

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
NEW RIVER BANK STABILIZATION AND
CHANNELIZATION PROJECT
PEORIA, ARIZONA
FLOOD CONTROL PCN #400.06.31**

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Kleinfelder Project No.: 43245 (01)

Kleinfelder, Inc.
1335 West Auto Drive
Tempe, Arizona 85284
(480) 763-1200

June 2004

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A Report Prepared for:

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EXECUTIVE SUMMARY

Kleinfelder, Inc. (Kleinfelder) was retained by the Flood Control District of Maricopa County (Flood Control) to conduct a Phase I Environmental Site Assessment (ESA) on the New River Bank Stabilization and Channelization Project located in Peoria, Maricopa County, Arizona (the "site" or the "subject property"). The 2-mile long subject property consists of two separate portions of New River. One portion is the Paradise Shores Bank Stabilization (Paradise Shores) area, a 9-acre parcel of river bottom located south of Bell Road (Figures 1 and 2). The second portion is a 300-foot swath of New River located between the New River/Skunk Creek confluence and Grand Avenue (Figures 1 and 3 through 6). This Phase I ESA was conducted to review past and current land use practices at the site, and is consistent with the methods and procedures described in the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* published in September 2000 (Standard Designation E 1527-00). ASTM defines "Recognized Environmental Conditions" as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures, ground, groundwater, or surface water on the subject property.

Kleinfelder performed a site reconnaissance of the subject property on April 16, 2004 and April 24, 2004. At the time of the site reconnaissance, the subject property consisted primarily of river bottom. A Salt River Project single-phase transformer was observed on the east side of New River (north of Thunderbird Road). Kleinfelder also noted a three-phase transformer located south of the *Residence of Alzheimer's Disease*. No leakage was observed on or beneath either of the transformers. In addition, no hazardous materials, soil staining, stressed vegetation, aboveground storage tanks, or evidence of underground storage tanks (USTs) were observed on the site.

Kleinfelder observed two partially-buried pipes (a 15-inch concrete pipe and a 9-inch metal pipe) in the west bank of New River at Paradise Shores. The pipes may be part of a former irrigation pump used to carry water from New River to crops/orchard trees that previously occupied a

portion of the Paradise Shores subject property and the western adjacent properties. However, because an irrigation pump was not evident in the aerial photograph review, Kleinfelder recommends that the concealed ends of the 15-inch concrete pipe and the 9-inch metal pipe be located to determine the type of contents that may flow through the pipes and onto the site.

Kleinfelder noted several areas of debris on the subject property. Discarded tires were observed on the west bank of New River in the Paradise Shores Bank Stabilization area. Kleinfelder also observed construction debris, old tires, and a City of Peoria waste bin in the City of Peoria public park (east of the New River/Skunk Creek confluence). Additional solid waste was noted in the area of native land north of the Arizona Department of Transportation (ADOT) stormwater channel and along the dirt road between the *Freedom Plaza Retirement Community* and the *Residences of Alzheimer's Disease*. No soil staining or unusual odors were noted on or around the debris. However, Kleinfelder recommends that the debris be removed from the subject property.

Mounded soil was observed on the portion of the City of Peoria's public park presently under construction. The soil is likely associated with the development of the park. Soil mounds were also noted on the west side of New River (south of the Freedom Plaza Retirement Community). Because these soil mounds are likely the result of dumping on the site, Kleinfelder recommends they be removed from the subject property.

The properties adjacent to the Paradise Shores portion of the site consist of river bottom and commercial businesses to the north, residential homes to the west, river bottom to the south, and the 101 Freeway to the east. The properties immediately surrounding the portion of the site located between the New River/Skunk Creek confluence and Grand Avenue consist of the following:

- New River (to the north and south)
- Residential homes (to the west)
- 101 Freeway (to the east)
- Commercial businesses (to the east and west)

No evidence of environmental impairment of the subject property associated with the chemical use, storage, or disposal from adjacent properties, if any, was observed during the site reconnaissance.

A regulatory agency search was conducted on the subject property and its surrounding properties. The site was not identified on any of the environmental databases reviewed. Although surrounding properties located within their prescribed ASTM-search radii of the subject property were listed on the EDR regulatory review, none of the listed facilities represents a potential Recognized Environmental Condition for the subject property.

Because portions of the subject property were used as agricultural land, pesticide/herbicide residuals may likely be present in soils. However, the information evaluated for this Phase I ESA, concerning agricultural use of the subject property did not indicate an excessive amount of pesticide and/or herbicide use (i.e., mixing sheds, impoundments, or crop dusting air strips). If Flood Control wishes to evaluate pesticide/herbicide residuals in the soil of the subject property, Kleinfelder recommends sampling and laboratory analysis.

According to historical aerial photographs, the western portion of Paradise Shores (the area between the subject property's western boundary, and the present-day asphalt footpath) was utilized as orchard land from 1969 to the early-1980s. Historically, farmers have placed USTs in the middle of orchard fields to fuel large windmills that are used to heat the trees during cold climates. The heat from the windmills prevents damage to the fruit from the frost. Because Paradise Shores was once part of an orchard, it is possible that old UST(s) may be buried beneath the soil on the subject property. However, because the portion of Paradise Shores is on the edge of a former orchard (and not closer to the center of the fields where USTs are typically located), and because it is currently occupied by two retention basins (indicating that it has already been graded), it is unlikely that USTs are still located on the Paradise Shores subject property. Nonetheless, Kleinfelder recommends that oversight be conducted if Flood Controls proposes grading activities on Paradise Shores.

1.0 INTRODUCTION

Kleinfelder, Inc. (Kleinfelder) was retained by the Flood Control District of Maricopa County (Flood Control) to conduct a Phase I Environmental Site Assessment (ESA) for the New River Bank Stabilization and Channelization Project located in Peoria, Maricopa County, Arizona (the "site" or subject property;" see Figures 1 through 6). This Phase I ESA was completed in accordance with Kleinfelder's proposal to Flood Control, dated March 8, 2004, and was conducted to review past and current land use practices at the site and on adjacent properties. It is consistent with the methods and procedures described in the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Standard Designation E 1527-00), published September 2000. The Phase I ESA objectives, scope, and limitations are presented in the following sections.

1.1 Purpose

In accordance with ASTM Standard E 1527-00, this assessment was conducted to assist the client in identifying Recognized Environmental Conditions associated with the subject property. ASTM defines Recognized Environmental Conditions as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures, ground, groundwater, or surface water on the subject property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The environmental assessment was accomplished by, and limited to, a reconnaissance of the site, a drive-by survey of the site vicinity, a review of publicly available records, a review of pertinent documentation presently and readily available from the client and/or through Kleinfelder's standard resources, and interviews of knowledgeable individuals. The site vicinity is defined as

the neighboring properties and facilities within an approximate distance of 0.25 miles of the site, the nature of which may adversely affect or have affected environmental conditions at the site due to the presence and/or release of hazardous substances or petroleum products to the environment. The report is intended for the use of Flood Control. Kleinfelder's scope of services for the environmental site assessment included the following elements:

- Review of pertinent, available documents and maps regarding local geologic and hydrogeologic conditions.
- Review and interpretation of available historical aerial photographs of the site and surrounding area to allow inference regarding historical site development.
- Review and interpretation of available archival topographic maps, historical land use maps (such as Sanborn Fire Insurance maps) of the site and the area within 0.25 miles of the subject property for information regarding historical site land use that could have involved the manufacture, generation, use, storage and/or disposal of hazardous substances.
- Review of environmental reports pertaining to the subject property.
- Performance of an on-site visual reconnaissance of the subject property and the area within a 0.25-mile radius of the site to make visual observations of existing site conditions, activities, and types of land use and businesses within the search area. Kleinfelder also noted the use or disposal of hazardous waste, industrial chemicals or petroleum products, including the amounts stored on-site and the method of storage, if any.
- Identification of the presence of aboveground storage tanks (ASTs) or indications of the presence of underground storage tanks (USTs), and the presence of transformers on site that may be polychlorinated biphenyl (PCB) contaminated. If USTs or ASTs were present, Kleinfelder attempted to obtain information regarding the number of tanks, materials stored, tank testing records, and whether the tanks were registered.
- Review of the following state and federal agency lists of known or potential hazardous waste sites, and sites currently under investigation for potential environmental violations within the following prescribed ASTM minimum search distances:

Federal Agency List	Distance (mile)
Federal NPL sites	1.0
Federal CERCLIS	0.5
Federal RCRA CORRACTS TSD facilities	1.0
Federal RCRA non-CORRACTS TSD facilities	0.5
Federal RCRA generators	property and adjoining properties
Federal ERNS	property only

State lists of hazardous waste sites identified for investigation or remediation	Distance (miles)
State-equivalent NPL	1.0
State-equivalent CERCLIS	0.5
State landfill and/or solid waste disposal site	0.5
State leaking UST	0.5
State registered UST	property and adjoining properties
State spills	property only

- Inquiries by telephone or writing to applicable municipal, county, and state regulatory agencies for information, environmental permits, environmental violations or incidents and/or status of enforcement actions at the subject property.
- Interviews with subject property owners, property managers, tenants, and/or maintenance personnel, as available or appropriate, to evaluate site history and operation and maintenance procedures.
- Preparation of a final report describing the research performed and presenting Kleinfelder's findings and professional opinion regarding the potential for environmental impairment of the subject property.

The scope of work did not include or assess structural, mechanical, electrical systems, environmental regulatory compliance, or worker health and safety issues. In addition, the assessment did not include exploratory borings, sampling/analysis of soil or groundwater, or testing for radon gas, asbestos, lead-based paint, or lead in drinking water. However, the property was visually evaluated for materials and conditions related to the following:

- Asbestos
- Radon
- Lead-based paint
- Mold
- Lead in drinking water
- Chlorinated Fluorocarbon (CFC) and Mercury-Containing Materials
- Indoor Air Quality

The findings and conclusions from the evaluation of the above are contained in this report.

1.2 Limiting Conditions

Kleinfelder's site reconnaissance included a reconnaissance of areas that were accessible by foot and a drive-by observance of surrounding and adjacent properties. Given the size of the subject property (an approximately 2-mile long, 300-foot swath of land), not every square foot of the site was specifically observed. In particular, Kleinfelder performed only a visual review of the Arizona Department of Transportation (ADOT) stormwater channel during the site reconnaissance because it was fenced off, and therefore inaccessible. However, Kleinfelder observed as much of the subject property as reasonably possible to make appropriate conclusions regarding Recognized Environmental Conditions. No other site conditions that would limit Kleinfelder's ability to complete the scope of work were encountered during the performance of this Phase I ESA.

1.3 Limitations of the Phase I ESA

This Phase I ESA was prepared in accordance with the scope of work described in Kleinfelder's proposal to Flood Control, dated March 8, 2004. The work conducted by Kleinfelder is limited to the services agreed to in the proposal and no warranty, either expressed or implied, and no other services beyond those explicitly stated should be inferred or are implied. Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. Although risk can never be eliminated, more detailed investigations such as

the Phase II investigations yield more information, may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk.

The information provided by Kleinfelder is for the exclusive use of Flood Control. The scope of services performed during this investigation may not be appropriate for other users, and any use or re-use of this document, or the findings, conclusions, or recommendations presented herein are at the sole risk of said user. This report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this assessment. Any party other than Flood Control who would like to rely on this report shall notify Kleinfelder of such intended use by contacting the signatories of this report. Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated report be issued.

The scope of work was limited to evaluating the potential presence of hazardous substances or petroleum hydrocarbons in soil or groundwater on the subject property. This study was not intended to be a definitive investigation of possible contamination at the subject property. The purpose and scope of this investigation was to determine if there is reason to suspect the possibility of contamination at the site. Consequently, the conclusions set forth herein are made without the benefit of such investigations.

The conclusions presented in this report are professional opinions based solely upon Kleinfelder's visual observations of the site and the immediate site vicinity, and upon our interpretations of the readily available historical information, conversations with personnel knowledgeable about the site, and other readily available information as referenced in the report. These conclusions are intended exclusively for the purpose stated herein, at the site indicated, and for the project indicated. Land use, subject property conditions (both on site and off site), and other factors may change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings and opinions can be considered valid only as of the date of the site visit. Per ASTM standards, this report should not be relied upon after 180 days from the date of its issuance.

Opinions and recommendations presented in this report apply to site conditions and features, as they existed at the time of Kleinfelder's site visit, and those reasonably foreseeable. They cannot necessarily apply to conditions and features of which Kleinfelder is unaware and has not had the opportunity to evaluate.

2.0 SUBJECT PROPERTY DESCRIPTION

Information concerning the subject property presented in the following subsections is based on a review of readily available published information and a site reconnaissance conducted by Kleinfelder personnel on April 16 and 24, 2004.

2.1 Physical Location and Description of Property

The subject property consists of two separate portions of land. One portion, the Paradise Shores Bank Stabilization is a 9-acre parcel of river bottom located south of Bell Road, between Paradise Lane and Mauro Lane (Figures 1 and 2). The second portion is a 300-foot swath of river bottom that extends between the New River/Skunk Creek confluence (to the north) to Grand Avenue (to the south). Surrounding properties include a City of Peoria public park, fallow agricultural land, commercial businesses, residential properties, and the 101 Freeway.

2.2 Environmental Setting

Environmental characteristics, including topography, geology, and hydrogeology, were evaluated based on site observations, published literature, and available maps.

2.2.1 Topography

According to the United States Geological Survey (USGS) Hedgepeth Hills, Arizona 7.5 minute topographic quadrangle map, the Paradise Shores portion of the subject property is located in the southeast quarter of the northeast quarter of Section 3 of Township 3 North, Range 1 East of the Gila and Salt River Base Meridian. The elevation of Paradise Shores is approximately 1,200 feet above mean sea level. The general direction of surface water flow within the area of the site is to the southwest.

According to the USGS El Mirage, Arizona and Glendale, Arizona 7.5 minute topographic quadrangle maps, the area of the subject property between the New River/Skunk Creek confluence and Grand Avenue is approximately located in the southwest quarter of the southwest

quarter of the northeast quarter, the northwest quarter of the southeast quarter, and the southwest quarter of Section 10, the northwest quarter of Section 15, and the southeast quarter of Section 16 of Township 3 North, Range 1 East of the Gila and Salt River Base Meridian. The elevation of the site in this area is between 1135 and 1165 feet above mean sea level. The general direction of surface water flow within the area of the site is to the southwest.

2.2.2 Geology

The site is located in the Salt River Valley. The Salt River Valley is a broad alluvial basin within the Basin and Range physiographic province. The basin is almost completely surrounded by mountains composed primarily of granitic, metamorphic, and volcanic rocks and minor amounts of consolidated sedimentary rocks. The valley floor is underlain by unconsolidated to semi-consolidated basin-fill sediments. In the eastern part of the Salt River Valley area, sedimentary deposits form the main water-bearing units and consist mainly of unconsolidated and weakly consolidated clay, silt, sand, and gravel. The main water-bearing unit ranges in thickness from a few tens of feet near the mountains to more than 1,200 feet in the central part of the area (Cooley, M.E., 1973, map showing distribution and estimated thickness of alluvial deposits in the Phoenix area Arizona: USGS Miscellaneous Investigations Series Map I-845-C). Crystalline rocks, which consist mainly of schist, gneiss, granite, and felsic to mafic volcanic rocks, are present in the mountains that border the main water-bearing units. Well-cemented conglomerate and sandstone may also be present in places (Lancy, R.L.; Ross, P.P.; and Littin, G.R.; April 1978; maps showing Ground-Water Conditions in the Eastern Part of the Salt River Valley).

