were several 5-gallon bucket containers, and some containers were open with a black sludge inside. We observed an apparent 1,000-gallon capacity, gasoline fuel aboveground storage tank (AST) elevated about 6 to 8 feet above the ground surface located east of the southeast corner of the maintenance building. The vegetation was overgrown around the AST preventing close observation. We did not observe soil staining beneath the tank in the clear areas. There was a vertical metal duct pipe located north of the AST. The past purpose or usage of the AST and duct pipe were not apparent. Based on our interview, the AST previously contained gasoline in the past. We believe that this AST represents a REC for the Property.

The uses of the sites immediately adjoining the Property were WMAT Headstart Pre-School (Headstart) to the north and west. The Headstart facility included a playground, school building, a manufactured office building, and a paved parking lot. To the south was Spruce Street, followed by a Bureau of Indian Affairs (BIA) maintenance and storage building. Southwest of the Property were single-family residences. The east adjacent site contained native vegetation, a metal water AST, and a partially full gasoline AST. Both tanks were abandoned, unlabeled, and in fair to poor condition. Potential releases from these ASTs would flow easterly away from the Property. We did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

Based on Allwyn's review of historical resources, the Property was used by the Fire Department, Tribal Forestry Department, Tribal Utility Authority office, and finally WMAT for maintenance purposes. The structures were maintained throughout the changing of organizations. Records related to the use of the Property, such as previous ASTs, underground storage tanks (USTs), sumps, septic systems, storage of chemicals, or the disposition of used fluids, were not reasonably available to Allwyn. In addition, records related Property usages prior to 1966 were not reasonably available to Allwyn.

Allwyn conducted a review of readily-available local, State, and Federal standard environmental databases for the Property and surrounding sites. Four leaking underground storage tank (LUST) sites were listed in the database report. These sites were either closed with soil meeting risk-based levels or were improperly characterized as a LUST. Therefore, we believe that a release from this UST likely did not occur and, therefore, we did not identify indications of potential RECs on the Property resulting from the listed sites.

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:** Labeled and unlabeled chemical containers were present in and outside both buildings on the Property. The chemical containers were not properly stored, and many containers were corroding and/or leaking. Releases of petroleum products and/or hazardous substances could have potentially impacted soil and/or groundwater at the Property. Allwyn recommends that these areas be further assessed by collecting soil samples and analyzing the samples for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and 8 RCRA metals.

- **REC 2**: An apparent fuel AST was present east of the maintenance building. The storage and dispensing of fuel may have resulted in releases to the ground surface in the past. Allwyn recommends that the soil surrounding the AST be assessed by collecting samples and analyzing the samples for VOCs, polynuclear aromatic hydrocarbons (PAHs), and 8 RCRA metals.

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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 two former maintenance buildings located northeast of 1st Street and Spruce Street, Whiteriver, Navajo County, 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 33.8352° North and a longitude of approximately 109.9631° West. The Property was located in the northwest quarter of Section 18 of Township 5 North, Range 23 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 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 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 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 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 was located northeast of 1st Street and Spruce Street in Whiteriver, Navajo County, Arizona. The Property covered approximately 0.58 acres. The center of the Property was located at a latitude of approximately 33.8352° North and a longitude of approximately 109.9631° West. The Property was located in the northwest quarter of Section 18 of Township 5 North, Range 23 East of the Gila and Salt River Baseline and Meridian System.

2.2 ENVIRONMENTAL SETTING

2.2.1 Topography

The Property was located within the coverage area of the Whiteriver, Arizona 7.5 Minute Quadrangle United States Geological Service (USGS) map. The Property was generally flat with an elevation of about 5240 feet above mean sea level (msl). Geo-Search, an environmental research firm, included portions of the 1984 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 downward to the southeast.

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 volcaniclastic 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 approximately 3.5 miles northeast of the Property (ADWR Well No. 55-600185), groundwater, in 1981, was located at a depth of approximately 90 feet below ground surface (bgs). A resource confirming the flow of groundwater in the area was not available. The Property was located in a valley along the North Fork White River. The river flows southerly to southwesterly near the Property, so we would expect groundwater flow to be to the south to southwest.

2.3 CURRENT PROPERTY USE AND OCCUPANCY

The Property contained two large wooden structures that were not occupied or used, and in poor condition. The exterior portions of the Property consisted of bare soil. The building located on the southern portion of the Property was a former maintenance building, and the building on the northern portion was a garage. The Property was previously was used as a maintenance facility for the WMAT.

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 adjoining to the Property are summarized below:

- North – WMAT Headstart Pre-School at 311 North 1st Street
- East – Vacant land with native vegetation, a metal water AST, and a metal fuel AST
- South – Spruce Street and south of Spruce Street a BIA maintenance building
- West – Headstart office building and west of Headstart office 1st Street

3.0 USER PROVIDED RECORDS

As part of the Phase I ESA process, the User of this report, typically our client, must conduct inquires 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 possess specialized knowledge or experience related to the Property or nearby sites. She indicated that she was aware that numerous types of unknown chemicals were stored in the building.

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 aware of obvious indicators that point to the potential presence or likely presence of contamination at the Property. She indicated that there were different types of chemicals stored in the building.

3.7 GOVERNMENT ENFORCEMENT ACTIONS

Mrs. Pusher-Begay indicated that she was not aware of any government enforcement actions regarding the Property.

4.0 HISTORICAL USE

ASTM E1527-13 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 several sources (HistoricAerials.com (www.historicaerials.com) Google Earth, and Google Maps for the years 1966 to 2014 (See Figure 2 for the 2014 aerial photograph of the Property). A brief description of each aerial photograph follows:

1966 Aerial Photograph – Historic Aerials
Property Features: The two current structures appeared to be present on the Property.
Adjoining Site Features: North: The site appeared to be undeveloped with native vegetation. A small square structure was present north of the west end of the Property. South: Spruce Street appeared to be unpaved. A rectangular structure was present south of the street. East: A small structure was present east of the garage in the north portion of the site. A large rectangular commercial structure was present southeast of the Property. West: The site appeared to be undeveloped with native vegetation. There were some small structures northwest of the Property.

1997 Aerial Photograph – Google Earth
Property Features: There were no apparent changes from the 1966 aerial photograph.
Adjoining Site Features: North: A large apparent commercial structure was present northwest of the Property. A smaller rectangular structure or trailer was present immediately north of the Property. Large vehicles such as busses, semi-trucks, and/or vans were present. South: Spruce Street appears to have been paved. There are no other apparent changes from the 1966 aerial photograph. East: The small structure east of the garage was different in shape, and the large rectangular commercial structure to the southeast was no longer present. There was another large rectangular structure further east along the north side of Spruce Street. West: The site immediately west of the Property was vacant graded land. It may have been a parking area for the large structure northwest of the Property.
2005 Aerial Photograph – Historic Aerials
Property Features: There were no apparent changes from the 1966 aerial photograph.
Adjoining Site Features: North: There was more vegetation directly north of the Property, and there were numerous large vehicles (buses or trailers) north of the vegetation and east of the large structure northwest of the Property. South: There were no apparent changes from the 1997 aerial photograph. East: There were no apparent changes from the 1997 aerial photograph. West: A structure was present west of the garage, and the area west of the maintenance building appeared to be a paved parking lot.
2007 Aerial Photograph – Google Earth
Property Features: There were no apparent changes to the Property from 1966 aerial photograph.
Adjoining Site Features: North: There were no apparent changes from the 2005 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 2005 aerial photograph.
2010 Aerial Photograph – Google Earth
Property Features: There were no apparent changes to the Property from 1966 aerial photograph.
Adjoining Site Features: North: There were no apparent changes from the 2005 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 2005 aerial photograph.

2013 Aerial Photograph – Google Maps
Property Features: More debris was observed around the exterior of the building.
Adjoining Site Features: North: There were no apparent changes from the 2005 aerial photograph. South: There were no apparent changes from the 1997 aerial photograph. East: Numerous vertical apparent concrete pipes were visible on the site. West: There were no apparent changes from the 2005 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 ENVIRONMENTAL LIEN AND ACTIVITY AND USE LIMITATIONS REPORT

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

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

4.5 USGS TOPOGRAPHIC MAPS

USGS 7.5 Minute Topographic maps for the Whiteriver, Arizona quadrangle were reviewed at **www.historicaerials.com,** and USGS Topographic Maps for the years 1971, 1985, and 1996. The Property was displayed as developed with two structures in the 1971 map, but the southern structure was shown as a square, smaller than the existing building. The 1985 map showed both of the current structures on the Property. These maps also showed structures on the adjoining sites. The 1996 map did not show individual structures for the Property or adjoining sites. A portion of the 1984 topographic map encompassing the Property is included in the Geo-Search Radius Report in Appendix A. This map appeared similar to the 1985 map on HistoricAerials.com.