2.2.3 Soils

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS), and is responsible for collecting, storing, maintaining, and distributing soil survey information for privately-owned lands in the United States. According to soil maps, naturally occurring on-site surface soil consists of sandy, frequently flood soils. It should be noted that soil types indicated in any preprinted reference

may vary from those actually encountered on a site if mixing, grading, excavation, or fill deposition has occurred.

2.2.4 Hydrology

According to B.A. Hammett and R.L. Herther's *Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona - 1992*, the depth to groundwater in the area of the subject property is approximately 330 feet below ground surface. The general direction of groundwater flow in the area is in a northwesterly direction.

According to Flood Insurance Rate Map Nos. 04013C-1630G and 04013C-1610H, published by the Federal Emergency Management Agency (FEMA), the subject property is located within a 100-year floodplain. Consequently, during or subsequent to stormwater events, contaminants may be carried onto the subject property from up-gradient, off-site sources.

3.0 INFORMATION FROM SITE RECONNAISSANCE

Kleinfelder performed a site reconnaissance of the subject property on April 16 and 24, 2004. The site reconnaissance was conducted to observe existing operations and environmental conditions, including: chemical storage and disposal areas, evidence of stressed vegetation, disturbed topography, soil and surficial staining, evidence of underground/aboveground storage tanks, and the presence of PCB-containing equipment. Site photographs are included in this report as Appendix A.

3.1 General Conditions

The 2-mile long subject property consists of two non-contiguous portions of land. The first portion of the project consists of a small project area in New River, upstream of the Skunk Creek/New River confluence called the Paradise Shores Bank Stabilization. The second portion consists of land in and along New River from Grand Avenue (to the south) up to the confluence of New River and Skunk Creek (midway between Thunderbird and Greenway Roads). This approximate 2-mile stretch of land consists of the river bottom and flood banks totaling 175 acres. A description of the site reconnaissance performed on both portions of the subject property is detailed below:

Paradise Shores Bank Stabilization Area

The Paradise Shores Bank Stabilization portion of the subject property is located south of Bell Road, approximately between Paradise Lane and Mauro Lane (see Figure 2). Paradise Shores primarily consists of river bottom (Site Photograph 1). Two retention basins and a bike path are also located on the site, near the Paradise Shores western boundary (Site Photographs 2 and 6). At the time of the site reconnaissance, a (4.5-foot by 5-foot) concrete pad, a 15-inch concrete pipe, an 18-inch metal pipe, and a 9-inch metal pipe were collectively observed in an area on the western bank of New River (Site Photographs 3, 4, and 5). Discarded tires were also noted on the site.

Subject Property Between New River/Skunk Creek Confluence and Thunderbird Road

The subject property between the New River/Skunk Creek Confluence and Thunderbird Road primarily consists of river bottom (Site Photographs 27 and 28). At the time of the site reconnaissance, a concrete channel (approximately 13-feet wide) was observed at the northernmost region of the site (Site Photograph 7). The channel conjoined a drop structure (Figure 3 and Site Photograph 8). During the site reconnaissance, water was observed to flow (from north to south) in the concrete channel, down the drop structure, and into New River. Kleinfelder personnel also observed two areas of ponded water located at the base of the drop structure that appeared to serve as habitats for small aquatic animals and birds (Site Photograph 9).

A partially constructed City of Peoria public park is located on the eastern bank of New River, just east of the New River/Skunk Creek confluence (Site Photograph 11). A portion of the developed section of the park, and a portion of the park under construction, are both located on the subject property. Kleinfelder personnel observed two retention basins, a parking lot, and a public restroom on the developed section of the park (Site Photographs 12 and 15). Kleinfelder also observed mounds of soil, construction debris, municipal waste, and a trench in the area of the park under construction (Site Photographs 18 through 21).

A single-phase, pad-mounted transformer and two stormwater retention basins were observed on the east bank of New River, just north of Thunderbird Road (Site Photographs 22 and 26).

The site reconnaissance also included a visual survey of a vacant parcel of land located at the northwest corner of the Thunderbird Road and New River intersection. At the time of the site reconnaissance, the parcel of land appeared to be fallow agricultural land (Site Photograph 29).

Subject Property Between Thunderbird Road and Grand Avenue

The area of the subject property between Thunderbird Road and Grand Avenue primarily consists of river bottom. A triangle-shaped area of land located at the southwest corner of the

Thunderbird Road and New River intersection was also included in the site reconnaissance. At the time of the site reconnaissance, it appeared to be fallow agricultural land with areas of desert vegetation (Site Photograph 30).

An ADOT stormwater channel was noted approximately 0.50 miles south of Thunderbird Road, on the east bank of New River (Site Photograph 33). The stormwater channel was only visually included in the site reconnaissance because it was surrounded by a chain-linked fence, and was therefore inaccessible. The area of desert land north of the ADOT channel contained old furniture and discarded tires (Site Photographs 31 and 32).

A large piping system (owned by the City of Peoria) was observed along a dirt road on the west side of New River (west of the ADOT stormwater channel; see Site Photograph 34). Several manholes, construction debris, discarded tires, and mounds of soil were also observed along the dirt road on the west side of New River (Site Photograph 35 through 39). In addition, a three-phase transformer (associated with the *Residences of Alzheimer's Disease*) was noted west of the dirt road (Site Photograph 40).

Near Grand Avenue, the banks of New River were covered with concrete and river rocks (Site Photograph 42). Kleinfelder personnel also observed a concrete stormwater channel at the northwest corner of Grand Avenue and New River (Site Photograph 41). An elevated railroad track was also noted at the southern boundary of the subject property (Site Photograph 43).

3.2 Chemical Use and Storage

No evidence of hazardous substances and/or wastes was observed on the subject property at the time of the site reconnaissance.

3.3 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

No visible indications of current above/underground petroleum-type storage tanks (i.e., piping, dispensers, vent pipes) were observed on the subject property during the site reconnaissance.

3.4 Polychlorinated Biphenyl (PCB) Containing Equipment

Historically, electrical transformers have contained a cooling liquid that contained PCBs, now a known human carcinogen. Since 1984, transformer manufacturers have produced non-PCB transformers, which contain less than 50 parts per million (ppm) of PCBs.

One pad-mounted, single-phase Salt River Project (SRP) transformer was observed on the east bank of New River and north of Thunderbird Road (Site Photograph 26). No staining was observed on or beneath the transformer during the site reconnaissance. In addition, the transformer had a "No PCB's" label affixed to its exterior, which stated that it contained "less than 1 ppm" of PCBs.

Kleinfelder observed a three-phase transformer south of the *Residences of Alzheimer's Disease* (Site Photograph 40). The transformer is of unknown PCB content. However, no evidence of leakage was visually observed on or below the transformer.

3.5 Solid Waste

Several areas of solid waste were observed on the subject property at the time of the site reconnaissance. Discarded tires were located on the western bank of New River in Paradise Shores (Site Photograph 3). Kleinfelder also observed construction debris, old tires, and a City of Peoria waste receptacle in the public park near the New River/Skunk Creek confluence (Site Photographs 19, 20, and 21). Additional discarded tires and old furniture were noted in the area of native land just north of the ADOT stormwater channel (Site Photographs 31 and 32). Solid waste was also located along the dirt road on the west side of New River, between the *Freedom Plaza Retirement Community* and the *Residences of Alzheimer's Disease* (Site Photograph 37 through 39). These areas of discarded debris are likely the result of dumping on the subject property.

3.6 Water Wells

According to well information provided in the Arizona Department of Water Resources (ADWR) well database, there are two wells that are registered to the 40-acre sections in which the subject property resides. Both of the wells were installed for water production. In addition, one of the wells was listed as cancelled in the ADWR database. There was no visual evidence of these wells on the subject property during the site reconnaissance.

3.7 Drinking Water and Wastewater

Drinking water and wastewater services are provided to the public park by the City of Peoria. Several sewer manholes were observed on the west bank of New River approximately 0.50 miles south of Thunderbird Road (Site Photographs 35). Kleinfelder observed an odor around the manholes at the time of the site reconnaissance. It is likely that the manholes service the commercial buildings located on the western adjacent property (i.e., Freedom Plaza Retirement Community, Residences for Alzheimer's Disease, Hospice Care Services and Residence, and Casa Del Rio). No evidence of industrial wastewater was observed during the site reconnaissance.

3.8 Stormwater Drainage and Dry Wells

Stormwater drainage on the subject property appeared to flow into New River. Water within New River was observed to flow in a southwesterly direction.

Dry wells are typically constructed on commercially-developed properties to collect rainwater surface runoff, and, therefore, have the potential to introduce contaminants into the subsurface. No dry wells were observed on the subject property at the time of the site reconnaissance.

3.9 Drains and Trenches

Three pipes (a 15-inch concrete pipe, a 9-inch metal pipe, and an 18-inch metal pipe) were observed in the west bank of New River in the Paradise Shores portion of the subject property (Site Photographs 3, 4, and 5). Given that the pipes are in the vicinity of a 4.5-foot by 5-foot concrete pad, it is likely that the pipes were once associated with an irrigation pump used to carry water from New River to cropland/orchards that formerly occupied a portion of the subject property and western adjacent properties (see Section 5.1 for details). However, because Kleinfelder did not observe an irrigation pump in the historical photograph review, the contents of the 15-inch concrete pipe and the 9-inch metal pipe may flow onto the site from an unidentified source. Kleinfelder was not able to determine the location of the concealed ends of the pipes, because the pipes are partially buried in the soil.

Rectangular grated drains were observed in the two grass-lined retention basins on the City of Peoria public park and within two earthen retention basins located along the east side of New River (see Section 3.10 for more details).

Kleinfelder personnel observed a 7-inch pipe protruding from the base of the drop structure located at the New River/Skunk Creek confluence. Its opening was covered with a mesh filter and it was filled with soil (Site Photograph 10). Water from the pipe appeared to flow into New River.

Kleinfelder noted a trench in the area of the City of Peoria public park (currently under construction). The trench was approximately 10-feet at its widest point and contained pieces of plastic and concrete (Site Photographs 18). The trench is likely associated with the construction activity occurring at the public park.

A portion of a developed stormwater channel was observed on the west side of New River (north of the southern boundary of the subject property; see Site Photograph 41). Stormwater from the eastern adjacent properties appeared to collect in the channel and flow in an easterly direction toward New River.

3.10 Pits, Ponds and Lagoons

Two retention basins were observed near the eastern boundary of Paradise Shores. One retention basin was approximately 250 feet by 100 feet in area, and the other retention basin was approximately 320 feet by 50 feet in area (Site Photograph 2). Stormwater appears to flow through the streets (on the western adjacent residential neighborhood) and into the retention basins.

Two retention basins were observed on the subject property in the developed section of the City of Peoria public park (east of the New River/Skunk Creek confluence). One of the retention basins was approximately 375 feet by 65 feet in area and lined with grass (Site Photograph 12). In addition to collecting water from the surrounding land, the retention basin also collects water from a 2-foot grated stormwater drain that carried water from a southwesterly direction (Site Photograph 13). Overflow from the retention basin leads into a 3.5-foot by 2-foot by 3-foot concrete chamber and flows in a southerly direction via a 2-foot concrete conduit (located inside of the chamber) (Site Photograph 14).

Kleinfelder observed a second (130-foot by 65-foot) grass-lined retention basin on the public park (Site Photograph 15). Water flows into the retention basin from both the surrounding land and via a 2-foot stormwater drain (that carries water from a westerly direction) (Site Photograph 16). During the site reconnaissance a 4-foot deep excavation was also observed in the bottom of the retention basin (Site Photograph 17).

Two earthen stormwater retention basins (both approximately 100 feet by 20 feet) were observed along the east side of New River and north of Thunderbird Road (Site Photograph 22). One retention basin appears to collect water from the surrounding area and from a 3-foot concrete conduit (that pipes water from the east) (Site Photograph 23). Water from the retention basin flows into a 4.5-foot by 2.5-foot concrete chamber and then into New River via a 3-foot concrete conduit (Site Photographs 24 and 25). Similarly, a second earthen retention basin (located south of the first earthen retention basin) collects water from the surrounding area and from a 1.5-foot concrete conduit (that pipes water from a southeasterly direction). Water within the retention

basin collects into a 3.5-foot by 2.5-foot concrete collection chamber and is then piped (through a 2-foot concrete conduit) into New River.

Two areas of ponded water were observed at the base of the drop structure located within the New River/Skunk Creek confluence. One pond was located on the west side of the drop structure and was approximately 40 feet by 80 feet in area (Site Photograph 9). The second pond (approximately 50 feet by 65 feet in area) was located on the east side of the drop structure. The dense vegetation surrounding the two ponds indicated that they have been in place for some time. However, the size of the ponds vary daily in volume because the amount of water within the ponds is dependent on the quantity of water that flows through the concrete stormwater channel and into New River.

Pools of water were also observed in other areas of New River, especially between the New River/Skunk Creek confluence and Thunderbird Road, and in the portion of New River located just west of the ADOT stormwater channel (Site Photographs 27 and 28).

3.11 Other Physical Evidence of Contamination

During the site reconnaissance, mounds of soil were observed on the portion of the City of Peoria public park currently under construction; (Site Photograph 19). The soil is likely associated with the development of the park. Soil mounds were also observed along a dirt road on the west side of New River (south of the *Freedom Plaza Retirement Community*) (Site Photograph 36). These soil mounds may be the result of unauthorized dumping on the site and should be removed.

3.12 Other Business Environmental Risk Considerations

The requirements agreed upon between Flood Control and Kleinfelder limited the scope of this assessment to a qualitative *visual* determination of whether the contaminants are *likely to be present* based on the age, historical use, and current conditions of the subject property as witnessed during the site visit.

If Kleinfelder assesses that contaminants of concern are likely to be present, a recommendation will be made regarding additional sampling and analysis to quantify the presence and concentration of the listed contaminants. In presenting the findings below, Kleinfelder does not represent that the presence or lack thereof of contaminant has been conclusively identified. Based on its visual assessment of the subject property, Kleinfelder offers the following qualitative findings and information:

3.12.1 Asbestos Containing Building Materials (ACBMs)

Asbestos is a naturally occurring fibrous mineral that has many beneficial properties. It is resistant to acids and heat, and does not conduct electricity or heat well. It is because of these properties that it was widely used in buildings constructed prior to 1975. Asbestos was used in over 3,000 types of construction materials.

Asbestos-containing material (ACM) is a proven human carcinogen and exists in millions of buildings today in the United States. When those buildings are renovated or demolished, asbestos fibers become airborne. This results in an occupational exposure to the workers involved, and when waste is generated or handled, an ambient air exposure to the environment, which may endanger the public health. Therefore, both the Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) heavily regulate this disturbance.

A concrete stormwater channel and associated drop structure, as well as a public restroom, were located within and around the Skunk Creek/New River confluence (Figure 2 and Site Photographs 7, 8, and 12). In addition, the ADOT stormwater channel, the east and west banks of New River at the New River/Skunk Creek confluence, and the east and west banks of New River at Grand Avenue were also covered with concrete (Site Photographs 9, 33, 41, and 42). Because the observed structures are concrete, and not suspect asbestos-containing building materials (such as floor tiles or dry wall components), sampling for asbestos is not necessary (unless the structures are targeted for demolition).