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 our 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

The Property was developed with current buildings prior to 1966, and the buildings were used by multiple WMAT organizations. The Property was used by the Fire Department, Tribal Forestry Office, Tribal Utility Authority Office, and the WMAT Maintenance Department according to both Brenda Williams and Allen Sinqvah.

4.11.2 Summary of Adjacent Sites Historical Use Information

The sites adjacent to the Property have historically been used for residential and commercial purposes based on the resources found. The adjacent site to the north/northwest was developed sometime between 1966 and 1997. The site was used as the Headstart pre-school from at least 1997 until 2014. To the south, Spruce Street appeared to be paved sometime between 1966 and 1997. The adjoining site to the south was developed from at least 1966 until 2014. The adjacent site to the southeast was developed with a large commercial structure from at least 1966. The southeast structure was removed and replaced by a different commercial structure located east of the southern portion of the Property sometime between 1966 and 1997. This newer structure was still present on the site in 2014. The adjacent site to the west appeared undeveloped until sometime between 1997 and 2005. This site appeared to be used as a parking area for the building to the northwest. This area was developed with a structure and has been used by Headstart.

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 Sites)
  - 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 Sites)
  - 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 Sites)
  - 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. Table 5.1 provides the relative position of groundwater flow at the listed facility in relationship to the Property based on the assumption that groundwater flow generally tends to the south/southwest in this area. Therefore, facilities that are indicated as "up-gradient" of the Property can potentially impact the facility and may be considered to be RECs.

5.2 SUMMARY OF STANDARD RECORDS REVIEW

This section summarizes the findings of the standard records review within the applicable search radius from the Property. The Property was not listed in the records searched by Geo-Search. Records for the Property and other sites located within the appropriate search radius are found in Table 5.1.

TABLE 5.1

RECORDS SUMMARY FOR SITES WITHIN ASTM-DEFINED SEARCH RADIUS			
SITE NAME ADDRESS	**RECORD**	**DISTANCE AND DIRECTION FROM PROPERTY**	**GROUNDWATER FLOW AT FACILITY RELATIVE TO PROPERTY**
Apache Tribal Maintenance Yard Corner of N. Leach Street and N. 1st Street	LUST	Property	Property
Fort Apache Indian Reservation	Indian Res/ Tribal Land	Includes Property	Not Applicable
"H" Market 506 N. Chief Ave. (SR 73)	LUST	0.2 mi N	Up-gradient
Whiteriver Police Department P.O. Box 889	LUST	0.2 mi N	Up-gradient
Former IHS Hospital 309 2nd Ave.	LUST	0.3 mi W	Cross-gradient

There were four reported LUST sites within the 0.5-mile search radius of the Property. The Geo-Search report indicated that there was one LUST located at the Apache Tribal Maintenance Yard at the corner of North Leach Street and 1st Street in Whiteriver. The reported information showed two diesel tanks listed as temporarily out of use, and the LUST was identified as active. Allwyn requested records for this LUST site from the EPA on October 1, 2014. The records received by Allwyn from EPA included a summary of investigative work performed to evaluate the accuracy of the LUST listing. The records included an EPA internal memo stating the chain of events during the investigation of the LUST site. Several interviews and site reconnaissance were conducted at the facility from December 3, 1999 to February 15, 2011. Based on its investigation, EPA concluded that the undated and unsigned UST notification for this location was incorrect and that a LUST did not exist at the site.

The LUST file at the H Market LUST was reported as closed. Records reviewed by Allwyn indicated that the Verde Company, a dissolved company, removed two USTs and remediated soil at the site in 1997. The closure documentation for the site was apparently not submitted, but the site was listed by the EPA as not requiring further action. Based on the reported status and location, we believe that this facility does not represent a REC for the Property.

The LUST file for the Whiteriver Police Department was reported as active in the GeoSearch report. EPA records reviewed by Allwyn revealed that the site contained a 10,000-gallon capacity gasoline UST that was used from the 1980s until early 2000. The UST was removed in April 2000 by the Verde Company. Because closure was not confirmed, Kary Environmental Services (KES) was contracted to complete subsurface soil sampling in the former location of the UST, fill port, vent line, and dispenser

for UST closure confirmation. Soil samples were analyzed for volatile organic compounds (VOCs) using EPA Method 8260B, total petroleum hydrocarbons (TPH) as gasoline using EPA Method 8015D, TPH as diesel and oil using Method 8015AZ, total lead using EPA Method 6010B, and polynuclear aromatic hydrocarbons (PAHs) using EPA Method 8310. VOCs and TPH were not detected in the soil samples, flourene and phenanthrene were the only PAH analytes detected. Lead was detected in soil at concentrations below EPA's Regional Screening Levels (RSLs) in a residential setting. Based on the laboratory results and previous interviews, EPA confirmed closure of this LUST site, and a No Further Action (NFA) letter was issue by EPA on December 15, 2011. Based on the NFA and location, we believe that this facility does not represent a REC for the Property.

The Former Indian Health Services (IHS) Hospital's status was listed as "Not Reported" in the GeoSearch report. Allwyn's review of records provided by EPA revealed that the IHS was in operations from prior to 1967 until 1977. The facility had two USTs on site, one containing diesel fuel and the other potentially containing heating oil. Both USTs were left in place after the hospital demolition in 1980. On June 27, 2012, KES removed the two USTs at the facility. An estimated 8,428 gallons of diesel fuel and 4,084 gallons of potential heating oil was removed from the USTs prior to removal. Fifteen soil samples were collected during the removal from both UST excavations, piping, and soil piles then analyzed. No VOCs, gasoline range organics (GRO), diesel range organics (DRO), or oil range organics (ORO) were detected in the soil samples. EPA concluded that no further action was required to address potential releases at the site. Based on this reported status, location, and analytical results, we believe that this facility does not represent a REC for the Property.

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 review records and files maintained by the EPA related to the Property. The EPA responded via email with records for surrounding sites, and one for the Property, on November 5, 2014. These records are discussed above in Section 5.2.

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 24, 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

There was no electricity to the buildings, so we used flashlights to view interior portions of the buildings. In addition, there was debris covering most of the floors inside both buildings, and we were not able to view the underlying floor or exposed soil. Allwyn did not encounter any other limiting conditions during the site reconnaissance.

6.2 PROPERTY USE AND DESCRIPTION

The Property contained two large wooden structures that were not occupied or used, and in poor condition. The exterior portions of the Property consisted of bare soil. The building located on the southern portion of the Property was a former maintenance building, and the building on the northern portion was a garage. The Property was previously used as a maintenance facility various departments of the White Mountain Apache Tribe (WMAT). Some areas inside both buildings appeared to have exposed soil floors. However, the floors in both buildings were covered with a variety of debris materials, and in many places, we were not able to view the floor or soil surface due to the piled debris.

The main maintenance building contained a parts room, paint shop with a maintenance bay, a glass cutting room, several storage/supply rooms, and restrooms. We observed numerous different types of chemical containers throughout the building. The containers were generally automotive supplies, lubricants, paints, cleaners, glazing compound, fertilizers, pesticides, soaps, paint remover, and methanol solution. There were several 55-gallon drums, numerous 5-gallon bucket containers, and hundreds of containers 1-gallon or smaller in size. Most of the containers were closed with no apparent leakage, but several containers were open, and we observed indications of spills and staining on the floor or debris piled on the floor. Debris materials covered most of the wood floors or exposed soil surfaces. The debris included wood, cardboard, paper, glass, clothes, empty containers, cans, plastic bottles, insulation, air filters, florescent bulbs, computers, adding machines, cash registers, other electronic devices, and miscellaneous household trash. Based on our observations and experience, we believe that the chemical containers, contents, and spills represent a REC for the Property.

The garage building was open on the south end and had three bays. The floors in the garage were also covered with piled debris including wood, building materials, pallets, glass, cardboard boxes, various containers, tires, propane containers, and some chemical containers. It appeared that salvage materials were being stored in the open garage bays. We observed stacks of doors, wood boards, windows, and numerous empty containers.

We observed some debris and chemical containers located between the buildings, mainly wood and building materials. There were several 5-gallon bucket containers, and some containers were open with a black sludge inside. We observed an apparent 1,000-gallon capacity, gasoline fuel aboveground storage tank (AST) elevated about 6 to 8 feet above the ground surface located east of the southeast corner of the maintenance building. The vegetation was overgrown around the AST preventing close observation. We did not observe soil staining beneath the tank in the clear areas.

6.3 GENERAL PROPERTY OBSERVATIONS

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

Allwyn observed approximately 10 drums and over 100 containers on the Property that contained or previously contained a variety of hazardous substances or petroleum products.

6.3.2 Storage Tanks

Allwyn observed a storage tank on the Property. EPA records for this site indicate that the elevated AST was previously used for gasoline. The tank was in fair condition with some rust.

Allwyn did not observe any cracked or depressed areas, access ways, vent pipes, fill ports, or other evidence that would suggest the presence of USTs on the Property.

6.3.3 Odors

Allwyn smelled chemicals and mold throughout the main maintenance building. Allwyn did not detect any strong, pungent, or noxious odors on the exterior of 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 observed several drums and numerous containers of various chemicals on the Property. The chemicals were not properly stored. Some of the containers were in poor condition, unlabeled, and open. Allwyn observed releases from some of the containers onto the floor.

6.3.6 PCB-Containing Equipment

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

6.4 INTERIOR OBSERVATIONS

6.4.1 Heating/Cooling

Allwyn did not observe heating or cooling units for the Property structures. We observed two brick chimneys extending above the roof of the maintenance building and the metal duct pipe, but we did not observe fire places or heating units inside the buildings.

6.4.2 Stains or Corrosion

Allwyn observed staining from chemicals released from containers onto the floor near shelving on the east wall of the paint shop as well as multiple corroded containers of chemicals on the Property.

6.4.3 Drains and Sumps

Allwyn did not observe any drains or sumps in the buildings on the Property.

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 asphalt on the Property. We observed some stained areas inside and around the building that may have been on soil.

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 observed some wood and debris around the exterior of the structures of the Property.

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 east towards North Fork White River.

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

The current uses of the sites immediately adjoining the Property were Headstart to the north and west. The Headstart facility included a playground, school building, a manufactured office building, and a paved parking lot. There was a propane tank and two storage sheds located near the west wall of the garage. Spruce Street was located south of the Property followed by a BIA maintenance building used for storage. Southwest of the Property were single-family residences. These structures were not well maintained, and one of the residences was burned down. Multiple debris piles consisting of furniture, mattresses, wood, tires, clothing etc., were present along Spruce Street and in the yards of the residences. The east adjacent site was vacant land with native vegetation, a metal water tank, and a partially full gasoline AST. Both tanks were abandoned, unlabeled and in fair to poor condition. The ASTs were located well below the elevation of the Property, so any releases from these ASTs would flow away from the Property.

7.0 INTERVIEWS

7.1 PROPERTY OWNERS, AND OCCUPANTS

The owner questionnaire for the Property was completed by Barbara Williams, Supervisor, for the WMAT Maintenance Department. Mrs. Williams indicated she was familiar with the Property for over 17 years. She indicated that the maintenance buildings were used for the fire department, forestry services department, and the utility company before the tribe used them for the maintenance buildings. She indicated that the Property had not operated as a landfill. Mrs. Williams indicated that no soil from unknown sources had been placed, spread, or piled on the surface or used as fill on the Property. She was not aware of any wastewater ponds, stock ponds, silage pits, or other excavations that had been filled on the Property. Mrs. Williams indicated that there was one AST on the Property, but she was unaware of any USTs on the Property. Mrs. Williams indicated she was aware of past usages and storage of hazardous substances or petroleum products on the Property. Mrs. Williams was not aware of pesticides being mixed or stored on the Property or of any current or previous in-ground hydraulic lifts on the Property. Mrs. Williams did not know of any dry wells, wells, and retention or detention basins on the Property. She was unaware of any previous environmental reports, permits, inspections, assessments, violations, or investigations associated with the Property. A copy of the questionnaire is included in Appendix F.

Mr. Allen Sinqvah, Property/Inventory Control Management, for the WMAT Maintenance Department also completed the owner questionnaire. Mr. Singvah indicated he was familiar with the Property for 3 years. He agreed with all the information that Mrs. Williams indicated on the owner questionnaire.

We toured the Property with these individuals, and we asked them questions during our site reconnaissance. Some of the details provided were based on our discussions with them.

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 review records and files maintained by the EPA related to the Property. The EPA responded via email with records for surrounding sites, and one which was potentially the Property, on November 5, 2014.

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 Methodology.[7] 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 whether 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 ASTM E2600-10 standard. Properties identified from the Standard Environmental Resources were evaluated using the ASTM E2600-10 criteria to evaluate whether the site presents a vapor encroachment condition. Allwyn did identify potentially impacted soils or groundwater within the AOC of the Property as discussed below.

Allwyn has concluded from the Tier 1 Vapor Encroachment Screening that a Vapor Encroachment Concern on adjacent and adjoining parcels does not exist. Additionally, no Tier 2 Screening Evaluation is recommended for adjacent parcels, as a Tier 1 investigation did not indicate that a VEC was present.

9.0 FINDINGS AND CONCLUSIONS

9.1 SUMMARY

This report presents the findings of the Phase I ESA performed by Allwyn for the Property located northeast of 1st Street and Spruce Street in Whiteriver, Navajo County, Arizona. The Property covered approximately 0.58 acres. The center of the Property was located at a latitude of approximately 33.8352° North and a longitude of approximately 109.9631° West. The Property was located in the northwest quarter of Section 18 of Township 5 North, Range 23 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.

The Property contained two large wooden structures that were not occupied or used, and in poor condition. The exterior portions of the Property consisted of bare soil. The building located on the southern portion of the Property was a former maintenance building, and the building on the northern portion was a garage. The Property was previously used as a maintenance facility various departments of the WMAT. Some areas inside both buildings appeared to have exposed soil floors. However, the floors in both buildings were covered with a variety of debris materials, and in many places, we were not able to view the floor or soil surface due to the piled debris.

The main maintenance building contained a parts room, paint shop with a maintenance bay, a glass cutting room, several storage/supply rooms, and restrooms. We observed numerous different types of chemical containers throughout the building. The containers were generally automotive supplies, lubricants, paints, cleaners, glazing compound, fertilizers, pesticides, soaps, paint remover, and methanol solution. There were several 55-gallon drums, numerous 5-gallon bucket containers, and hundreds of containers 1-gallon or smaller in size. Most of the containers were closed with no apparent leakage, but several containers were open, and we observed indications of spills and staining on the floor or debris piled on the floor. Debris materials covered most of the wood floors or exposed soil surfaces. The debris included wood, cardboard, paper, glass, clothes, empty containers, cans, plastic bottles, insulation, air filters, florescent bulbs, computers, adding machines, cash registers, other electronic devices, and miscellaneous household trash. Based on our observations and experience, we believe that the chemical containers, contents, and spills represent a REC for the Property.

The garage building was open on the south end and had three bays. The floors in the garage were also covered with piled debris including wood, building materials, pallets, glass, cardboard boxes, various containers, tires, propane containers, and some chemical containers. It appeared that salvage materials were being stored in the open garage bays. We observed stacks of doors, wood boards, windows, and numerous empty containers.

We observed some debris and chemical containers located between the buildings, mainly wood and building materials. There were several 5-gallon bucket containers, and some containers were open with a black sludge inside. We observed an apparent 1,000-gallon capacity, gasoline fuel aboveground storage tank (AST) elevated about 6 to 8 feet above the ground surface located east of the southeast corner of the maintenance building. The vegetation was overgrown around the AST preventing close observation. We did not observe soil staining beneath the tank in the clear areas. There was a vertical metal duct pipe located north of the AST. The past purpose or usage of the AST and duct pipe were not

apparent. Based on our interview, the AST previously contained gasoline in the past. We believe that this AST represents a REC for the Property.

The uses of the sites immediately adjoining the Property were Headstart to the north and west. The Headstart facility included a playground, school building, a manufactured office building, and a paved parking lot. To the south was Spruce Street, followed by a Bureau of Indian Affairs (BIA) maintenance and storage building. Southwest of the Property were single-family residences. The east adjacent site contained native vegetation, a metal water AST, and a partially full gasoline AST. Both tanks were abandoned, unlabeled, and in fair to poor condition. Potential releases from these ASTs would flow to the east away from the Property. We did not identify indications of potential RECs on the Property resulting from activities on the adjoining sites.

Based on Allwyn's review of historical resources, the Property was used by the Fire Department, Tribal Forestry Department, Tribal Utility Authority office, and finally WMAT for maintenance purposes. The structures were maintained throughout the changing of organizations. Records related to the use of the Property, such as previous ASTs, underground storage tanks (USTs), sumps, septic systems, storage of chemicals, or the disposition of used fluids, were not reasonably available to Allwyn. In addition, records related Property usages prior to 1966 were not reasonably available to Allwyn.

Allwyn conducted a review of readily-available local, State, and Federal standard environmental databases for the Property and surrounding sites. Four leaking underground storage tank (LUST) sites were listed in the database report. These sites were either closed with soil meeting risk-based levels or were improperly characterized as a LUST. Therefore, we believe that a release from this UST likely did not occur and, therefore, we did not identify indications of potential RECs on the Property resulting from the listed sites.

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, most of these features, conditions, and nearby facilities were found to not represent a REC for the Property as discussed in this report.

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 1966. Based on the information found, we believe that this data gap does represent a REC for the Property.