3.12.2 Radon

Radon is a natural-occurring radioactive gas that comes from the breakdown (radioactive decay) of uranium. Radon can be found in high concentrations in soils and rocks containing uranium, granite, shale, phosphate and pitchblende. In outdoor air, radon is diluted to such low concentrations that it is usually not considered a health risk. However, in an enclosed space such as a poorly-ventilated basement, radon can accumulate to elevated levels, which can increase the risk of developing lung cancer.

Sampling for radon gas was not included in the scope of work for this project. However, Kleinfelder did review the Arizona Radiation Regulatory Agency Home Radon Survey Database for buildings tested within the same zip code as the subject property (see Section 6.3.2 for further discussion).

3.12.3 Lead-Based Paint

Lead is ubiquitous in the environment as a result of industrialization. It has no known human physiological value and is toxic to humans in very small amounts. Children are particularly vulnerable and may be permanently impaired as a result of significant lead exposure. Lead exposure can occur in various manufacturing processes, construction processes, and from general environmental exposure to lead-contaminated soil, water, food and surface dust. Significant regulatory and civil liability can ensue if manufacturers, building owners, facility operators and contractors do not properly handle and dispose of lead-contaminated materials.

Lead-based paint sampling and analyses are governed by the Housing and Urban Development (HUD) Guidelines, which have established an abatement threshold of 0.5 percent lead by weight (5,000 milligrams per kilogram). Aside from the HUD guidelines, OSHA will also mandate worker protection during the disturbance of lead-based paint, and EPA will regulate disposal of lead-contaminated waste materials.

Sampling for lead-based paint was not included in the scope of work for this project.

3.12.4 Mold

Over the past two years, several high-profile mold litigation cases have brought increasing attention to this issue. The health affects of exposure are neither clear nor specific. While most species of mold are relatively innocuous, some act to heighten the symptoms of allergies, and many act as sensitizers. Some forms of mold are actually pathogenic and release poisons, which can cause lung complications, among other symptoms. Since mold spores exist naturally in the environment and since no federal or state regulatory standards exist to establish safe levels of exposure to mold spores, these matters have been delegated to the courts to resolve.

Sampling for mold was not included in the scope of work for this project.

3.12.5 Lead in Drinking Water

Sampling for lead in drinking water was not included in the scope of work for this project.

3.12.6 Chlorinated Fluorocarbon (CFC) and Mercury-Containing Materials

CFC-based coolants or mercury-containing devices were not observed during the site reconnaissance.

3.12.7 Indoor Air Quality

Indoor air sampling was not included in the scope of work for this project.

3.12.8 Other Business Risk Issues

No other business risk issues (such as fluorescent light ballasts or light bulbs) were observed on the subject property at the time of the site reconnaissance.

4.0 ADJOINING AND SURROUNDING LAND USE

Kleinfelder performed a visual review of readily visible areas of adjacent properties. The following description of the current uses of adjoining and surrounding properties of potential environmental concern is based on Kleinfelder's observations on the dates of the site reconnaissance.

4.1 Current Uses of Adjoining Properties

A visual assessment of adjacent properties was performed in the general vicinity (within approximately 0.25 miles) of the site to the extent they were visible from the subject property and public right-of-ways. We did not physically access adjacent properties. Properties observed immediately adjacent to the subject property are as follows:

Paradise Shores Bank Stabilization Area

To the north	New River
To the south	New River
To the east	101 Freeway
To the west	Antigua (a commercial business) and residential homes

Subject Property Between the New River/Skunk Creek Confluence and Grand Avenue

To the north	New River and Skunk Creek
To the south	New River
To the east	(from north to south along New River) City of Peoria public park, Dry Dock Marine, Escape Hatch Bar, Celectric, Quik-Trip, New River Apartments, and the 101 Freeway
To the west	(from north to south along New River) Residential homes, the Forum at Desert Harbor hotel, fallow agricultural land, Arizona Public Service (APS) compound, Freedom Plaza Retirement Community, Residences for Alzheimer's Disease, Hospice Care Services and Residences, and the Casa del Rio hotel

No visual evidence of environmental impairment of the subject property associated with the chemical use, storage or disposal from adjacent properties, if any, was observed during the site reconnaissance.

5.0 HISTORICAL INFORMATION

Information regarding past site land use was obtained by reviewing historical aerial photographs and topographical maps. These documents were reviewed to obtain information regarding historical land use that could have involved the manufacture, generation, use, storage and/or disposal of hazardous substances on the subject property.

5.1 Aerial Photographs

Kleinfelder reviewed historical aerial photographs at Landiscor Aerial Information, Inc. and Rupp Aerial Photography, both located in Phoenix, Arizona. Aerial photographs reviewed included those from 1940, 1949, 1954, 1958, 1962, 1964, 1967-1976, 1979-1983, 1985-1991, and 1993-2003. A historical description of the subject property is depicted below:

Paradise Shores Bank Stabilization Area

From 1940 to 1969, the Paradise Shores Bank Stabilization area had consisted primarily of native river bottom, with the west side of the Paradise Shores utilized as agricultural land. In 1970, orchard land replaced the agricultural land. Paradise Shores consisted of river bottom and orchard land from 1971 until the early-1980s, when the orchard land appeared to become fallow. An asphalt footpath and two retention basins were developed in the former fallow orchard land in the late 1990s. From 2000 to 2003, the subject property consisted of two retention basins, an asphalt footpath, and native river bottom.

Subject Property between New River/Skunk Creek Confluence and Grand Avenue

Since 1940, the subject property area between the New River/Skunk Creek confluence and Thunderbird Road has consisted of primarily native river bottom with agricultural land near the northern boundary of the subject property (east of the New River/Skunk Creek confluence). In 1971, there was activity (graded land, soil mounds, small structures) within New River on the north side of Thunderbird Road. By 1972, the activity was gone from the site; it may have been associated with improvements to Thunderbird Road. Soil mounds were also observed on the east

side of New River, north of Thunderbird Road from 1973 to 1975. In 1980, it appeared as though the Thunderbird Road bridge was constructed; consequently, the area near the bridge was populated with soil mounds. Encroachment of construction activities from the development of residential homes on the western adjacent properties occurred toward the subject property during the early-1980s. Soil mounds and construction activity were also observed on the subject property in association with the construction of the 101 Freeway in the late-1980s. The drop structure and channel located in the New River/Skunk Creek confluence were observed in the 1996 aerial photograph. By 2003, the subject property consisted of river bottom, the concrete channel and drop structure in the New River/Skunk Creek confluence, and fallow agricultural land in the area of the future City of Peoria public park.

The area of the subject property located between Thunderbird Road and Grand Avenue has consisted of (New River) river bottom surrounded by agricultural land since 1940. In 1971, activity associated with the construction of the residential homes on the western adjacent property was observed in New River (north of Grand Avenue). The ADOT stormwater channel was constructed in 1987. The development of New River (i.e., concrete eastern and western banks) just north of Grand Avenue occurred in the late-1980s. By 2003, the subject property consisted of river bottom, fallow agricultural land (at the southwest corner of the Thunderbird Road and New River intersection), the ADOT stormwater channel, and concrete walls within New River.

Aerial Photographs Reviewed for Paradise Shores Bank Stabilization Area Adjacent Properties

The land south of Paradise Shores was native river bottom from 1940 to 2003. The eastern adjacent property appeared to be native land followed by agricultural land in 1940 and remained the same until the 101 Freeway was constructed in the late-1980s. Commercial development on the agricultural land east of the 101 Freeway began in 2000, and by 2003, the property to the east of Paradise Shores consisted of the 101 Freeway, followed by two commercial buildings and a parking lot. The land to the west of Paradise Shores was utilized as agricultural land from 1940 to 1969, when orchard land replaced the agricultural land. The western adjacent property was utilized as orchard land until the early-1980s, when the orchard land became fallow. The fallow

orchard land was graded in 1995. Residential development began on the land to the west in 1996 and continued to expand through the early 2000s. By 2003, the western adjacent property consisted only of residential homes. The northern adjacent property has been river bottom since 1940. Although a structure appeared to the north (on the eastern side of New River) in 1975, it was not observed in 1976. Commercial buildings developed on the western side of New River in the early-2000s.

Aerial Photographs Reviewed for Properties Adjacent to Subject Property Between New River/Skunk Creek Confluence and Grand Avenue

Aerial photographs were also reviewed for the surrounding properties. The western adjacent properties along New River consisted of primarily agricultural land and land along the river bank in 1940. Construction of the residential communities between the New River/Skunk Creek convergence and Thunderbird Road began in the early-1980s. The APS compound was developed in 1986. The Forum at Desert Harbor hotel and the *Freedom Plaza Retirement Community* were both constructed in 1988. The Residences for Alzheimer's Disease and the Hospice Care Services and Residences were constructed in 1997. By 2003, the properties to the east consisted of commercial businesses, residential homes, and land along the western riverbank.

The western adjacent properties also consisted of land along the riverbank, agricultural land and a residential property (at the northeast corner of the New River and Thunderbird Road intersection) in 1940. More residential properties appeared at the northeast corner of the New River and Thunderbird Road intersection in 1975. Commercial properties appeared to replace the residential home in the early-1980s. The 101 Freeway was constructed during the late-1980s. The New River apartments were constructed in 2000 at the southeast corner of the Thunderbird Road and New River intersection. By 2003, the eastern adjacent property consisted of fallow agricultural land, commercial businesses, land along the eastern riverbank, and the 101 Freeway. The northern adjacent property has consisted of New River from 1940 to 2003. The southern adjacent property has consisted of New River, a railroad track, and Grand Avenue from 1940 to

2003. Commercial businesses have been located on the southwest corner of the Grand Avenue New River intersection since 2003.

5.2 Interviews

No interviews were conducted for information that would indicate a Recognized Environmental Condition on the subject property.

5.3 Topographic Maps

Kleinfelder reviewed historical USGS El Mirage, Arizona; Calderwood Butte, Arizona; Hedgepeth Hills, Arizona; and Glendale, Arizona 7.5-minute topographic quadrangle maps for the subject property for 1957, 1971, 1974, 1981, and 1982. No structures, buildings, landfills, or water wells were depicted on the subject property on any of the maps reviewed. The historical topographic maps reviewed are included in Appendix D.

5.4 City Directories

Because no buildings or structures were identified on the subject property, a review of historical city directories was deemed unnecessary.

5.5 Sanborn Maps

Due to its outlying location outside the downtown Phoenix area, historical Sanborn Maps were not available for the subject property.

5.6 Chain-of-Title Report

Kleinfelder was not requested to obtain a chain-of-title report by Flood Control, nor was one provided for Kleinfelder to review.

5.7 Review of Other Environmental Reports

Kleinfelder is not aware of, nor was given, other environmental reports to review for the subject property.

6.0 RECORDS REVIEW

A key component of the ESA is to review regulatory agency records for references to industrial activity, environmental permits, spills, fines, complaints, and other indications that a Recognized Environmental Condition may exist. Federal and state governments have developed legislation within the past 25 years relating to environmental issues. As a result of this legislation, regulations that govern the storage, handling, control and disposal of hazardous materials have been promulgated. Numerous agencies collect and disseminate information for use in evaluating potential environmental problems.

Kleinfelder reviewed information gathered from several environmental databases through EDR to evaluate whether activities on or near the subject property have the potential to create a Recognized Environmental Condition on the subject property. EDR reviews databases compiled by federal, state, and local governmental agencies. The complete list of databases reviewed by EDR is provided in their regulatory report, which is included as Appendix B of this report.

It should be noted that this information is reported as Kleinfelder received it from EDR, which, in turn, reports information as it is provided in various government databases. It is not possible for either Kleinfelder or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence. The following EPA and ADEQ documents and lists were reviewed in accordance with the minimum search distances specified in ASTM E 1527-00.

6.1 Federal ASTM Standard Records

6.1.1 Superfund National Priorities List (NPL)

Under Section 105 of the CERCLA, the EPA established an NPL of Superfund sites. Inclusion on the NPL reflects a significant risk to public health and the environment and indicates a Federal Priority to remediate the site. This database, dated January 29, 2004, is provided by the

ADEQ and searched to identify records of NPL sites located on or within a 1.0-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated NPL Site. In addition, no records of NPL Sites were identified within a 1.0-mile search radius of the subject property.

6.1.2 Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)/No Further Remedial Action Planned (NFRAP) List

The CERCLA is also known as Superfund. The CERCLIS list contains sites that are either proposed to be or are on the NPL of Superfund sites, and sites that are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the No Further Remedial Action Planned (NFRAP) list have been evaluated for Superfund clean up but have been removed from consideration. This database, dated February 26, 2004, is provided by EPA and was searched for records of facilities located on or within a 0.5-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated CERCLIS/NFRAP site. In addition, no records of CERCLIS/NFRAP sites were identified within a 0.5-mile search radius of the subject property.

6.1.3 Resource Conservation and Recovery Act (RCRA)

The EPA compiles a database of facilities that generate hazardous waste. The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The Resource Conservation and Recovery Information System (RCRIS) List is a compilation by EPA of reporting facilities that generate hazardous waste. The list is dated March 9, 2004 and was checked for records of facilities located on or within a 0.25-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated RCRA facility. However, five RCRA facilities were located within 0.25 miles of the site:

Western Transmission
8718 West Thunderbird Road
Peoria, AZ 85345
(located approximately 0.25 miles east of the subject property)

Warren Thunderbird
8708 West Thunderbird Road
Peoria, AZ 85345
(located approximately 0.25 miles east of the subject property)

Arizona Medial Clinic LTD
13640 North Plaza Del Rio Boulevard
Peoria, AZ 85381
(located approximately 0.25 miles west of the subject property)

APS Peoria Central Store
12175 North 91st Avenue
Peoria, AZ 85345
(located approximately 0.25 miles east of the subject property)

Designer Doors Inc.
9162 West Cactus Suite F
Peoria, AZ 85345
(located approximately 0.25 miles east of the subject property)

Although the above sites were listed as SQGs of hazardous wastes, no violations have been issued.

6.1.4 RCRA Hazardous Waste Treatment Storage and Disposal (TSD) Facilities

Under RCRA, the EPA compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. Inclusion on the TSD Facilities list does not exclude being on the CORRACTS Facility List. This database is from the ADEQ RCRA TSD Facilities List, dated March 9, 2004, and checked for Federal TSD Facilities that are located on or within a 0.5-mile search radius of subject property.

Findings:

The subject property is not listed as a currently designated RCRA TSD facility. In addition, no Federal RCRA TSD facilities were identified within a 0.5-mile search radius of the subject property.

6.1.5 RCRA CORRACTS Facilities

Under RCRA, the EPA compiles a database of facilities that are being investigated for corrective action concerning problems associated with the generation, transportation, treatment, storage, or disposal of hazardous materials. The CORRACTS database, dated March 15, 2004, is sourced from the ADEQ RCRA Log and was checked for records of listed CORRACTS Facilities identified on or within a 1.0-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated RCRA CORRACTS Generator/TSD facility. In addition, no records of RCRA CORRACTS Generator/TSD facilities were identified within a 1.0-mile search radius of the subject property.

6.1.6 Federal Emergency Response Notification System (ERNS) List

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by EPA through the Right-to-Know Net by OMB Watch and Unison Institute. The ERNS List, dated December 31, 2002, was checked for records of incidents located on the subject property.

Findings:

According to the ERNS List, the subject property was not listed as a currently designated ERNS site.

6.2 Arizona State Records

6.2.1 Water Quality Assurance Revolving Fund (WQARF)

The State of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides grants to assist in clean-up activities. This database, dated July 1, 2003, is provided by the ADEQ and was searched to identify records of WQARF sites located on or within a 1.0-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated WQARF site. In addition, no records of WQARF Registry List sites were identified within a 1.0-mile search radius of the subject property.