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:** Labeled and unlabeled chemical containers were present in and outside both buildings on the Property. The chemical containers were not properly stored, and many containers were corroding and/or leaking. Releases of petroleum products and/or hazardous substances could have potentially impacted soil and/or groundwater at the Property. Allwyn recommends that these areas be further assessed by collecting soil samples and analyzing the samples for VOCs), SVOCs, and 8 RCRA metals.

- **REC 2**: An apparent fuel AST was present east of the maintenance building. The storage and dispensing of fuel may have resulted in releases to the ground surface in the past. Allwyn recommends that the soil surrounding the AST be assessed by collecting samples and analyzing the samples for VOCs, PAHs, and 8 RCRA metals.

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 significant data gaps due to limited resources and records available for the Property. 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:

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

Reviewed by:

Krista Perry
Allwyn Environmental
Environmental Regulatory Specialist

12.0 LIMITATIONS

Allwyn has performed our services for this project in accordance with Allwyn'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 examined 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 1527-13.

13.0 REFERENCES

[1]ASTM; 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*.

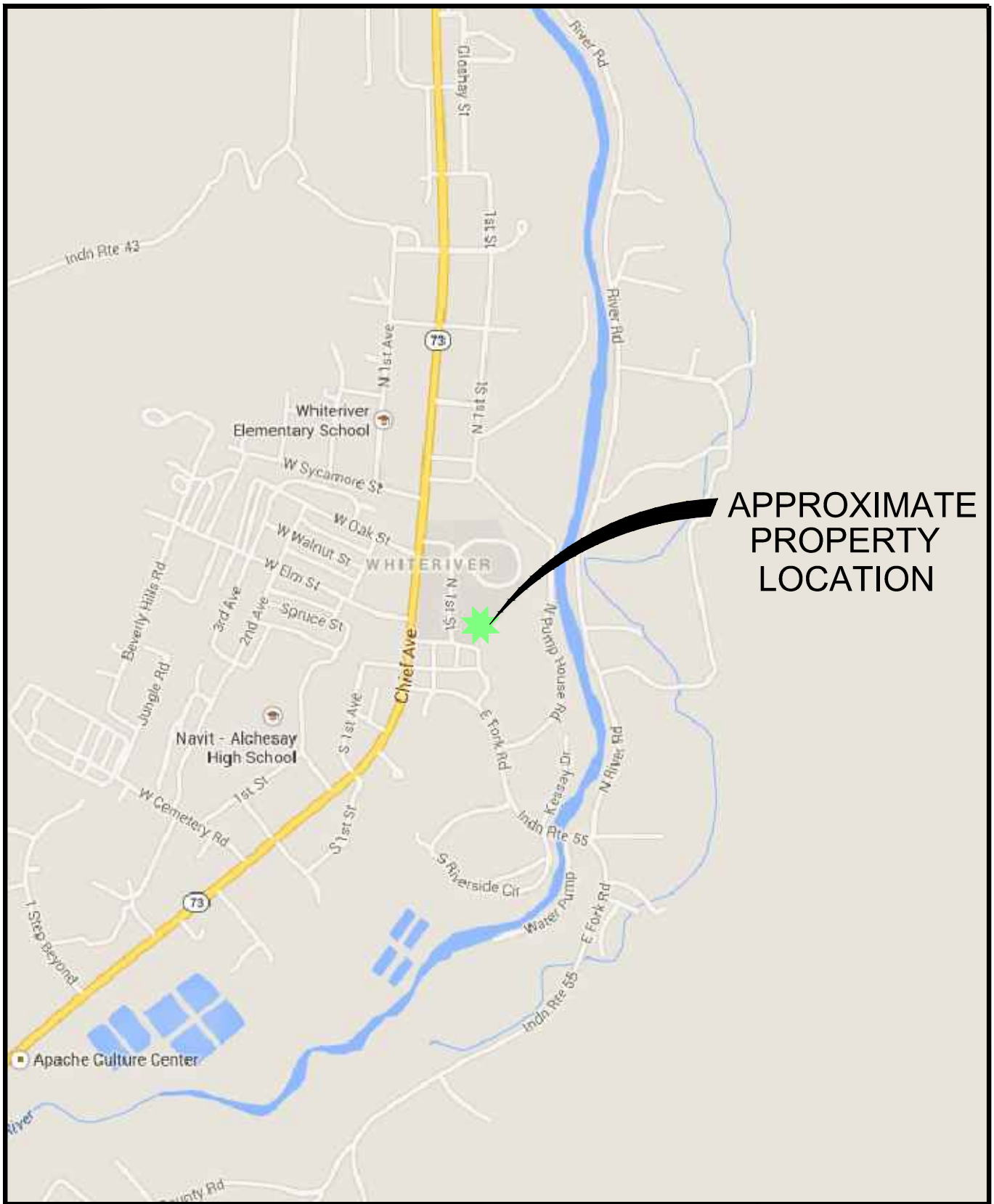
[4] Arizona Geological Survey (AGS), 1979. *An Overview of the Geothermal Potential of the Springerville Area, Arizona*. Arizona Geological Survey Open-File Report 79-2a. March.

[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



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
NE OF 1ST STREET AND SPRUCE STREET
FORMER MAINTENANCE BUILDING
WHITERIVER, ARIZONA

FIGURE 1

PROJECT NO. 0023-0006-004	DATE: 01/06/15	NOT TO SCALE

DES: R.E.S.	DR: R.E.S.	CK: T.W.

SHT 1 OF 2

C:\Users\Allwyn\Desktop\Ricks drawing files\0023-0006\task 4\acad\Figure 1

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

PROPERTY DETAIL MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT
NE OF 1ST STREET AND SPRUCE STREET
FORMER MAINTENANCE BUILDING
WHITERIVER, ARIZONA

FIGURE 2

PROJECT NO. 0023-0006-004	DATE: 01/06/14	SCALE 1" = 80'±	DES: R.E.S.	DR: R.E.S.	CK: T.W.

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APPENDIX A

REGULATORY DATABASE SEARCH REPORT

GeoSearch
On time. On target. In touch.™

Radius Report

Satellite view

Target Property:

Former Maintenance Buildings
Whiteriver, Navajo County, Arizona 85901

Prepared For:

Allwyn Priorities LLC

Order #: 41135
Job #: 90515
Project #: 0023-0006.004
Date: 09/24/2014

Table of Contents

Target Property Summary

Former Maintenance Buildings
Whiteriver, Navajo County, Arizona 85901

USGS Quadrangle: ***Whiteriver, AZ***
Target Property Geometry: ***Point***

Target Property Longitude(s)/Latitude(s):
(-109.96310, 33.835200)

County/Parish Covered:
Navajo (AZ)

Zipcode(s) Covered:
Show Low AZ: 85901

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
SPILLS DATABASE	SPILLS	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	4	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
INDIAN RESERVATIONS	INDIANRES	1	0	1.0000

SUB-TOTAL		5	0	

TOTAL		5	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
NPDESR09	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