6.2.2 State Hazardous Waste Sites or Arizona CERCLA Information and Data System (ACIDS) List

Also referred to as the ZipAcids List. This list was previously provided by ADEQ but has been replaced by the Arizona Superfund List. However, it may still be appropriate to review the list for properties that may have a history of known environmental investigations. This list consists of more than 750 locations subject to investigations concerning possible contamination of soil, surface water or groundwater. Inclusion of any facility or site on this list does not mean that the location is contaminated, is causing contamination, or is in violation of State or Federal statutes and/or regulations. This list was last updated on January 3, 2000 and is no longer updated by the state.

Findings:

The subject property is not listed as a currently designated State Hazardous Waste Site (ACIDS site). In addition, no records of facilities on the ACIDS List were identified within a 0.5-mile search radius of the subject property.

6.2.3 Arizona State Superfund Program List

The Arizona Superfund Program List replaces the ACIDS list. This list is more representative of the sites and potential sites within the jurisdiction of the ADEQ State Superfund Programs Section (SPS). This database, dated May 23, 2003, is provided by the ADEQ and was searched to identify records of sites located on or within a 1.0-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated CERCLIS ACIDS site. In addition, no records of facilities on the Arizona Superfund Program List were identified within a 1.0-mile search radius of the subject property.

6.2.4 Registered Leaking Underground Storage Tanks (LUST)

Owners of USTs are required to report to the ADEQ any and all releases of tank contents. The ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. The ADEQ LUST List, dated February 1, 2004, was searched for LUST sites located on or within a 0.5-mile search radius of the subject property.

Findings:

The subject property is not listed as a registered LUST site. However, EDR identified 6 LUST sites (with 9 LUST incidents) located within 0.50 miles from the subject property:

**Southwest Saving Association
8700 West Bell Road
Peoria, Arizona 85345**

**(Facility ID #0-006671, LUST #0846.01. Status of LUST case: closed October 1993, because soil level met Tier I standards)
(located approximately 0.25 miles northwest of the subject property and down groundwater gradient)**

Midriver SOC #143121
9447 West Thunderbird Road
Peoria, Arizona 85381
(Facility ID #0-003405, LUST #4521.01. Status of LUST case: closed October 1996,
because soil level met Tier I standards)
(located approximately 0.25 miles west of the subject property and cross-
groundwater gradient)

Mobil 18-MOL
9850 Northwest Grand Avenue
Sun City, Arizona 85342
(Facility ID #0-003246, LUSTs #0523.01 and #1026.01. Status of LUST cases: both
closed in May 1989, because soil level met Tier I standards)
(located approximately 0.50 miles northwest of the subject property and down-
groundwater gradient)

Century Floor/Willett Cab & TR
9145 West Scotland Avenue
Peoria, Arizona 85345
(Facility ID #0-008693, LUSTs # 4229.01 and #4229.02. Status of LUST cases: both
closed in June 1998, because soil level met Tier I standards)
(located approximately 0.25 miles southeast of the subject property and up-
groundwater gradient)

A-Peoria Plumbing
9117 Northwest Grand Avenue
Peoria, Arizona 85345
(Facility ID #0-008560, LUSTs #3991.01. Status of LUST case: closed November
1999, because soil level met Tier I standards)
(located approximately 0.25 miles southeast of the subject property and up-
groundwater gradient)

Sanderson Ford
9045 Northwest Grand Avenue
Peoria, Arizona 85345
(Facility ID #0-004340, LUSTs #0817.01 and #0817.02. Status of LUST cases: both
closed in December 1997, because soil levels met Tier I standards)
(located approximately 0.50 miles southeast of the subject property and up-
groundwater gradient)

All of the LUST incidents identified within 0.5 miles of the subject property were reported as "closed" because they have met the ADEQ's Tier I soil level requirements (generic standards and criteria used to screen soil and/or groundwater data collected). Based on this information, it is unlikely that the LUST sites have environmentally impacted groundwater beneath the subject property.

6.2.5 Registered Underground Storage Tanks (USTs)

Arizona State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned USTs containing "regulated substances" complete a notification form and register the tank with the state. The ADEQ UST Registration List, dated February 1, 2004, was searched for records of registered UST sites located on or within a 0.25-mile radius of the subject property.

Findings:

The subject property is not listed as a registered UST facility. However, EDR identified 10 UST facilities located adjacent to the subject property:

**Southwest Saving Association
8700 West Bell Road
Peoria, Arizona 85345
(Facility ID #0-006671 with 6 registered USTs)
(located approximately 0.25 miles northwest of the subject property)**

**Danny's Family Carousel
8369 West Bell Road
Peoria, Arizona 85382
(Facility ID #0-009379 with 3 registered USTs)
(located approximately 0.125 miles north of the subject property)**

**Marriott's Desert Harbor
13840 North Desert Harbor Drive
Peoria, Arizona 85381
(Facility ID #0-009290 with 13 registered USTs)
(located less than 0.125 miles west of the subject property)**

**Thunderbird Automotive Service
8736 West Thunderbird Road
Peoria, Arizona 85381
(Facility ID #0-003178 with 1 registered UST)
(located less than 0.125 miles east of the subject property)**

**Auto Body World Triad Inc.
8708 West Thunderbird Road
Peoria, Arizona 85345
(Facility ID #0-006693 with one registered UST)
(located less than 0.125 miles east of the subject property)**

Midriver SOC #143121
9447 West Thunderbird Road
Peoria, Arizona 85381
(Facility ID #0-003405 with 3 registered USTs)
(located approximately 0.25 miles west of the subject property)

Sage Development Corp.
9162 West Cactus Road
Peoria, Arizona 85345
(Facility ID #0-004244 with 3 registered USTs)
(located approximately 0.125 miles southeast of the subject property)

Century Floor/Willet Cab & TR
9145 West Scotland Avenue
Peoria, Arizona 85345
(Facility ID #0-008693 with 3 registered USTs)
(located approximately 0.25 miles southeast of the subject property)

A-Peoria Plumbing
9117 Northwest Grand Avenue
Peoria, Arizona 85345
(Facility ID #0-008560 with 1 registered UST)
(located approximately 0.25 miles southeast of the subject property)

City of Peoria
9353 West Scotland Avenue
Peoria, Arizona 85345
(Facility ID #0-001051 with 2 registered USTs)
(located approximately 0.125 miles southeast of the subject property)

In addition to the UST facilities listed in the EDR report, a Texaco gasoline station was observed on the southwest corner of Bell Road and 84th Avenue, and a QuikTrip facility was observed less than 0.125 miles east of the subject property on Thunderbird Road. Kleinfelder reviewed the ADEQ UST database on April 27, 2004 for the Texaco and QuikTrip facilities, but neither facility was listed. However, because the facilities may be listed under different facility names, Kleinfelder's search is not indicative of whether or not the observed facilities are registered with ADEQ.

6.2.6 Landfills

The State of Arizona maintains listings of closed and permitted operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete; older dumping areas

may not be documented. This database is from the ADEQ Waste Programs Division, Solid Waste Section Directory of Arizona Active and Inactive Landfills and is dated November 4, 2003. It was checked for records of active and inactive landfills located on or within a 0.5-mile search radius of the subject property.

Findings:

The subject property is not listed as a currently designated landfill or dumpsite. In addition, no landfills or dumpsites are located within a 0.5-mile search radius of the subject property.

6.2.7 Spills List or Hazardous Materials Logbook

The ADEQ Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the ADEQ Emergency Response Log spanning from 1984 through June 30, 2000. The database was searched for records of hazardous materials incidents that may have occurred on the subject property.

Findings:

According to the HazMat Logbook, the subject property is not listed as having an on-site hazardous material incident.

6.3 Other Environmental Records

6.3.1 ADEQ Dry Well Registration Database

Dry wells are subsurface injection devices constructed to dispose of storm waters to underlying soils. Dry wells are required to be registered with the ADEQ. This database is from the ADEQ Dry Well Registration Database updated September 1, 2003. The database was searched for records of dry wells located on the subject property.

Findings:

According to the EDR database, no dry wells are registered for an address corresponding to the subject property.

6.3.2 Arizona Radiation Regulatory Agency (ARRA) Home Radon Survey

The ARRA, in cooperation with the EPA, initiated a program to measure radon concentrations with the primary goal of determining the statewide distribution of radon and identify areas of potentially high concentrations. This database is from the ARRA Home Radon Survey for the subject property zip code.

Findings:

No information is available from the ARRA Home Radon Survey for the subject property's zip codes (85381 and 85382). However, 95 radon tests were conducted throughout the zip codes surrounding the subject property:

Zip Code	High Value in picoCuries/Liter	No. of Tests	Tests <4.0 in picoCuries/Liter	Tests at 4.0+ in picoCuries/Liter
85304	3.20	12	12	0
85306	3.30	7	7	0
85308	1.30	10	10	0
85340	3.30	1	1	0
85345	2.60	24	24	0
85351	4.80	32	30	2
85373	6.40	9	8	1

The EPA Action Level for Radon is 4 picoCuries per liter of air (pCi/l). Of the 95 property tests conducted in the surrounding zip code areas from the subject property, 3 were above the EPA Radon level. However, because the tests were for the areas surrounding the subject property, and not the site itself, this information may not be representative of specific on-site conditions at the subject property (see Section 3.12.2 for additional information).

6.3.3 Other Information

During the performance of an environmental assessment, federal, state and local regulatory agencies having jurisdiction over the subject property are contacted to determine the following information: the status of relevant environmental permits; whether there have been any violations

or other similar correspondence from such agencies; whether any corrective action or remediation is planned, currently taking place or has been completed at the subject property; whether there have been any reported violations or complaints that the subject property is not in compliance with environmental laws, regulations or standards and whether the subject property is under investigation for such non-compliance; whether the subject property is listed on any of the regulatory databases; and whether there is any other pertinent documentation on file with such regulatory agencies regarding the subject property or surrounding sites of concern.

Kleinfelder contacted ADEQ regarding environmental-related records for the subject property and also reviewed EDR's listing of Orphan Sites, which are sites that have not been geocoded based on lack of sufficient data regarding their exact location within the general area.

Findings:

No regulatory information was obtained from ADEQ regarding the subject property. Based on a review of area maps and a drive-by reconnaissance of the subject property area, none of the listed Orphan Sites appear to pose an environmental threat to the subject property.

7.0 FINDINGS AND RECOMMENDATIONS

Kleinfelder has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E-1527 for the 9-acre Paradise Shores Bank Stabilization area (located south of Bell Road) and the 2-mile long, 300-foot swath of land located between the New River/Skunk Creek confluence and Grand Avenue in Peoria, Maricopa County, Arizona. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.3 of this report. This assessment was conducted to evaluate the potential for a Recognized Environmental Condition to exist on the subject property, from onsite or offsite activities. Kleinfelder's conclusions are presented below.

7.1 Historical Recognized Environmental Conditions

According to the ASTM E-1527 standards published in September 2000, a Historical Recognized Environmental Condition is defined as an environmental condition which in the past would have been a Recognized Environmental Condition, but which may or may not be considered a Recognized Environmental Condition currently. That is, if a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, the condition is considered a Historical Recognized Environmental Condition.

Based on the scope of work for this project, no Historical Recognized Environmental Conditions were identified on the subject property.

7.2 Onsite Recognized Environmental Conditions

Kleinfelder observed two partially-buried pipes (a 15-inch concrete pipe and a 9-inch metal pipe) in the west bank of New River at Paradise Shores. Kleinfelder recommends that the concealed ends of the 15-inch concrete pipe and the 9-inch metal pipe be located to determine the type of contents that may flow through the pipes and onto the site.

7.3 Offsite Recognized Environmental Conditions

Although the subject property was not listed on any of the environmental databases reviewed, surrounding properties located within their prescribed ASTM-search radii of the subject property were listed on the EDR regulatory review. However, none of the listed facilities represents a Recognized Environmental Condition for the subject property.

7.4 Other Environmental Considerations

Solid waste was observed in the Paradise Shores portion of the subject property, on the City of Peoria public park (near the New River/Skunk Creek confluence), in the area of native land (north of the ADOT stormwater channel), and along the dirt road on the west bank of New River (between the *Freedom Plaza Retirement Community* and the *Residences of Alzheimer's Disease*). These areas of discarded debris are likely the result of dumping on the subject property. Consequently, Kleinfelder recommends that the debris be removed from the site.

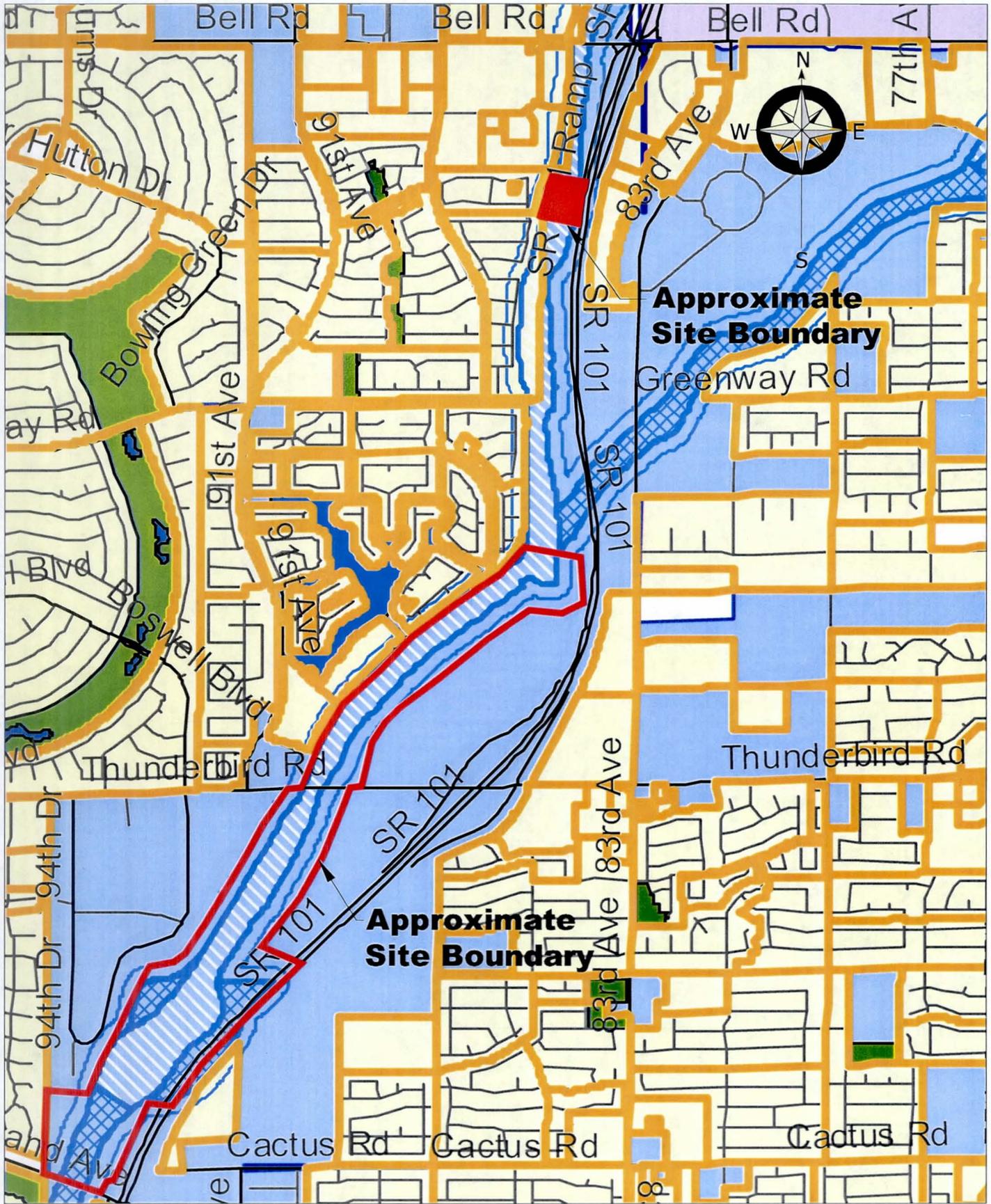
Mounded soil was observed on the portion of the City of Peoria's public park presently under construction, and is likely associated with the development of the park. Kleinfelder also noted soil mounds along a dirt road on the west side of New River (south of the Freedom Plaza retirement community). Because these soil mounds are likely the result of dumping on the site, Kleinfelder recommends they be removed from the subject property.

Because portions of the subject property are located on agricultural land, there is a potential for pesticide/herbicide residuals to be present in soils. Soil Remediation Levels (SRLs) for various chemicals (including pesticides and herbicides) have been developed by the ADEQ. However, ADEQ emphasized that lawfully applied contaminants are outside of its statutory authority and are not affected by this rule if property use does not change. The information evaluated for this Phase I ESA concerning agricultural use of the subject property did not indicate an excessive amount of pesticide and/or herbicide use (i.e., mixing sheds, impoundments, or crop dusting air strips). However, if Flood Control wishes to evaluate the possible presence of elevated concentrations of pesticide/herbicide residuals on the subject property, Kleinfelder recommends soil sampling and laboratory analysis.

8.0 REFERENCES

- Arizona Department of Water Resources 55-Well Database, October 2003.
- ASTM, 2000. American Standard for Testing and Materials (ASTM). Standard E 1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, September 2000.
- B.A. Hammett and R.L. Herther's Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona, dated 1992.
- Cooley, M.E., 1973, Map Showing Distribution and Estimated Thickness of Alluvial Deposits in the Phoenix Area, Arizona: U.S. Geological Survey Miscellaneous Investigations Series Map I-845-C, dated 1973.
- Environmental Data Resources, Inc., EDR-DataMap™ Area Study, Inquiry Number: 01172611.2r, dated April 20, 2004.
- Environmental Data Resources, Inc., EDR-Historical Topographic Map Report, Inquiry Number: 1172611-1, dated April 22, 2004.
- Federal Emergency Management Agency Flood Insurance Rate Map No. 04013C-1630G and No. 04013C-1610H.
- Lancy, R.L.; Ross, P.P.; and Littin, G.R.; Maps showing Ground-Water Conditions in the Eastern Part of the Salt River Valley, dated April 1978.
- Landiscor Aerial Photography, Phoenix, Arizona, 1962, 1964, 1965, 1967-1976, 1979-1983, 1985-1991, 1993-2003, reviewed on April 27 and 28, 2004.
- Rupp Aerial Photography, Phoenix, Arizona, 1940, 1949, 1954, 1958, reviewed on April 28, 2004.
- U.S.G.S., El Mirage, Arizona quadrangle, 7.5-minute series topographic maps, dated 1957, 1971, 1974, and 1981.
- U.S.G.S., Glendale, Arizona quadrangle, 7.5-minute series topographic maps, dated 1971, 1974, and 1981.
- U.S.G.S., Hedgepeth Hills, Arizona quadrangle, 7.5-minute series topographic maps, dated 1971, 1974, and 1981.

FIGURES



KLEINFELDER

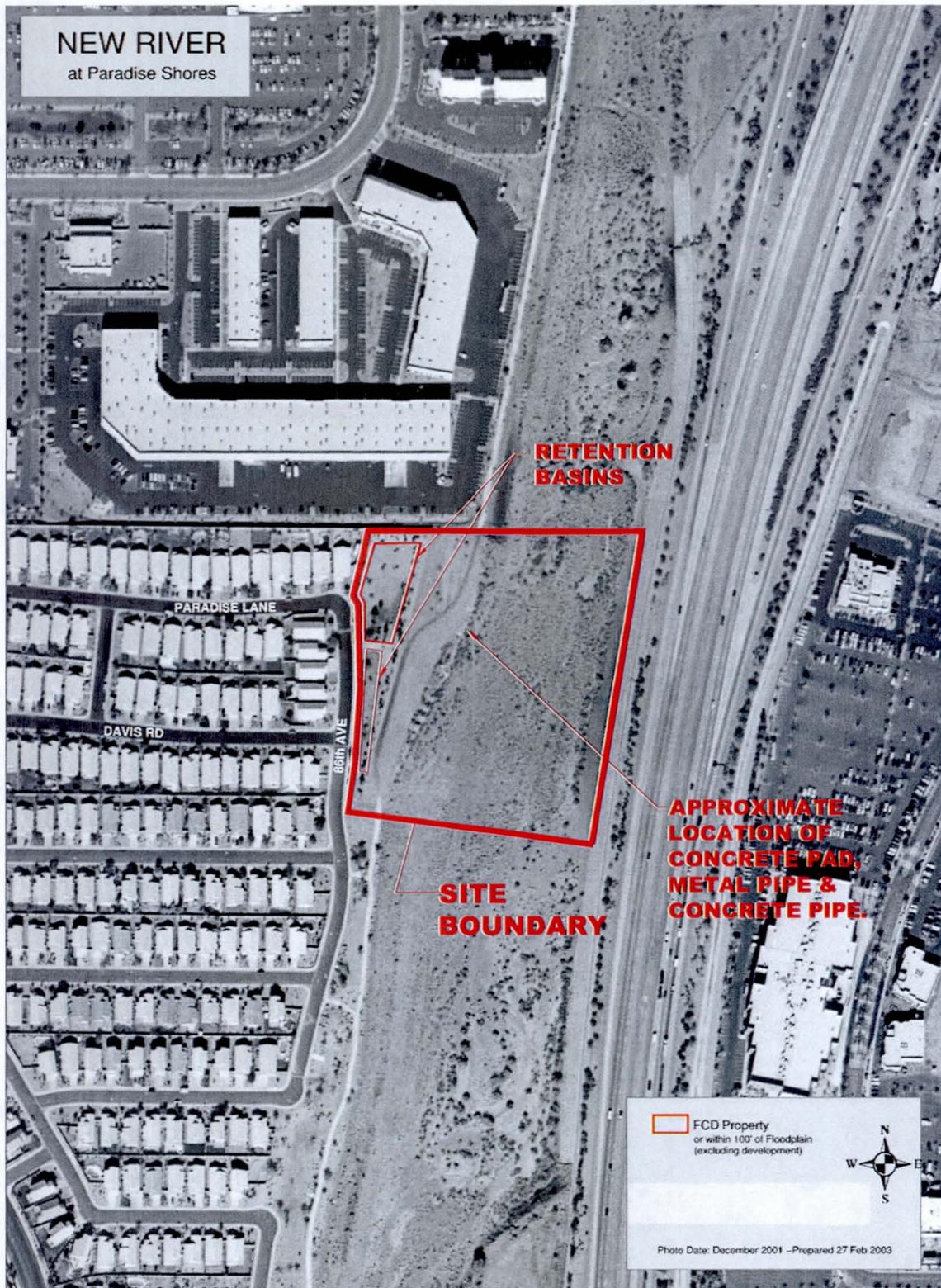
PROJECT NUMBER 43245 (01)

New River Bank Stabilization and Channelization Project
 Between Bell Road and Grand Avenue
 Peoria, Maricopa County, Arizona

VICINITY MAP

FIGURE

1



PROJECT NUMBER 43245 (01)

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

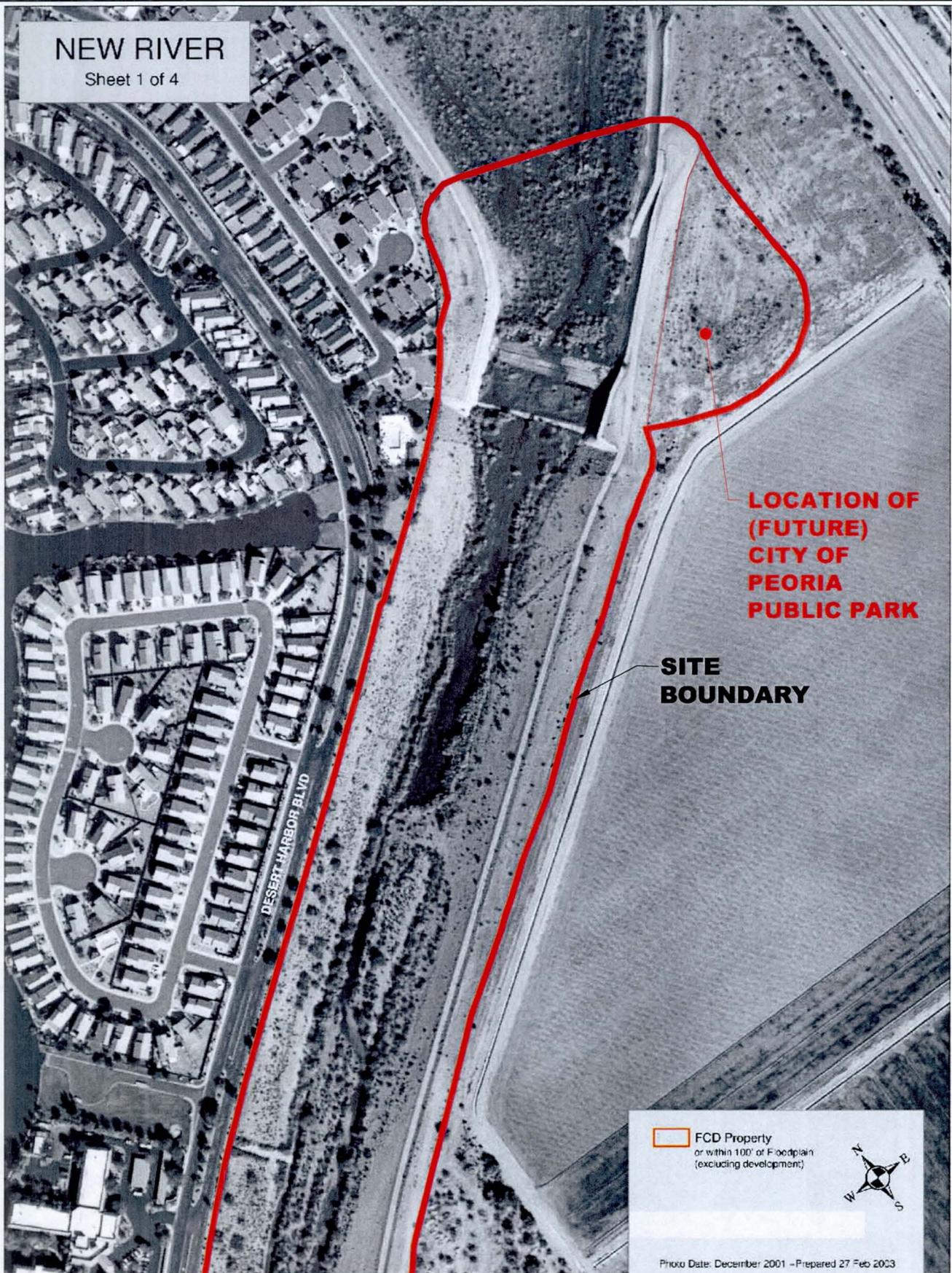
AERIAL PHOTOGRAPH

FIGURE

2

NEW RIVER

Sheet 1 of 4



CONNECTS TO FIGURE 4



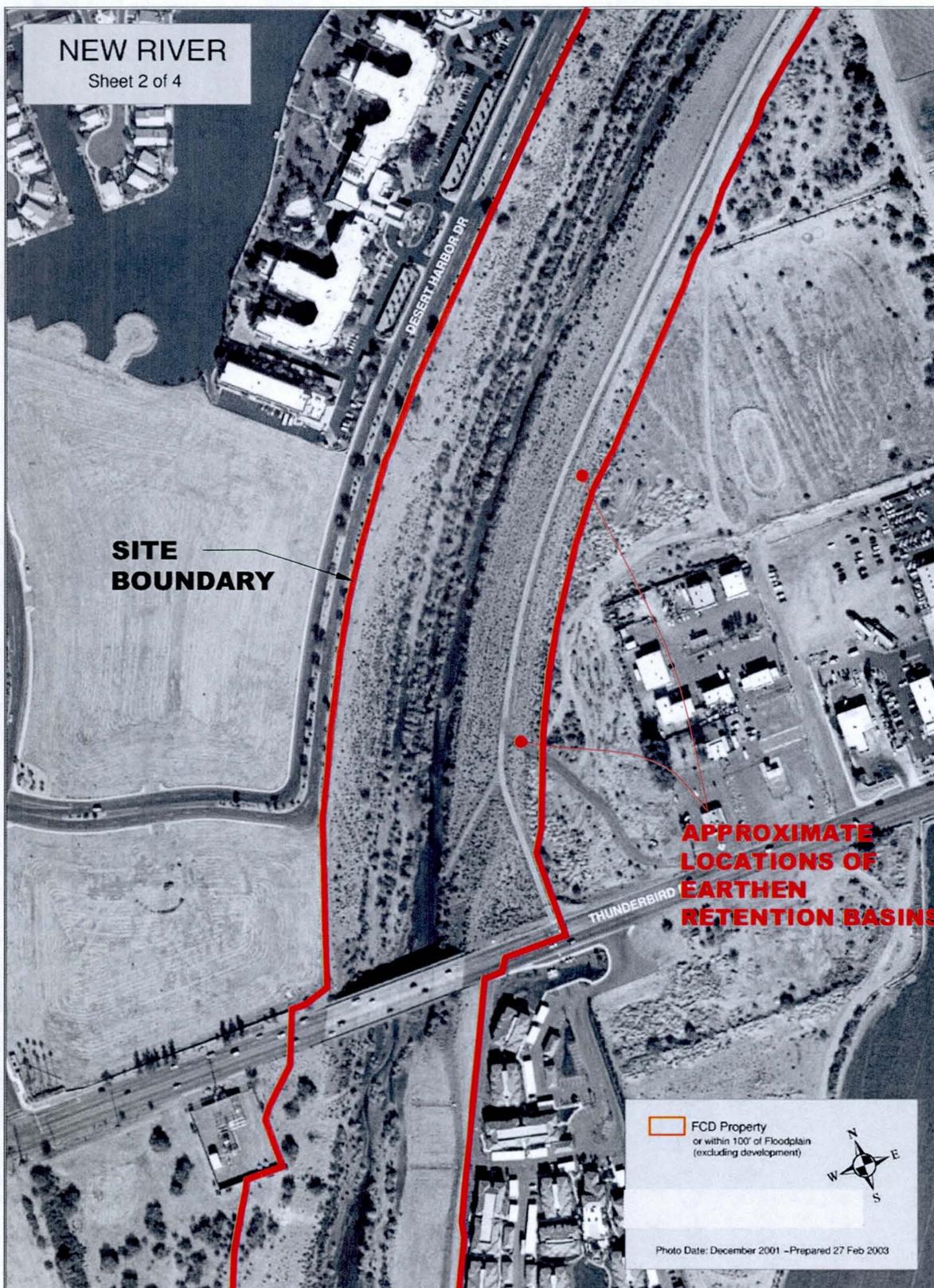
New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