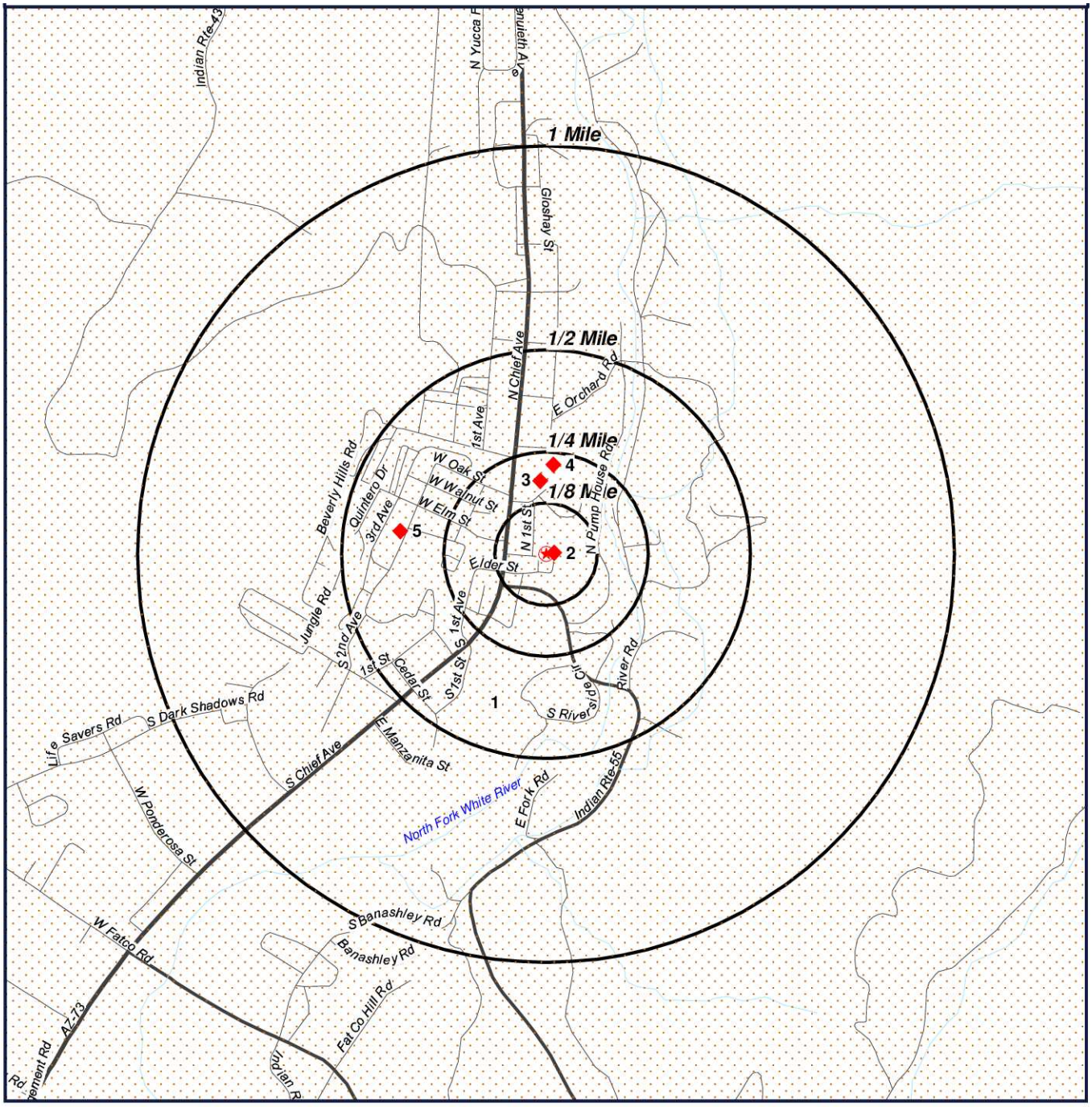
Locatable Database Findings

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		1	2	1	NS	NS	4
ODINDIAN	0.5000		0	0	0	NS	NS	0
INDIANRES	1.0000	1	0	0	0	0	NS	1
SUB-TOTAL		1	1	2	1	0	0	5
TOTAL		1	1	2	1	0	0	5

NOTES:
NS = NOT SEARCHED
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



Target Property (TP)
INDIANRES
LUSTR09

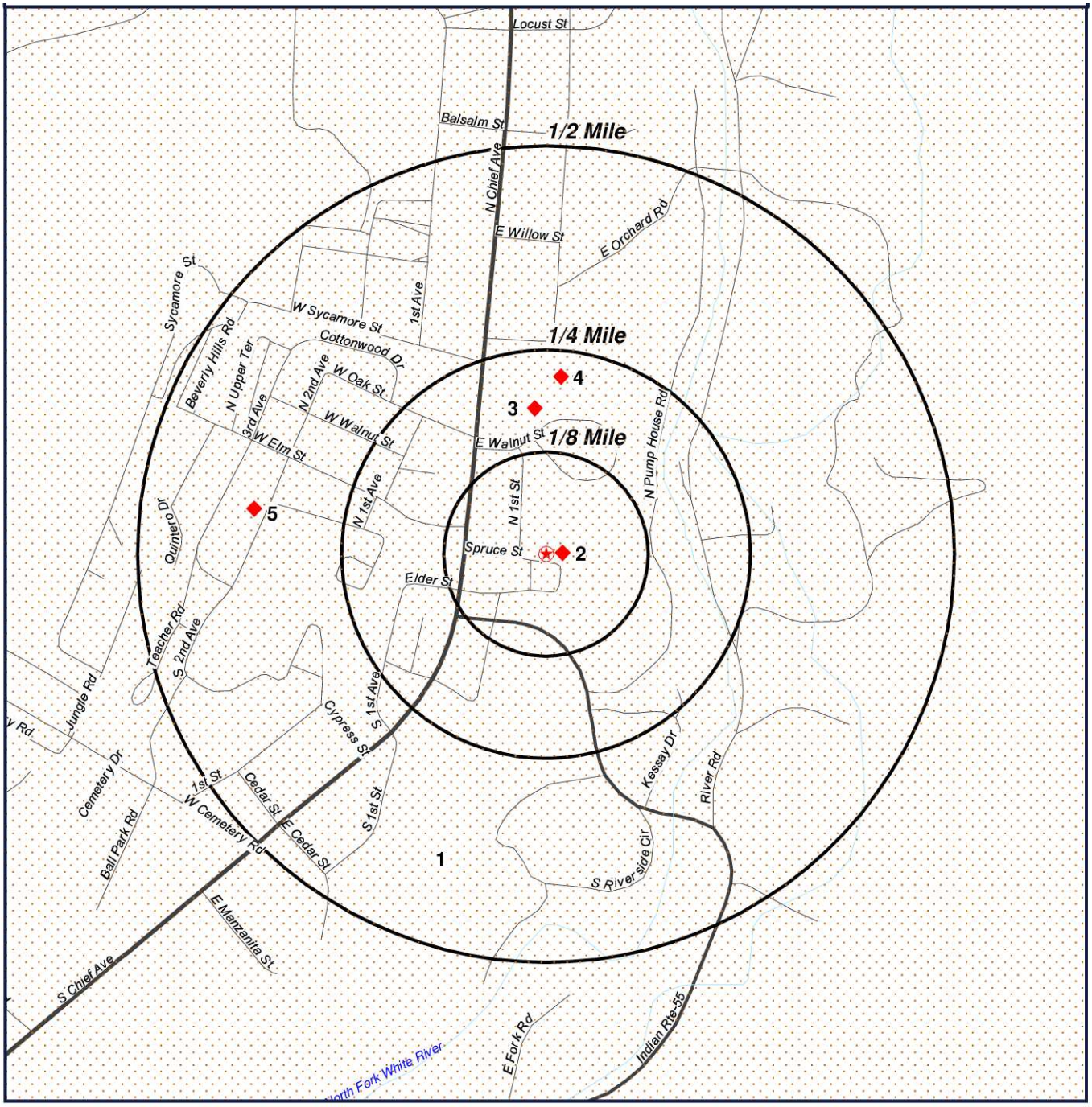
Former Maintenance Buildings
Whiteriver, Arizona
85901

N
W E
S

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

[Click here to access Satelite view]

Radius Map 2



Target Property (TP)
INDIANRES
LUSTR09

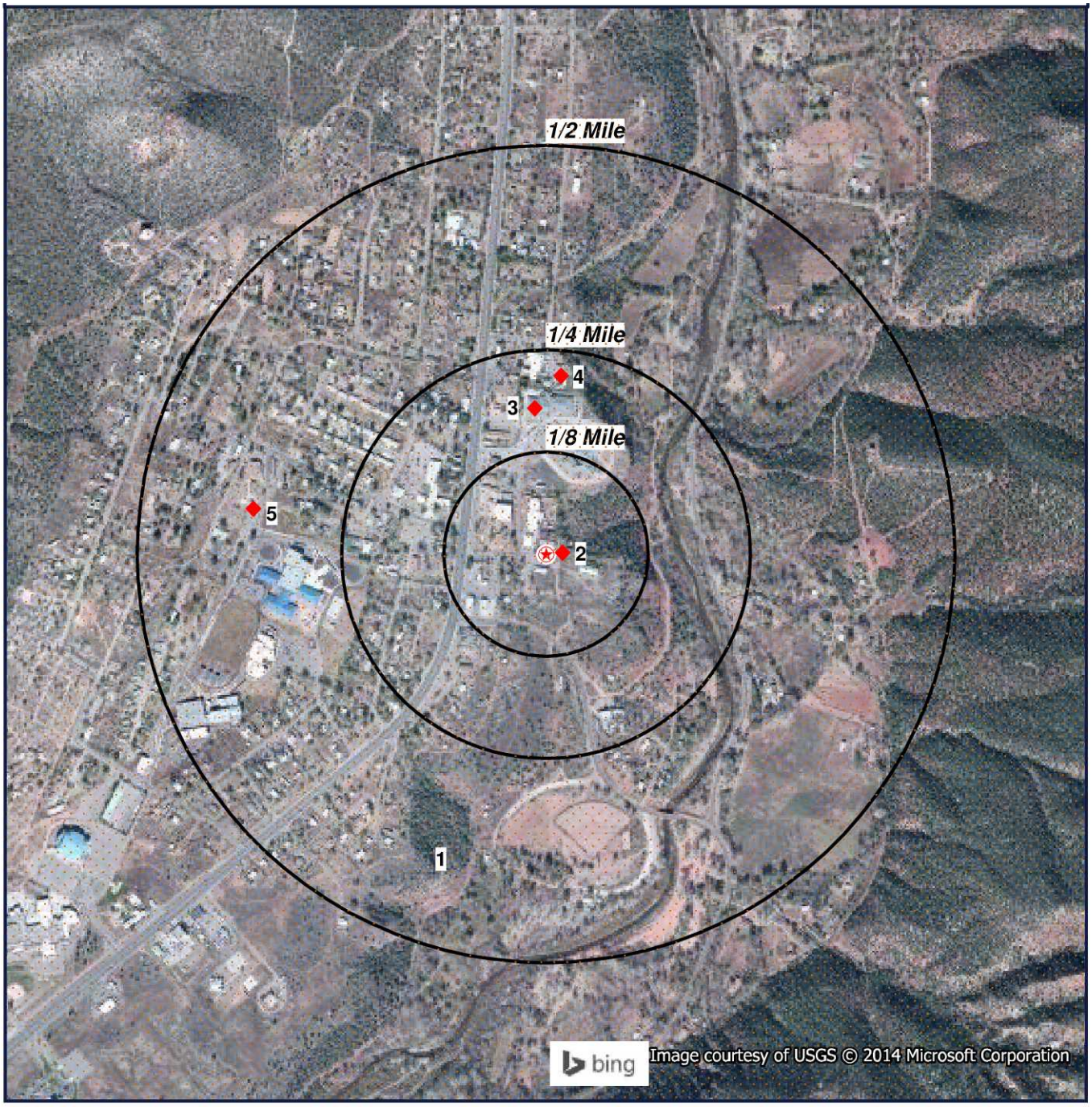
Former Maintenance Buildings
Whiteriver, Arizona
85901