AERIAL PHOTOGRAPH

FIGURE

3

↑ **CONNECTS TO FIGURE 3**



↓ **CONNECTS TO FIGURE 5**



PROJECT NUMBER 43245 (01)

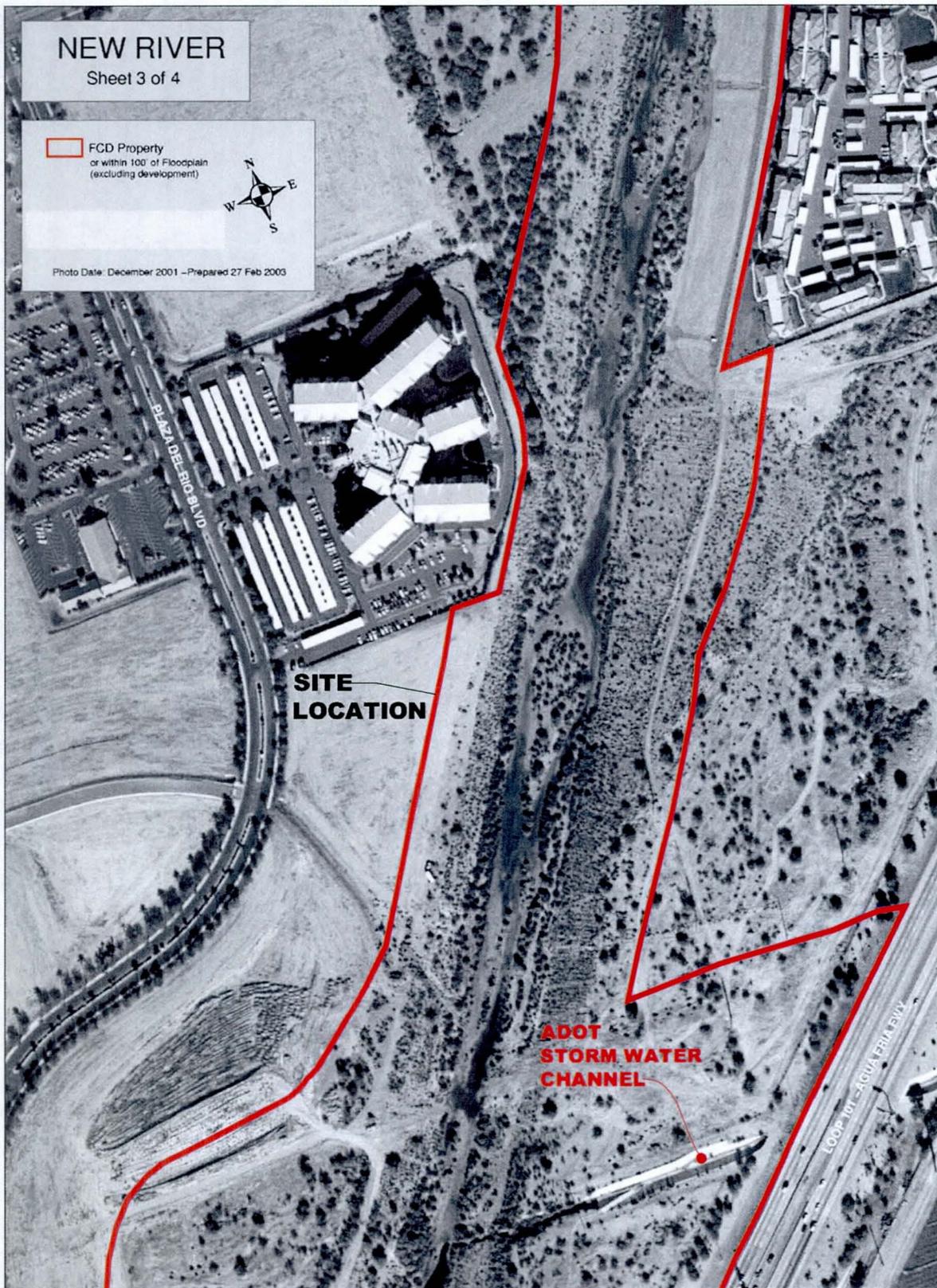
New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

AERIAL PHOTOGRAPH

FIGURE

4

CONNECTS TO FIGURE 4



CONNECTS TO FIGURE 6



PROJECT NUMBER 43245 (01)

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

AERIAL PHOTOGRAPH

FIGURE

5

CONNECTS TO FIGURE 5



PROJECT NUMBER 43245 (01)

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

AERIAL PHOTOGRAPH

FIGURE

6

APPENDIX A

Site Photographs



Site Photograph 1 – Paradise Shores facing east.



Site Photograph 2 - One of two retention basins near the western boundary of Paradise Shores.



Site Photograph 3 – Discarded tires, concrete pad, two metal pipes, and concrete pipe located on western bank of New River at Paradise Shores.



Site Photograph 4 – 15-inch concrete pipe and a 9-inch metal pipe.



Project Number 43245(01) Photos Taken April 16 and 24, 2004

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

Site Photographs

**Appendix
A**



Site Photograph 5 – 18-in. metal pipe located on the west bank of Paradise Shores.



Site Photograph 6 – Paradise Shores, facing north.



Site Photograph 7 – 13-ft. wide concrete channel (facing south) located at the New River/Skunk Creek confluence.



Site Photograph 8 – Concrete “steps” located just south of the 13-ft concrete channel in the New River/Skunk Creek confluence.



Project Number 43245(01) Photos Taken April 16 and 24, 2004

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

Site Photographs

**Appendix
A**



Site Photograph 9 – One of two ponds of water located at the base of the concrete steps.



Site Photograph 10 – 7-in. pipe located at the base of the concrete steps.



Site Photograph 11 – City of Peoria public park located on the eastern adjacent property (east of New River/Skunk Creek confluence).



Site Photograph 12 – 375 ft. by 65 ft. retention basin located in the City of Peoria public park.



Project Number 43245(01) Photos Taken April 16 and 24, 2004

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

Site Photographs

**Appendix
A**



Site Photograph 13 – 2-ft. diameter stormwater drain that pipes water (from the southeast) into the retention basin in Site Photograph 12.



Site Photograph 14 – 3.5-ft. by 2-ft. grated stormwater drain that collects water from the retention basin in Site Photograph 12.



Site Photograph 15 – 130-ft. by 65-ft. retention basin located east of retention basin in Site Photograph 12.



Site Photograph 16 – 2-ft. grated stormwater drain that pipes water into the retention basin (Site Photograph 15) from a westerly direction.



Site Photograph 17 – 4-ft. excavation located in the bottom of the 130-ft. by 65-ft. retention basin.



Site Photograph 18 – 10-ft. trench located in the portion of the City of Peoria park under construction.



Site Photograph 19 – Mounds of soil (~12-ft. in height) located in the undeveloped portion of the City of Peoria public park.



Site Photograph 20 – Discarded tires located on the undeveloped portion of the City of Peoria public park.



Site Photograph 21 – Waste receptacle located on the undeveloped portion of the City of Peoria public park.



Site Photograph 22 – One of two 100-ft. by-20 ft. retention basins (facing south) located along the east side of New River.



Site Photograph 23 – 3-ft. concrete stormwater drain that pipes water (from the east) into the retention basin in Site Photograph 22.



Site Photograph 24 – 4.5 ft. by 2.5-ft. grated stormwater collection chamber located within the retention basin in Site Photograph 22.



Site Photograph 25 – One of two stormwater drains that pipe water from the earthen retention basin(s) into New River.



Site Photograph 26 – Single-phase transformer located along the east side of the New River.



Site Photograph 27 – Subject property within New River (facing south) 0.50 miles north of Thunderbird Road.



Site Photograph 28 – Subject property within New River (facing north) just north of Thunderbird Road.



Site Photograph 29 – Portion of subject property located at the northwest corner of the Thunderbird Road and New River intersection.



Site Photograph 30 – Parcel of land located at the southwest corner of the Thunderbird Road and New River intersection.



Site Photograph 31 – Discarded furniture located along the eastern bank of New River.



Site Photograph 32 – Discarded tires located north of the ADOT channel.



Site Photograph 33 — ADOT stormwater channel located approximately 0.50 miles south of Thunderbird Road.



Site Photograph 34 — Piping located on the west side of New River (west of the ADOT channel).



Site Photograph 35 — One of several 33-in sewer manholes located along the west side of New River.



Site Photograph 36 — Mounded soil located north of the piping in Site Photograph 34.



Site Photograph 37 - Construction debris located just north of the piping in Site Photograph 34.



Site Photograph 38 - Discarded tires located between the Freedom Plaza Retirement Community and the Residences of Alzheimer's



Site Photograph 39 - Debris located between the Freedom Plaza Retirement Community and the Residences of Alzheimer's Disease.



Site Photograph 40 - Three-phase transformer located south of the Residences of Alzheimer's Disease.



Project Number 43245(01) Photos Taken April 16 and 24, 2004

New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

Site Photographs

Appendix
A



Site Photograph 41 - Stormwater channel that empties water (flowing in an easterly direction) into the New River.



Site Photograph 42 - Concrete banks of New River just north of subject property's southern boundary.



Site Photograph 43 - Railroad tracks located near the southern boundary of the subject property.



Site Photograph 44 - Subject property (facing east) at approximately 0.50 miles south of Thunderbird Road



Project Number 43245(01) Photos Taken April 16 and 24, 2004

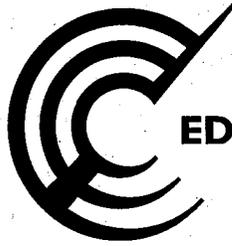
New River Bank Stabilization and Channelization Project
Between Bell Road and Grand Avenue
Peoria, Maricopa County, Arizona

Site Photographs

**Appendix
A**

APPENDIX B

EDR Regulatory Database



EDR™ Environmental
Data Resources Inc

**EDR DataMap™
Area Study**

**New River Bank Project
Peoria, AZ 85381**

April 20, 2004

Inquiry number 01172611.2r

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR).

TARGET PROPERTY INFORMATION

ADDRESS

PEORIA, AZ 85381
PEORIA, AZ 85381

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records within the requested search area for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRIS-TSD.....	Resource Conservation and Recovery Information System
RCRIS-LQG.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

SPL.....	Superfund Program List
SWF/LF.....	Directory of Solid Waste Facilities
AZ WQARF.....	Water Quality Assurance Revolving Fund Sites
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
US BROWNFIELDS.....	A Listing of Brownfields Sites
INDIAN RESERV.....	Indian Reservations
DOD.....	Department of Defense Sites

EXECUTIVE SUMMARY

RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	List of Aboveground Storage Tanks
AZ Spills.....	Hazardous Material Logbook
AZ DOD.....	Department of Defense Sites
Aquifer.....	Waste Water Treatment Facilities
Dry Wells.....	Drywell Registration
AZ AIRS.....	Arizona Airs Database

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

BROWNFIELDS DATABASES

US BROWNFIELDS.....	A Listing of Brownfields Sites
AUL.....	DEUR Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

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

FEDERAL ASTM STANDARD

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRIS-SQG list, as provided by EDR, and dated 03/09/2004 has revealed that there are

EXECUTIVE SUMMARY

6 RCRIS-SQG sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
WESTERN TRANSMISSION	8718 W THUNDERBIRD	5	5
WARREN THUNDERBIRD	8708 W THUNDERBIRD RD	6	5
ARIZONA MEDICAL CLINIC LTD	13640 N PLAZA DEL RIO B	8	7
APS PEORIA CENTRAL STORE	12175 N 91ST AVE	10	8
APS PEORIA CENTRAL STORE	12175 N 91ST AVE	10	8
DESIGNER DOORS INC	9162 W CACTUS STE F	10	9

STATE ASTM STANDARD

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Quality's ZipAcids database.

A review of the SHWS list, as provided by EDR, has revealed that there is 1 SHWS site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
LUKE ILS OUTER MARKER ANNEX	91ST AVE / BELL	3	4

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's LUST File Listing by Zip Code.

A review of the LUST list, as provided by EDR, and dated 02/01/2004 has revealed that there are 6 LUST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
SOUTHWEST SAVING ASSOCIATION	8700 W BELL RD	1	3
MIDRIVER SOC #143121	9447 W THUNDERBIRD	7	6
MOBIL 18-MOL	9850 NW GRAND AVE	9	7
CENTURY FLOOR/WILLET CAB & TR	9145 W SCOTLAND	11	9
A-PEORIA PLUMBING	9117 NW GRAND AVE	11	10
SANDERSON FORD	9045 NW GRAND AVE	12	10

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Arizona UST-DMS Facility and Tank Data Listing by City database.

A review of the UST list, as provided by EDR, and dated 02/01/2004 has revealed that there are 12 UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
SOUTHWEST SAVING ASSOCIATION	8700 W BELL RD	1	3

EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
DANNY'S FAMILY CAROUSEL	8369 W BELL RD	2	3
MARRIOTT'S DESERT HARBOR	13840 N DESERT HARBOR D	4	4
THUNDERBIRD AUTOMOTIVE	8736 W THUNDERBIRD	6	5
AUTO BODY WORLD TRIAD INC	8708 W THUNDERBIRD RD	6	6
MIDRIVER SOC #143121	9447 W THUNDERBIRD	7	6
MOBIL 18-MOL	9850 NW GRAND AVE	9	7
SAGE DEVELOPMENT CORP	9162 W CACTUS RD	10	8
CENTURY FLOOR/WILLETT CAB & TR	9145 W SCOTLAND	11	9
A-PEORIA PLUMBING	9117 NW GRAND AVE	11	10
SANDERSON FORD	9045 NW GRAND AVE	12	10
CITY OF PEORIA	9353 W SCOTLAND AVE	13	10

FEDERAL ASTM SUPPLEMENTAL

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 02/09/2004 has revealed that there are 5 FINDS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
WESTERN TRANSMISSION	8718 W THUNDERBIRD	5	5
WARREN THUNDERBIRD	8708 W THUNDERBIRD RD	6	5
ARIZONA MEDICAL CLINIC LTD	13640 N PLAZA DEL RIO B	8	7
APS PEORIA CENTRAL STORE	12175 N 91ST AVE	10	8
DESIGNER DOORS INC	9162 W CACTUS STE F	10	9

PADS: The PCB Activity Database identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the United States Environmental Protection Agency of such activities. The source of this database is the U.S. EPA.

A review of the PADS list, as provided by EDR, and dated 12/30/2003 has revealed that there is 1 PADS site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
APS PEORIA CENTRAL STORE	12175 N 91ST AVE	10	8

EXECUTIVE SUMMARY

STATE OR LOCAL ASTM SUPPLEMENTAL

WWFAC: Statewide list of waste water treatment facilities.

A review of the WWFAC list, as provided by EDR, and dated 07/01/2003 has revealed that there are 3 WWFAC sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<i>DANNY'S FAMILY CAROUSEL</i>	<i>8369 W BELL RD</i>	<i>2</i>	<i>3</i>
SUN HEALTH PROPERTIES	9401 W THUNDERBIRD	7	6
CORDIAL AUTOMOTIVE	11780 N 91ST AVE	11	9

EXECUTIVE SUMMARY

Please refer to the end of the findings report for unmapped orphan sites due to poor or inadequate address information.



EDR DataMap - Area Study

New River Bank Project



Peoria, AZ

- | | | | |
|--|---------------|-------------|-------------------------|
| Listed Sites | Major Roads | Pipelines | Superfund Sites |
| Earthquake Epicenters (Richter 5 or greater) | Waterways | Powerlines | Federal DOD Sites |
| Search Boundary | Railroads | Fault Lines | Indian Reservations BIA |
| Roads | Contour Lines | Water | 100-Yr Flood Zones |



MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>	
NPL	0
Proposed NPL	0
CERCLIS	0
CERC-NFRAP	0
CORRACTS	0
RCRIS-TSD	0
RCRIS Lg. Quan. Gen.	0
RCRIS Sm. Quan. Gen.	6
ERNS	0
<u>STATE ASTM STANDARD</u>	
SPL	0
State Haz. Waste	1
State Landfill	0
LUST	6
UST	12
AZ WQARF	0
INDIAN UST	0
INDIAN LUST	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>	
CONSENT	0
ROD	0
Delisted NPL	0
FINDS	5
HMIRS	0
MLTS	0
MINES	0
NPL Liens	0
PADS	1
US BROWNFIELDS	0
INDIAN RESERV	0
DOD	0
RAATS	0
TRIS	0
TSCA	0
SSTS	0
FTTS	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>	
AST	0
AZ Spills	0
AZ DOD	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Total Plotted</u>
WWFAC	3
Aquifer	0
Dry Wells	0
AZ AIRS	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>	
Coal Gas	0
<u>BROWNFIELDS DATABASES</u>	
US BROWNFIELDS	0
AUL	0

NOTES:

Sites may be listed in more than one database

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1 **SOUTHWEST SAVING ASSOCIATION**
8700 W BELL RD
PEORIA, AZ 85345

LUST U003050624
UST N/A

LUST:

Facility ID: 0-006671
 Lust Number: 0846.01
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 08/14/1989
 Date Closed: 10/07/1993

UST:

Facility ID: 0-006671	Tank ID: 1
Date Installed: / /	Tank Status: Closed
Facility ID: 0-006671	Tank ID: 2
Date Installed: / /	Tank Status: Closed
Facility ID: 0-006671	Tank ID: 3
Date Installed: / /	Tank Status: Closed
Facility ID: 0-006671	Tank ID: 4
Date Installed: / /	Tank Status: Closed
Facility ID: 0-006671	Tank ID: 5
Date Installed: / /	Tank Status: Closed
Facility ID: 0-006671	Tank ID: 6
Date Installed: / /	Tank Status: Closed

2 **DANNY'S FAMILY CAROUSEL**
8369 W BELL RD
PEORIA, AZ 85382

UST U003515400
WWFAC N/A

AZ WWFAC:

Facility ID : 12919
 Unique ID : 104207
 Facility Type : CAR WASH

UST:

Facility ID: 0-009379	Tank ID: 1
Date Installed: 05/05/1998	Tank Status: In Use
Facility ID: 0-009379	Tank ID: 2
Date Installed: 05/05/1998	Tank Status: In Use
Facility ID: 0-009379	Tank ID: 3
Date Installed: 05/05/1998	Tank Status: In Use

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

3 LUKE ILS OUTER MARKER ANNEX
 91ST AVE / BELL
 SUN CITY, AZ 85373

SHWS S100253162
 N/A

SHWS:
 EPA ID: Not reported
 Program: "J" SITE
 Facility Id: 728
 Site Code: Not reported
 Discovery Date: Not reported
 Source: Not reported
 Operable Unit: 0
 QWARF Area: Not reported
 Lat/Long: Not reported
 Lat/Long Method: 10
 Comments: Not reported

4 MARRIOTT'S DESERT HARBOR
 13840 N DESERT HARBOR DR
 PEORIA, AZ 85381

UST U003515320
 N/A

UST:

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 1
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 2
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 3
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 4
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 5
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 6
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 7
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 8
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 9
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 10
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 11
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 12
 Tank Status: Closed

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 13
 Tank Status: Closed

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.) Site

EDR ID Number

Database(s) EPA ID Number

MARRIOTT'S DESERT HARBOR (Continued)

U003515320

Facility ID: 0-009290
 Date Installed: 01/01/1988

Tank ID: 14
 Tank Status: Closed

5

**WESTERN TRANSMISSION
 8718 W THUNDERBIRD
 PEORIA, AZ 85345**

RCRIS-SQG 1000856791
 FINDS AZD983483702

RCRIS:

Owner: WESTERN TRANSMISSION
 (602) 486-0001
 EPA ID: AZD983483702
 Contact: MICHAEL FERRAR
 (602) 991-1799

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

6

**THUNDERBIRD AUTOMOTIVE
 8736 W THUNDERBIRD
 PEORIA, AZ 85381**

UST U001626336
 N/A

UST:
 Facility ID: 0-003178
 Date Installed: / /

Tank ID: 1
 Tank Status: Closed

6

**WARREN THUNDERBIRD
 8708 W THUNDERBIRD RD
 PEORIA, AZ 85345**

RCRIS-SQG 1000356042
 FINDS AZD982512303

RCRIS:

Owner: CAREY DAVIS, DAVID FAIT, LARRY FAIT
 (415) 555-1212
 EPA ID: AZD982512303
 Contact: ENVIRONMENTAL MANAGER
 (602) 486-4387

Classification: Small Quantity Generator
 TSDF Activities: Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

WARREN THUNDERBIRD (Continued)

1000356042

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

6 **AUTO BODY WORLD TRIAD INC**
8708 W THUNDERBIRD RD
PEORIA, AZ 85345

UST U003050630
 N/A

UST:

Facility ID:	0-006693	Tank ID:	1
Date Installed:	10/01/1987	Tank Status:	Closed

7 **SUN HEALTH PROPERTIES**
9401 W THUNDERBIRD
PEORIA, AZ 85381

WWFAC S102790214
 N/A

AZ WWFAC:

Facility ID :	1871
Unique ID :	102398
Facility Type :	UNKNOWN PLACE TYPE

7 **MIDRIVER SOC #143121**
9447 W THUNDERBIRD
PEORIA, AZ 85381

LUST U001626451
 UST N/A

LUST:

Facility ID:	0-003405
Lust Number:	4521.01
Leak Priority:	CLOSED SOIL LVL MEETS TIER1
Notification:	07/12/1996
Date Closed:	10/03/1996

UST:

Facility ID:	0-003405	Tank ID:	1
Date Installed:	01/15/1973	Tank Status:	Closed
Facility ID:	0-003405	Tank ID:	2
Date Installed:	12/01/1973	Tank Status:	Closed
Facility ID:	0-003405	Tank ID:	3
Date Installed:	07/01/1996	Tank Status:	In Use

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number
 Database(s) EPA ID Number

MIDRIVER SOC #143121 (Continued)

U001626451

8

ARIZONA MEDICAL CLINIC LTD
 13640 N PLAZA DEL RIO BLVD
 PEORIA, AZ 85381

RCRIS-SQG 1004674691
 FINDS AZR000005785

RCRIS:

Owner: ARIZONA MEDICAL CLINIC LTD
 (602) 876-3800
 EPA ID: AZR000005785
 Contact: CAROL CUEVAS
 (602) 876-3964

Classification: Conditionally Exempt Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

9

MOBIL 18-MOL
 9850 NW GRAND AVE
 SUN CITY, AZ 85372

LUST U003051740
 UST N/A

LUST:

Facility ID: 0-003246
 Lust Number: 0523.01
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 09/06/1988
 Date Closed: 05/31/1989

Facility ID: 0-003246
 Lust Number: 1026.01
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 01/02/1990
 Date Closed: 05/31/1989

UST:

Facility ID: 0-003246
 Date Installed: 04/21/1973

Tank ID: 1
 Tank Status: Closed

Facility ID: 0-003246
 Date Installed: 04/21/1973

Tank ID: 2
 Tank Status: Closed

Facility ID: 0-003246
 Date Installed: 04/21/1973

Tank ID: 3
 Tank Status: Closed

Facility ID: 0-003246
 Date Installed: 04/21/1986

Tank ID: 4
 Tank Status: Closed

Facility ID: 0-003246
 Date Installed: 04/21/1986

Tank ID: 5
 Tank Status: Closed

Facility ID: 0-003246
 Date Installed: 04/21/1986

Tank ID: 6
 Tank Status: Closed

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

Database(s) EPA ID Number

EDR ID Number

MOBIL 18-MOL (Continued)

U003051740

10

APS PEORIA CENTRAL STORE
 12175 N 91ST AVE
 PEORIA, AZ 85345

PADS 1000358193
RCRIS-SQG AZT000624460

RCRIS:

Owner: ARIZONA PUBLIC SERVICE CO
 (602) 250-1000
 EPA ID: AZT000624460
 Contact: DAN COATE
 (602) 371-7270
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

10

APS PEORIA CENTRAL STORE
 12175 N 91ST AVE
 PEORIA, AZ 85345

RCRIS-SQG 1000358191
FINDS AZD981583347

RCRIS:

Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: AZD981583347
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

10

SAGE DEVELOPMENT CORP
 9162 W CACTUS RD
 PEORIA, AZ 85345

UST U003547396
N/A

UST:

Facility ID: 0-004244
 Date Installed: 03/12/1980

Tank ID: 1
 Tank Status: Closed

Facility ID: 0-004244
 Date Installed: 03/12/1980

Tank ID: 2
 Tank Status: Closed

Facility ID: 0-004244
 Date Installed: 03/12/1980

Tank ID: 3
 Tank Status: Closed

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

10 DESIGNER DOORS INC
 9162 W CACTUS STE F
 PEORIA, AZ 85345

RCRIS-SQG 1000840741
 FINDS AZD983474867

RCRIS:

Owner: DESIGNER DOORS INC
 (602) 863-9857
 EPA ID: AZD983474867
 Contact: STEVE THOMPSON
 (602) 878-6645
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Resource Conservation and Recovery Act Information system (RCRAINFO)

11 CENTURY FLOOR/WILLETT CAB & TRAN
 9145 W SCOTLAND
 PEORIA, AZ 85345

LUST U003052279
 UST N/A

LUST:

Facility ID: 0-008693
 Lust Number: 4229.01
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 09/27/1995
 Date Closed: 06/11/1998

Facility ID: 0-008693
 Lust Number: 4229.02
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 01/09/1996
 Date Closed: 06/11/1998

UST:

Facility ID: 0-008693
 Date Installed: / /

Tank ID: 1
 Tank Status: Closed

Facility ID: 0-008693
 Date Installed: / /

Tank ID: 2
 Tank Status: Closed

Facility ID: 0-008693
 Date Installed: / /

Tank ID: 3
 Tank Status: Closed

11 CORDIAL AUTOMOTIVE
 11780 N 91ST AVE
 PEORIA, AZ 85345

WWFAC S105752279
 N/A

AZ WWFAC:

Facility ID : 9540
 Unique ID : 102679
 Facility Type : AUTO/VEHICLE REPAIR FACILITY

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

11 A-PEORIA PLUMBING
 9117 NW GRAND AVE
 PEORIA, AZ 85345

LUST U003051026
 UST N/A

LUST:
 Facility ID: 0-008560
 Lust Number: 3991.01
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 03/14/1995
 Date Closed: 11/23/1999

UST:
 Facility ID: 0-008560 Tank ID: 1
 Date Installed: 01/01/1973 Tank Status: Closed

12 SANDERSON FORD
 9045 NW GRAND AVE
 PEORIA, AZ 85345

LUST U003229035
 UST N/A

LUST:
 Facility ID: 0-004340
 Lust Number: 0817.01
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 12/17/1989
 Date Closed: 12/30/1997

Facility ID: 0-004340
 Lust Number: 0817.02
 Leak Priority: CLOSED SOIL LVL MEETS TIER1
 Notification: 12/17/1989
 Date Closed: 12/30/1997

UST:
 Facility ID: 0-004340 Tank ID: 1
 Date Installed: 08/19/1985 Tank Status: Closed
 Facility ID: 0-004340 Tank ID: 2
 Date Installed: 08/19/1985 Tank Status: Closed
 Facility ID: 0-004340 Tank ID: 3
 Date Installed: 08/19/1985 Tank Status: Closed

13 CITY OF PEORIA
 9353 W SCOTLAND AVE
 PEORIA, AZ 85345

UST U001156832
 N/A

UST:
 Facility ID: 0-001051 Tank ID: 1
 Date Installed: 05/13/1978 Tank Status: Closed
 Facility ID: 0-001051 Tank ID: 2
 Date Installed: 05/13/1978 Tank Status: Closed

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GLENDALÉ	1004673509	RITZ CAMERA CENTER 1 HR PHOTO 28	7700 ARROWHEAD TOWN CNTR 2010	85308	RCRIS-SQG, FINDS
GLENDALÉ	1007091331	KIDDIE KANDIDS	7700 W ARROWHEAD TOWNE CENTER	85308	RCRIS-SQG
MARICOPA COUNTY	S103895126	TURF PARADISE	19TH AVE. AND BELL RD.		SWF/LF
MARICOPA COUNTY	S103895113	DEER VALLEY	19TH AVE. AND SOUTH OF GREENWAY		SWF/LF
MARICOPA COUNTY	S103895110	CITY OF PHOENIX 22ND AVE.	22ND AVE. AND LOWER BUCKEYE RD.		SWF/LF
MARICOPA COUNTY	S106130927	WILLIAM ROER	75TH AVE. NORTH OF SOUTHERN AVE. ON SOUTH SIDE OF		SWF/LF
MARICOPA COUNTY	S106130993	LONE CACTUS	21402 N. 7ST		SWF/LF
MARICOPA COUNTY	S103895104	ARIZONA SAND & ROCK	AGUA FRIA RIVER AND GRAND AVE.		SWF/LF
MARICOPA COUNTY	S106130913	ASU NO. 1	ALONG WEST SIDE OF SCOTTSDALE RD. SOU OF THE SAL		SWF/LF
MARICOPA COUNTY	S106130914	ASU NO. 2	ALONG EAST SIDE OF SCOTTSDALE RD. SOU OF THE SAL		SWF/LF
MARICOPA COUNTY	S106130915	BEARDSLEY	BETWEEN CENTRAL AVE. AND 7TH ST SOUTH BEARDSLEY		SWF/LF
MARICOPA COUNTY	S103277500	DEL RIO	BETWEEN 7TH AND 16TH ST. NORTH OF ELWC RD.		SWF/LF
MARICOPA COUNTY	S106130918	CITY OF MESA	NORTHEAST CORNER OF CENTER ST. AND LE RD.		SWF/LF
MARICOPA COUNTY	S103895118	LAYLOR MATERIALS	NORTHEAST CORNER OF 16TH ST. BEARDSLE		SWF/LF
MARICOPA COUNTY	S103895127	UFI	SOUTHEAST CORNER OF 123RD. AVE. AND BE RD.		SWF/LF
MARICOPA COUNTY	S103895128	VAL VISTA	SOUTHEAST CORNER OF RAY RD. AND VAL VISTA DR		SWF/LF
MARICOPA COUNTY	S103895130	WILLIAMS AIR FORCE BASE	SOUTHWEST CORNER OF WILLIAMS AIR FORC BASE		SWF/LF
MARICOPA COUNTY	S103895120	OLD TOWN DUMP	DYSART RD. TO RID CANAL NORTH OF THOM MILE		SWF/LF
MARICOPA COUNTY	S106130920	GENERAL MOTORS PROVING GROUNDS	ELLIOT RD. EAST TO SOSSMAN RD. SOUTH TC WARNER GO		SWF/LF
MARICOPA COUNTY	S106130960	SOUTHWEST REGIONAL	24427 S. HWY 95		SWF/LF
MARICOPA COUNTY	S103086668	CHANDLER INT. #1 INTERIM	SOUTHEAST INTERSECTION OF FRYE AND DOBSON RD.		SWF/LF
MARICOPA COUNTY	S103809877	WQ-GILA RIVER DDT	LOWER GILA RIVER--SW AZ		SHWS
MARICOPA COUNTY	S106130923	SALT RIVER/PIMA TRIBE / TRI-CITY	1 MILE NORTH OF MC DOWELL ON THE BEELI HIGHWAY,		SWF/LF
MARICOPA COUNTY	S106130919	CITY OF PHOENIX 19TH AVE.	1 MILE SOUTH OF I-17 ON EAST SIDE OF 19TH AVE.		SWF/LF
MARICOPA COUNTY	S103086670	CHANDLER INT. #3 INTERIM	MILE NORTH OF GERMAN RD. MILE EAST OF GILBERT RD.		SWF/LF
MARICOPA COUNTY	S103895116	GOODYEAR - SUMP #1	1 MILE NORTH OF MC DOWELL RD.		SWF/LF
MARICOPA COUNTY	S103895119	MORRISTOWN	1 MILE SOUTH OF US 60 OFF MORRISTOWN OVERPASS		SWF/LF