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satelite view

Ortho Map



Target Property (TP)
INDIANRES
LUSTR09

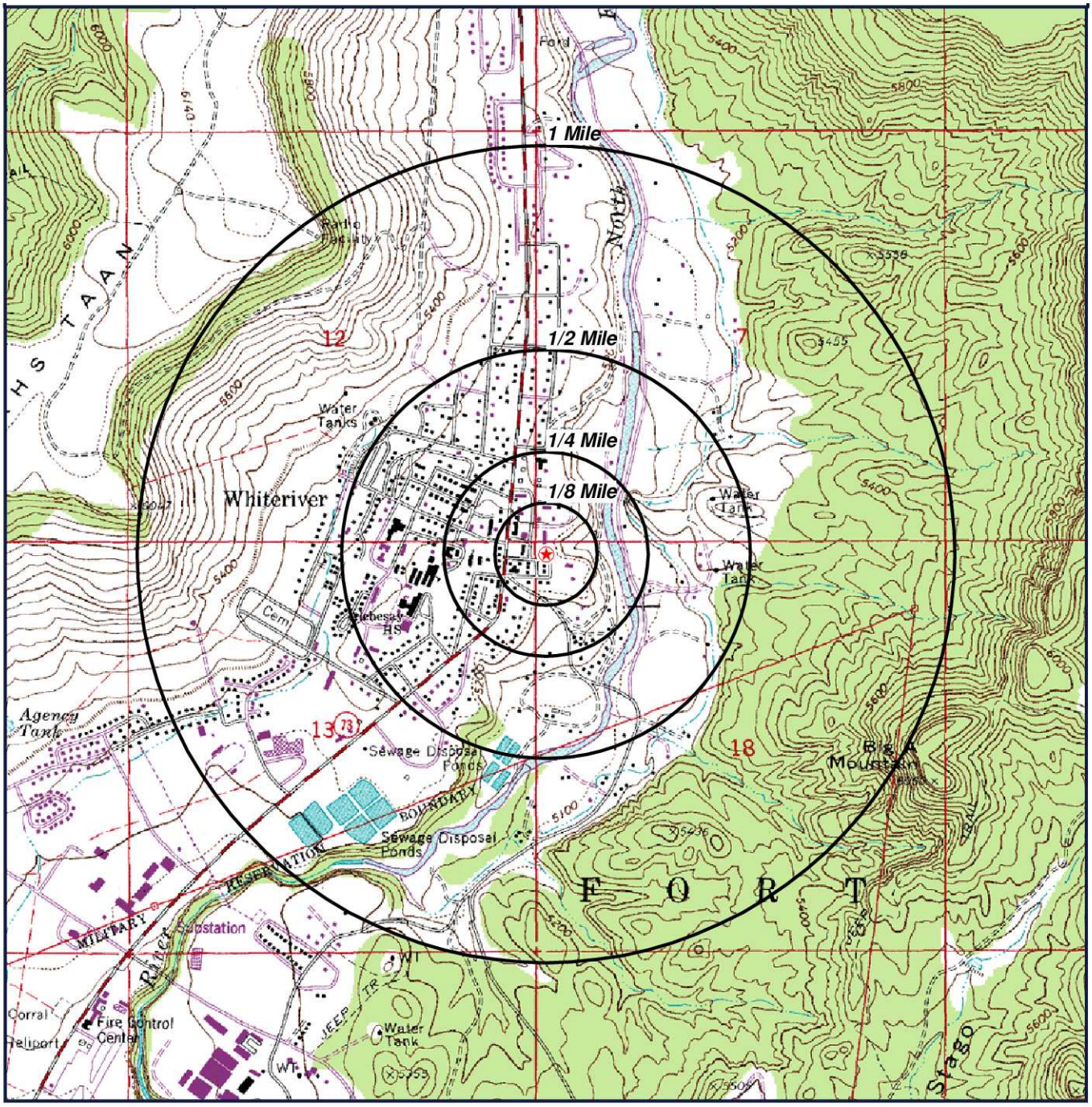
Quadrangle(s): Whiteriver
Former Maintenance Buildings
Whiteriver, Arizona
85901

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

[Click here to access Satelite view]

Topographic Map



Target Property (TP)

Quadrangle(s): Whiteriver
Source: USGS, 1984
Former Maintenance Buildings
Whiteriver, Arizona
85901

N
W E
S

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

[Click here to access Satelite 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
2	LUSTR09	WMAP028	0.021 E	APACHE TRIBAL MAINTENANCE YARD	CORNER OF N. LEACH STREET AND N. 1S	WHITERIVER, 85941	16
3	LUSTR09	WMAP012	0.179 N	""""H"" MARKET"	506 N. CHIEF AVE. (STATE ROUTE 73)	WHITERIVER, 85941	17
4	LUSTR09	WMAP019	0.218 N	WHITERIVER POLICE DEPT.	P.O. BOX 889	WHITERIVER, 85941	18
5	LUSTR09	WMAP055	0.361 W	FORMER IHS HOSPITAL	309 2ND AVENUE	WHITERIVER, 85941	19

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

Leaking Underground Storage Tanks On Tribal Lands (LUSTR09)

MAP ID# 2 **Distance from Property: 0.02 mi. E**

ID#: **WMAP028**
LOCATION NAME: **APACHE TRIBAL MAINTENANCE YARD**
ADDRESS: **CORNER OF N. LEACH STREET AND N. 1ST STREET**
WHITERIVER, AZ 85941
OWNER: **WHITE MOUNTAIN APACHE (APACHE SERVICES)**
OWNER PHONE: **(602) 338-4967**
FACILITY PHONE: **(928) 338-1504**
TRIBE: **WHITE MOUNTAIN APACHE**

STATUS EVENTS

TANK ID: **NOT REPORTED**
TANK STATUS: **NOT REPORTED**
SUBSTANCE: **NOT REPORTED**
LEAKING STATUS: **NOT REPORTED**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **1**
TANK STATUS: **TEMPORARILY OUT OF USE**
SUBSTANCE: **DIESEL**
LEAKING STATUS: **ACTIVE**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **2**
TANK STATUS: **TEMPORARILY OUT OF USE**
SUBSTANCE: **DIESEL**
LEAKING STATUS: **ACTIVE**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

Back to Report Summary

Leaking Underground Storage Tanks On Tribal Lands (LUSTR09)

MAP ID# 3 **Distance from Property: 0.18 mi. N**

ID#: **WMAP012**
LOCATION NAME: **""H"" MARKET"**
ADDRESS: **506 N. CHIEF AVE. (STATE ROUTE 73)**
WHITERIVER, AZ 85941
OWNER: **MIKE COOLEY**
OWNER PHONE: **(520) 338-4713**
FACILITY PHONE: **(928) 338-4713**
TRIBE: **WHITE MOUNTAIN APACHE**

STATUS EVENTS

TANK ID: **NOT REPORTED**
TANK STATUS: **NOT REPORTED**
SUBSTANCE: **NOT REPORTED**
LEAKING STATUS: **NOT REPORTED**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **1**
TANK STATUS: **PERMANENTLY OUT OF USE**
SUBSTANCE: **GASOLINE**
LEAKING STATUS: **COMPLETE**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **2**
TANK STATUS: **PERMANENTLY OUT OF USE**
SUBSTANCE: **GASOLINE**
LEAKING STATUS: **COMPLETE**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **3**
TANK STATUS: **CURRENTLY IN USE**
SUBSTANCE: **GASOLINE**
LEAKING STATUS: **COMPLETE**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **YES**

Back to Report Summary

Leaking Underground Storage Tanks On Tribal Lands (LUSTR09)

MAP ID# 4 **Distance from Property: 0.22 mi. N**

ID#: **WMAP019**
LOCATION NAME: **WHITERIVER POLICE DEPT.**
ADDRESS: **P.O. BOX 889**
WHITERIVER, AZ 85941
OWNER: **WHITE MOUNTAIN APACHE (APACHE SERVICES)**
OWNER PHONE: **(602) 338-4967**
FACILITY PHONE: **(928) 338-4942**
TRIBE: **WHITE MOUNTAIN APACHE**

STATUS EVENTS

TANK ID: **NOT REPORTED**
TANK STATUS: **NOT REPORTED**
SUBSTANCE: **NOT REPORTED**
LEAKING STATUS: **NOT REPORTED**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **1**
TANK STATUS: **PERMANENTLY OUT OF USE**
SUBSTANCE: **GASOLINE**
LEAKING STATUS: **ACTIVE**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

Back to Report Summary

Leaking Underground Storage Tanks On Tribal Lands (LUSTR09)

MAP ID# 5 **Distance from Property: 0.36 mi. W**

ID#: **WMAP055**
LOCATION NAME: **FORMER IHS HOSPITAL**
ADDRESS: **309 2ND AVENUE**
WHITERIVER, AZ 85941
OWNER: **INDIAN HEALTH SERVICE**
OWNER PHONE: **(775) 757-2415**
FACILITY PHONE: **NOT REPORTED**
TRIBE: **WHITE MOUNTAIN APACHE**

STATUS EVENTS

TANK ID: **NOT REPORTED**
TANK STATUS: **NOT REPORTED**
SUBSTANCE: **NOT REPORTED**
LEAKING STATUS: **NOT REPORTED**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

TANK ID: **NOT REPORTED**
TANK STATUS: **NOT REPORTED**
SUBSTANCE: **NOT REPORTED**
LEAKING STATUS: **NOT REPORTED**
OVERFILL INSTALLED: **NO**
SPILL INSTALLED: **NO**

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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

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.

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.

NPDESR09 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

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

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

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

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 Priorties 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

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

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

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).

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.

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: Former Maintenance Buildings
Property Address: lat. 33.8353° long. -109.9631° City: Whiteriver 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?

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

Signature: _____ Date: 10/1/17

APPENDIX C

HISTORICAL TITLE REPORT

Allands
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: 2014-09-067E

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 Navajo County, Arizona.

2. Old Maintenance Building located at the Northeast corner of 1st Street and Spruce Street, Whiteriver, AZ, being in Section 18, Township 5 North, Range 23 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.


Former Maintenance Buildings
Head Start Pre-School
Two buildings on the site
N 1st St
Spruce St
73
Elder St
N Leach St
1997
© 2014 Google
Google earth
Imagery Date: 2/25/2013 lat 33.835175° lon -109.963306° elev 5246 ft eye alt 6186 ft

APPENDIX D

SITE RECONNAISSANCE DOCUMENTATION FORM

SITE RECONASSIANCE CHECKLIST

Project Number: 0023-0006-004 Date: 9/24/14

Project Name: WMAT Phase I ESAs

Site Name: Former Maintenance Buildings.

Site Address:

City, State & Zip: Whiteriver, AZ

Conducted By: Krista Perry & Brandy Gunderson

Site Contact: Barbara Williams Company: WMAT

Site Contact Phone: (928) 338-4374

Comments:

General Site Conditions

Site: Vacant: X Use:

Developed: Buildings: 1 building w/ Garage - 3 docks

Topography: Generally flat

	Stories	Construction	Use
Building #1:	2	wood	Formerly WMAT maintenance building
Building #2:	1	wood	Garage
Building #3:			

SITE RECONAISSANCE CHECKLIST

General Site Description: The building on the property and the garage are vacant and deteriorating. the Building is locked but a door has been kicked down giving access to the building. there is a perimeter fence on the W & E portion of the property. People have broken into the building and vandalized the materials with.

Exterior Observations		
	Distressed vegetation:	none
X	Stained Soil or Pavement:	some staining, looks to be a petroleum product (stain) in paint room of building
	Pits, Ponds or Lagoons:	none
X	Solid Waste, Fill Material:	lots of debris throughout building & garage
	Wastewater:	none
	Wells:	none
X	Pipes, vents, caps:	Sewer connection in bathroom where toilets used to be
	Other Observations:	Musty smell throughout building

SITE RECONAISSANCE CHECKLIST

Petroleum Products and Hazardous Substances

Storage Areas:

ASTs: Yes X No Number of ASTs: 5

E of property → Contents: water Size: ? gallons

Secondary Containment: Yes (No)

1 fuel tank (small) touching building (E) Type of Secondary Containment: (Berm) double walled Other

Location(s): Eg building down a hill

4 large fuel tank down hill next to water tank (E)

Condition of AST: Good (Fair) Poor

Staining? Yes (No) - some rust on (3) older tanks no odor or staining visible.

Comments: 2 in use propain tanks on W side of garage. Used by Headstart school. Good condition

Drums/Containers Yes X No Number of Drums/Containers 20+

Contents: Size: multiple gallons 5, 10, 25, 55

Labels: (Yes) No some had labels others did not

Secondary Containment: Yes (No)

Type of Secondary Containment: Berm Tray Overpack Other

Location(s): Throughout Building, courtyard and garage

Condition of Drum(s): Good (Fair) → (Poor)

Staining? (Yes) No there was some evidence of leeks and staining throughout property

Comments: the building and garage contained paint, cleaning solvents and other chemicals in many containers throughout the entire property

SITE RECONAISSANCE CHECKLIST

USTs: | Yes | No X | Number of USTs: |

Contents: _____ Size: _____ gallons

Contents: _____ Size: _____ gallons

Vent Pipes: Yes / No Fill Ports: Yes / No

UST Monitoring System present with records? Yes / No

Records Available? Yes / No

Location(s): _____

Spills/Staining around fill ports/Pumps? Yes / No

USTs in Use? Yes / No

Dispensers: | Yes | No X | Number of Dispensers: |

General:

Any Odors: musty/chemical smell in W portion of Building

Pooled Liquid: none

Comments: many of the containers throughout the property were full or had at least half of the chemical/solvent/etc. still in the containers

SITE RECONAISSANCE CHECKLIST

Waste Storage, Handling

Exterior: multiple piles of debris in courtyard of property, including containers of paint and other unknown products.

Interior: N/A

Polychlorinated Biphenyls (PCBs)

Potential PCB containing Equipment:

Oil filled Electrical Transformers:	Yes	No X	Labeled:	Yes	No
Spills, Staining, Leaks:	Yes	No			
Owner:					
Oil Filled Electrical Capacitors:	Yes	No X	Labeled:	Yes	No
Spills, Staining, Leaks:	Yes	No			
Owner:					
Hydraulic Systems:	Yes	No X	Labeled:	Yes	No
Spills, Staining, Leaks:	Yes	No X			
Waste Oil Tanks:	Yes	No X	Labeled:	Yes	No
Spills, Staining, Leaks:	Yes	No			
Pole Mounted Transformers:	Yes	No X	Labeled:	Yes	No
Spills, Staining, Leaks:	Yes	No			

Owner: _____

Comments: _____

SITE RECONAISSANCE CHECKLIST

Adjoining Sites (including addresses)	
North	Head start pre-school. consists of a playground and school building (Brick) with a manufactured (prefab) office building. Property is paved.
South	N Leach St. and a BIA maintenance building - used for storage. SW - Residential development (Burnt home) with many debris piles.
East	mostly undeveloped w/ natural vegetation. Area is fenced off w/a "do not Enter" sign. One building (commercial?) is located on Prop. - use unknown.
West	Head start offic Building and parking lot

→ large H2O tank & fuel tank

Interior Observations	
Heating/Cooling System:	none observed.
Drains and/or Sumps:	none observed
Staining and /or Corrosion:	some staining in paint room. corrosion on containers.

SITE RECONAISSANCE CHECKLIST

Hydraulic Lifts/Elevators: none

General Description of Interior of Building(s): Poor condition. musty/chemical smell in N part of building. People have broken windows and doors to gain access. most of the supplies/materials stored in the building have been strewn about. natural NO upkeep, building deteriorating & in very poor cond.

Wastewater

Wastewater: Onsite disposal (septic system):

Offsite Disposal: Sanitary Sewer

Exterior and Interior drains: none observed

Other Observations

Utilities:
- Electric: Navajo/Apache Electric
- Natural Gas: Propane
- Water: Tribal
- Wastewater: Tribal

Limitations:
- Access: we could not access the 2nd floor of the building
- Weather: none
- Other:

SITE RECONAISSANCE CHECKLIST

General Comments: _____

Site Reconnaissance Conducted By:

Krista Perry Krista Perry 9/24/14

Print Sign Date

APPENDIX E

PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 1
View of exterior of main maintenance building looking north.

PHOTOGRAPH NO. 2
View of exterior of main maintenance building looking northwest.

PHOTOGRAPH NO. 3
View of exterior of main maintenance building looking east.

PHOTOGRAPH NO. 4
View of garage building looking north

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 5
View of exterior of garage building looking northwest.

PHOTOGRAPH NO. 6
View of Headstart propane tank on outer west wall of the garage building looking east.

PHOTOGRAPH NO. 7
View of water tank on east adjacent property looking northeast.

PHOTOGRAPH NO. 8
View of AST on east adjacent property looking east

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 9
View of AST valve on east adjacent property.

PHOTOGRAPH NO. 10
View of AST on east adjacent property looking southwest.

PHOTOGRAPH NO. 11
View of AST located on the outer east wall of the main maintenance building looking north.

PHOTOGRAPH NO. 12
View of chemical and paint containers in the main maintenance building.

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 13
Five gallon Polyurethane container in the parts room of the main maintenance building.

PHOTOGRAPH NO. 14
Paint and chemical containers in the paint shop of the main maintenance building.

PHOTOGRAPH NO. 15
Drums of concentrate liquid plant food in the paint shop of the main maintenance building.

PHOTOGRAPH NO. 16
Drums of pesticides, windshields washer solvent and unlabeled 55 gallon drum in the northwest corner of the paint shop in the main maintenance building.

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 17
Drum of windshield washer solvent in the northwest corner of the paint shop in the main maintenance building.

PHOTOGRAPH NO. 18
Open paint container in the main maintenance building.

PHOTOGRAPH NO. 19
Box of leaking liquid enzyme containers in the main maintenance building.

PHOTOGRAPH NO. 20
Men's restroom in main maintenance building.

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 18
Mold on ceiling and door frame in main maintenance building.

PHOTOGRAPH NO. 19
Chemical containers in the supply room of the main maintenance building.

PHOTOGRAPH NO. 20
Stained flooring in the main maintenance building paint shop.

PHOTOGRAPH NO. 21
Open and degrading containers located in unpaved area between the main maintenance and garage buildings.

PHOTOGRAPHIC LOG

PHOTOGRAPH NO. 22
View of west garage bay.

PHOTOGRAPH NO. 23
View of central garage bay

PHOTOGRAPH NO. 24
Debris in unpaved area between main maintenance and garage buildings.

PHOTOGRAPH NO. 25
View of paint shop in main maintenance building.

APPENDIX F

INTERVIEW DOCUMENTATION FORM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, KEY SITE MANAGER QUESTIONNAIRE
AE Project No. _____

Allwyn ENVIRONMENTAL

Instructions – Thank you for completing this environmental questionnaire. Please answer the questions below based on your knowledge. 2004 You are not expected to find the answers. If you answer "yes" to any of the questions, please provide additional information, or an AE representative will contact you to go over the information. Feel free to attach any information you think might be helpful with your answers. Your information is important to us in assessing the Property, so please complete the form and return as soon as possible.

PROPERTY INFORMATION

Address: _____ City: _____ State: _____

Current Occupants: _____

Current Activities: _____
FIRE – TRIBAL FORESTRY – UTILITY –

UTILITY INFORMATION

Please list the service providers for the following utilities: Navajo Apache

Electric: _____ Water: _____

Gas: _____ Sewer: _____

Solid Waste: _____

SOLID WASTE

☒ Yes ☐ No ☐ Unk Do you know if solid waste like garbage, trash, demolition debris, construction debris, landscaping debris, liquids, containers have been discarded on or buried beneath the Property?

☐ Yes ☒ No ☐ Unk Do you know if the Property has ever operated as a landfill?

☐ Yes ☒ No ☐ Unk Has soil from an unknown sources been placed, spread, or piled on the surface or used as fill on the Property? Apartment w/ 26 DIST

☒ Yes ☐ No ☐ Unk Do you know if used tires were ever discarded on or buried beneath the Property?
IN Garage

☐ Yes ☒ No ☐ Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Property?

WASTEWATER AND LIQUID DISCHARGES

☐ Yes ☒ No ☐ Unk Are you aware of current or former pits, ponds or lagoons for liquid wastes on the Property?

☐ Yes ☒ No ☐ Unk Are you aware of any current or past wastewater interceptors, clarifiers, or sumps on the Property?

Niel widow - utility operator

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, KEY SITE MANAGER QUESTIONNAIRE
AE Project No. _____

Allwyn ENVIRONMENTAL

Former Maint. build.

STORAGE TANKS

2001 Moved Then AST Installed

☑ Yes ☐ No ☐ Unk Are there any aboveground storage tanks (ASTs) currently located on the Property?

☑ Yes ☐ No ☐ Unk Are you aware of any past ASTs located on the Property?

☐ Yes ☑ No ☐ Unk Are there any underground storage tanks (USTs) currently located on the Property?

☐ Yes ☑ No ☐ Unk Are you aware of any past USTs located on the Property?

HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS AND CONTAINERS

☑ Yes ☐ No ☐ Unk Are there any containers of hazardous chemicals or petroleum products currently stored or used on the Property?

☑ Yes ☐ No ☐ Unk Are you aware of past usage of hazardous chemicals or petroleum products on the Property?

☐ Yes ☑ No ☐ Unk Do you know of any current or previous in-ground hydraulic lifts on the Property?

☐ Yes ☑ No ☐ Unk Have pesticides ever been mixed, stored or applied on the Property?

STORMWATER AND DRAINAGE PROVISIONS

☐ Yes ☑ No ☐ Unk Are there any drywells on the Property?

☐ Yes ☐ No ☐ Unk If yes, do you know if they are registered with the state agency?

☐ Yes ☒ No ☐ Unk Are there any retention or detention basins on the Property?

☐ Yes ☐ No ☐ Unk Do you know if stormwater from an off-site source flows onto the Property?

WELLS

Do you know of any current or former groundwater wells on the Property?
If Yes, check type of well(s):

☐ Irrigation ☐ Domestic ☐ Livestock ☐ Monitoring ☐ Geotechnical

CURRENT/PREVIOUS ENVIRONMENTAL ACTIONS

☐ Yes ☒ No ☐ Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to the current or past owners, occupants, or facilities which were on the Property?

Asbestos Apartments S. of Maint. build.
Demo'd

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER, OCCUPANT, KEY SITE MANAGER QUESTIONNAIRE
AE Project No. _____

Allwyn ENVIRONMENTAL

ENVIRONMENTAL DOCUMENTS

Do you know of any of the following types of documents about the Property, and can you provide copies to AE? Check all that apply:

- ☐ Prior environmental assessment reports
- ☐ Environmental audit reports
- ☐ Hazardous Waste Generator Notices
- ☐ Geotechnical Reports
- ☐ SARA Title III/Form R Reports
- ☐ Title Records
- ☐ Hazardous Waste Manifests
- ☐ Water Well Records
- ☐ Drywell Registration Records
- ☐ NPDES Permits
- ☐ Wastewater Permits
- ☐ Air Emissions Permits
- ☐ UST Registrations
- ☐ AST Registrations
- ☐ Material Safety Data Sheets
- ☐ Safety Plans
- ☐ SPCC Plan
- ☐ SWPPP

PRIOR SITE USES

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

- ☑ Gasoline or Diesel Fueling Station
- ☑ Heavy Equipment Repair or Maintenance Reg. vehicles
- ☐ Commercial Laundry
- ☐ Commercial Printing
- ☐ Warehousing/Distribution
- ☐ Farm Operation: Agriculture or Dairy
- ☐ Automotive Sales or Services
- ☐ Dry-cleaning
- ☐ Medical Services
- ☐ Industrial/Manufacturing
- ☐ Junkyard or Salvage Business
- ☐ Laboratory or Chemical Handling

PERSON COMPLETING THE FORM

Name: Barbara Williams Years Familiar w/Property: 17+

Business Affiliation: White Mountain Apache Tribe

Address: P.O. BOX 700 City: Whiteriver, State: AZ Zip: 85941

Tel: (928) 338-4374 Fax: (928) 338-1509 E-Mail: barbara.williams@wmat.us

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

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

SUPERVISOR (3)

Signature: _____ Date Completed: 9-24-14

Allwyn ENVIRONMENTAL

NOTES

Name Allen J. Singwah
Business affiliation: Property/Inventory Control Mgmt
yrs w/ property: 3 yrs
Address: PO Box 700 W/K AZ 85941

Phone #: (928) 536-2404 Cell (928) 594-3209
email: allen.singwah@wmat.us
date: 9/24/14
Sign X: Allen J Singwah

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.