ORPHAN SUMMARY

City	EDR ID.	Site Name	Site Address	Zip	Database(s)
MARICOPA COUNTY	S106130924	TERRA QUEST	1.5 MILE SOUTH OF BASELINE EAST SIDE PRIEST AVE. A		SWF/LF
MARICOPA COUNTY	S100293355	NEW RIVER	4.3 MILES W OF I-17 ON THE E SIDE O		SWF/LF
MARICOPA COUNTY	S103086710	SATORISE (EARTHWORKS)	1.5 MILES EAST OF I-17 ON END OF GREENWAY RD.		SWF/LF
MARICOPA COUNTY	S100293348	CAVE CREEK	8.3 MILES EAST OF I-17 ON THE SOUTH		SWF/LF
MARICOPA COUNTY	S100293351	GILA BEND	3.4 MILES N OF AZ. 85 ON WEST SIDE		SWF/LF
MARICOPA COUNTY	S100293357	QUEEN CREEK	.5 MILES S OF CHANDLER HEIGHTS ROAD		SWF/LF
MARICOPA COUNTY	S100293360	WEINBERGER	.5 MILES SOUTH OF LOWER BUCKEYE ROA		SWF/LF
MARICOPA COUNTY	S103895103	AGUILA	3.1 MILES WEST OF AQUILA ON THE SOUTH SIDE OF US		SWF/LF
MARICOPA COUNTY	S106130922	RAINBOW VALLEY	5.5 MILES FROM AZ 85 WEST TO AIRPORT RD. SOUTH OF		SWF/LF
MARICOPA COUNTY	S103277326	BUCKEYE	AT MILLER RD. AND GILA RIVER.		SWF/LF
MARICOPA COUNTY	S100240624	ALLIED	SOUTH OF INDIAN SCHOOL RD, WEST SID		SWF/LF
MARICOPA COUNTY	S102286835	7TH STREET LANDFILL	PROMISCUOUS DUMP AT 7TH ST. AND THE SA RIVER		SWF/LF
MARICOPA COUNTY	S106130921	HASSAYAMPA	SALOME RD. WEST TO JUNCTION OF WICKENBURG AND WARD		SWF/LF
MARICOPA COUNTY	S106130917	CHANDLER INT. #2 INTERIM	SOUTH SIDE OF QUEEN CREEK RD. 1 MILE EAST OF VAL V		SWF/LF
MARICOPA COUNTY	S103895114	ESTES	EAST SIDE OF 40TH ST. SOUTH OF THE SALT RIVER		SWF/LF
MARICOPA COUNTY	S103895105	AVONDALE	NORTH SIDE OF INTERSECTION OF US 80 AND AGUA FRIA		SWF/LF
MARICOPA COUNTY	S103895112	CITY OF TEMPE	SOUTH SIDE OF SALT RIVER ON HAYDEN DR.		SWF/LF
MARICOPA COUNTY	S100293345	40TH STREET LANDFILL	NO. SIDE OF MAGNOLIA, .25 MLS. EAST		SWF/LF
MARICOPA COUNTY	S103895111	CITY OF PHOENIX 91ST AVE.	WEST SIDE OF 91ST. AVE.		SWF/LF
MARICOPA COUNTY	S100293344	27TH AVENUE	THE SOUTHWEST CORNER OF 27TH AVE AN		SWF/LF
MARICOPA COUNTY	S103895121	PERRYVILLE	YUMA RD. EAST OF LUKE AIR FORCE AUXILAR FIELD #		SWF/LF
PEORIA	1000443485	ARIZONA AGROCHEMICAL CO	RTE 1 BOX 508	85345	RCRIS-SQG, FINDS
PEORIA	S103392042	115TH AND NORTHERN AVENUE	115TH AVE. / NORTHERN AVE.	85345	SHWS
PEORIA	S103392030	NATIONAL METALS/SCHULTZ DUMP SITE	75TH AVE. / DEER VALLEY RD	85308	SHWS
PEORIA	U001625811	FLETCHER FARMS	79TH AVE & DEER VALLEY	85345	UST
PEORIA	1006804732	PEORIA KIA	17431 N 91ST AVE	85382	RCRIS-SQG, FINDS
PEORIA	1006804770	GOODWRENCH AUTO BODY	17311 N 91ST AVE	85382	RCRIS-SQG, FINDS
PEORIA	92266121	APPROX 78 AVE & PATRICK LN, CLOSE TO AQUA FRIA RIVER/SO PINA	APPROX 78 AVE & PATRICK LN, CLOSE TO AQUA FRIA RIVER/SO PINA		ERNS
PEORIA	1004674074	MOBIL OIL CORP SS A6N	8702 W BELL RD NWC	85345	RCRIS-SQG, FINDS
PEORIA	1004674076	MOBIL OIL CORP SS KAW	7520 W CACTUS NWC	85345	RCRIS-SQG, FINDS
PEORIA	1004674792	EMBASSY CLEANERS	7435 W CACTUS RD STE 105	85345	RCRIS-SQG, FINDS
PEORIA	1004674035	MOBIL OIL CORP SS MX6	8345 GRAND AVE & PEORIA SEC	85345	RCRIS-SQG, FINDS
PEORIA	1004675283	PRESTIGE STATION 5040	9102 W PEORIA TANK AREA	85345	RCRIS-SQG, FINDS
PEORIA	1007091310	ARIZONA STATE LAND DEPARTMENT	ST RTE 74 MP 11 LAKE PLEASANT	85345	RCRIS-SQG
PEORIA	S105752320	MARICOPA WATER DISTRICT - LAKE PLEASANT	39824 N SOUTH RAMP RD	85351	WWFAC
PEORIA	1004674075	MOBIL OIL CORP 18 BL7	8271 W THUNDERBIRD	85345	RCRIS-SQG, FINDS

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PEORIA	S105592008	PEORIA GAS CHEVRON	8246 W THUNDERBIRD	85345	LUST
SUN CITY	1004675200	CITATION CLEANERS	10050 W BELL RD STE 34	85351	RCRIS-SQG, FINDS
SUN CITY	1004674036	MOBIL OIL CORP SS MYH	9906 THUNDERBIRD RD NWC	85351	RCRIS-SQG, FINDS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

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

Date of Government Version: 01/29/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/07/04

Date Made Active at EDR: 02/27/04

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/06/04

Elapsed ASTM days: 21

Date of Last EDR Contact: 02/06/04

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/26/04

Date Made Active at EDR: 04/02/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04

Elapsed ASTM days: 11

Date of Last EDR Contact: 03/22/04

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/26/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/04
Elapsed ASTM days: 11
Date of Last EDR Contact: 03/22/04

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/04
Date Made Active at EDR: 04/15/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/25/04
Elapsed ASTM days: 21
Date of Last EDR Contact: 03/08/04

RCRIS: Resource Conservation and Recovery Information System

Source: EPA
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/09/04
Date Made Active at EDR: 04/02/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/18/04
Elapsed ASTM days: 15
Date of Last EDR Contact: 01/19/04

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

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

Date of Government Version: 12/31/03
Date Made Active at EDR: 03/12/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/26/04
Elapsed ASTM days: 46
Date of Last EDR Contact: 01/26/04

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

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

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/16/04
Date of Next Scheduled EDR Contact: 06/14/04

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/09/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/06/04
Date of Next Scheduled EDR Contact: 05/01/04

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/09/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/18/03
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/15/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/05/04
Date of Next Scheduled EDR Contact: 07/05/04

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/05/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/04
Date of Next Scheduled EDR Contact: 06/28/04

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/12/04
Date of Next Scheduled EDR Contact: 05/24/04

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/30/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/09/04
Date of Next Scheduled EDR Contact: 05/10/04

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-692-8801

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

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

STORMWATER: Storm Water General Permits

Source: Environmental Protection Agency
Telephone: 202 564-0746

A listing of all facilities with Storm Water General Permits.

Date of Government Version: N/A
Database Release Frequency: Quarterly

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

INDIAN RESERV: Indian Reservations

Source: USGS
Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/02/04
Date of Next Scheduled EDR Contact: 05/10/04

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Demonstration Pilots—minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients—States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/15/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/15/04
Date of Next Scheduled EDR Contact: 06/14/04

RMP: Risk Management Plans

Source: Environmental Protection Agency
Telephone: 202-564-8600

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Database Release Frequency: N/A

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/08/04
Date of Next Scheduled EDR Contact: 06/07/04

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 03/23/04
Date of Next Scheduled EDR Contact: 06/21/04

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/05/04
Date of Next Scheduled EDR Contact: 06/07/04

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 01/21/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/04
Date of Next Scheduled EDR Contact: 04/19/04

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/30/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/22/04
Date of Next Scheduled EDR Contact: 06/21/04

STATE OF ARIZONA ASTM STANDARD RECORDS

SPL: Superfund Program List

Source: Department of Environmental Quality
Telephone: 602-771-4360

The list is representative of the sites and potential sites within the jurisdiction of the Superfund Program Section.

It is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites; 2) Potential WQARF Registry sites; 3) NPL sites; and 4) Department of Defense sites requiring SPS oversight.

Date of Government Version: 05/23/03
Date Made Active at EDR: 06/26/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/02/03
Elapsed ASTM days: 24
Date of Last EDR Contact: 03/05/04

SHWS: ZipAcids List

Source: Department of Environmental Quality
Telephone: 602-771-4360

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

Date of Government Version: 01/03/00
Date Made Active at EDR: 05/16/00
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 04/11/00
Elapsed ASTM days: 35
Date of Last EDR Contact: 01/19/04

SWF/LF: Directory of Solid Waste Facilities

Source: Department of Environmental Quality
Telephone: 602-771-4132

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

Date of Government Version: 11/04/03
Date Made Active at EDR: 03/09/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/20/04
Elapsed ASTM days: 18
Date of Last EDR Contact: 03/29/04

LUST: Leaking Underground Storage Tank Listing

Source: Department of Environmental Quality
Telephone: 602-771-4345

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

Date of Government Version: 02/01/04
Date Made Active at EDR: 03/18/04
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/25/04
Elapsed ASTM days: 22
Date of Last EDR Contact: 02/09/04

UST: Underground Storage Tank Listing

Source: Department of Environmental Quality
Telephone: 602-771-4345

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/01/04
Date Made Active at EDR: 03/15/04
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/09/04
Elapsed ASTM days: 35
Date of Last EDR Contact: 02/09/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WQARF: Water Quality Assurance Revolving Fund Sites

Source: Department of Environmental Quality
Telephone: 602-771-4360

Sites which may have an actual or potential impact upon the waters of the state, cause by hazardous substances.

The WQARF program provides matching funds to political subdivisions and other state agencies for clean-up activities.

Date of Government Version: 07/01/03
Date Made Active at EDR: 09/29/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 08/11/03
Elapsed ASTM days: 49
Date of Last EDR Contact: 03/26/04

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: 02/25/04
Date Made Active at EDR: 03/18/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/01/04
Elapsed ASTM days: 17
Date of Last EDR Contact: 02/23/04

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: Environmental Protection Agency
Telephone: 415-972-3372

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

Date of Government Version: 02/09/04
Date Made Active at EDR: 02/27/04
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/10/04
Elapsed ASTM days: 17
Date of Last EDR Contact: 01/27/04

STATE OF ARIZONA ASTM SUPPLEMENTAL RECORDS

AST: List of Aboveground Storage Tanks

Source: Department of Building & Fire Safety
Telephone: 602-364-1003

Aboveground storage tanks that the Dept. of Building & Fire Safety have permitted.

Date of Government Version: 12/31/00
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/12/04
Date of Next Scheduled EDR Contact: 07/20/04

SPILLS: Hazardous Material Logbook

Source: Department of Environmental Quality
Telephone: 602-771-4153

Chemical spills and incidents referred to the Emergency Response Unit.

Date of Government Version: 06/30/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/29/04
Date of Next Scheduled EDR Contact: 06/28/04

DOD: Department of Defense Sites

Source: Department of Environmental Quality
Telephone: 602-771-4360

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

Date of Government Version: 07/01/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/26/04
Date of Next Scheduled EDR Contact: 06/21/04

WWFAC: Waste Water Treatment Facilities

Source: Department of Environmental Quality
Telephone: 602-771-4623

Statewide list of waste water treatment facilities.

Date of Government Version: 07/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 02/23/04
Date of Next Scheduled EDR Contact: 05/24/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AQUIFER: Waste Water Treatment Facilities

Source: Department of Environmental Quality

Telephone: 602-771-4623

Waste Water Treatment Facilities with APP (Aquifer Protection Permits.)

Date of Government Version: 02/25/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/26/03

Date of Next Scheduled EDR Contact: 04/26/04

DRY WELLS: Drywell Registration

Source: Department of Environmental Quality

Telephone: 602-771-4686

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

Date of Government Version: 12/01/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/22/04

Date of Next Scheduled EDR Contact: 06/21/04

AZ AIRS: Arizona Airs Database

Source: Department of Environmental Quality

Telephone: 602-771-2344

Arizona major (has the potential to emit over 100 tons of criteria pollutant) and minor (below 100 tons) sources.

Date of Government Version: 02/17/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04

Date of Next Scheduled EDR Contact: 05/01/04

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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BROWNFIELDS DATABASES

AUL: DEUR Database

Source: Department of Environmental Quality

Telephone: 602-771-4398

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

DEUR: Declaration of Environmental Use Restriction. A restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. VEMUR: Voluntary Environmental Mitigation Use Restriction. A restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant.

Date of Government Version: 01/20/04

Database Release Frequency: Varies

Date of Last EDR Contact: 01/20/04

Date of Next Scheduled EDR Contact: 04/19/04

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Demonstration Pilots—minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients—States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

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

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

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

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Child Care Facilities & Group Homes

Source: Department of Health Services

Telephone: 602-674-4220

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

STREET AND ADDRESS INFORMATION

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APPENDIX C

EDR Topographic Maps



EDR™ Environmental
Data Resources Inc

**The EDR-Historical
Topographic Map
Report**

**New River Bank Project
New River Bank Project
Peoria, AZ 85381**

April 22, 2004

Inquiry Number: 1172611-1

**The Standard
In Environmental
Risk Management
Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Quadrangle Relation Chart

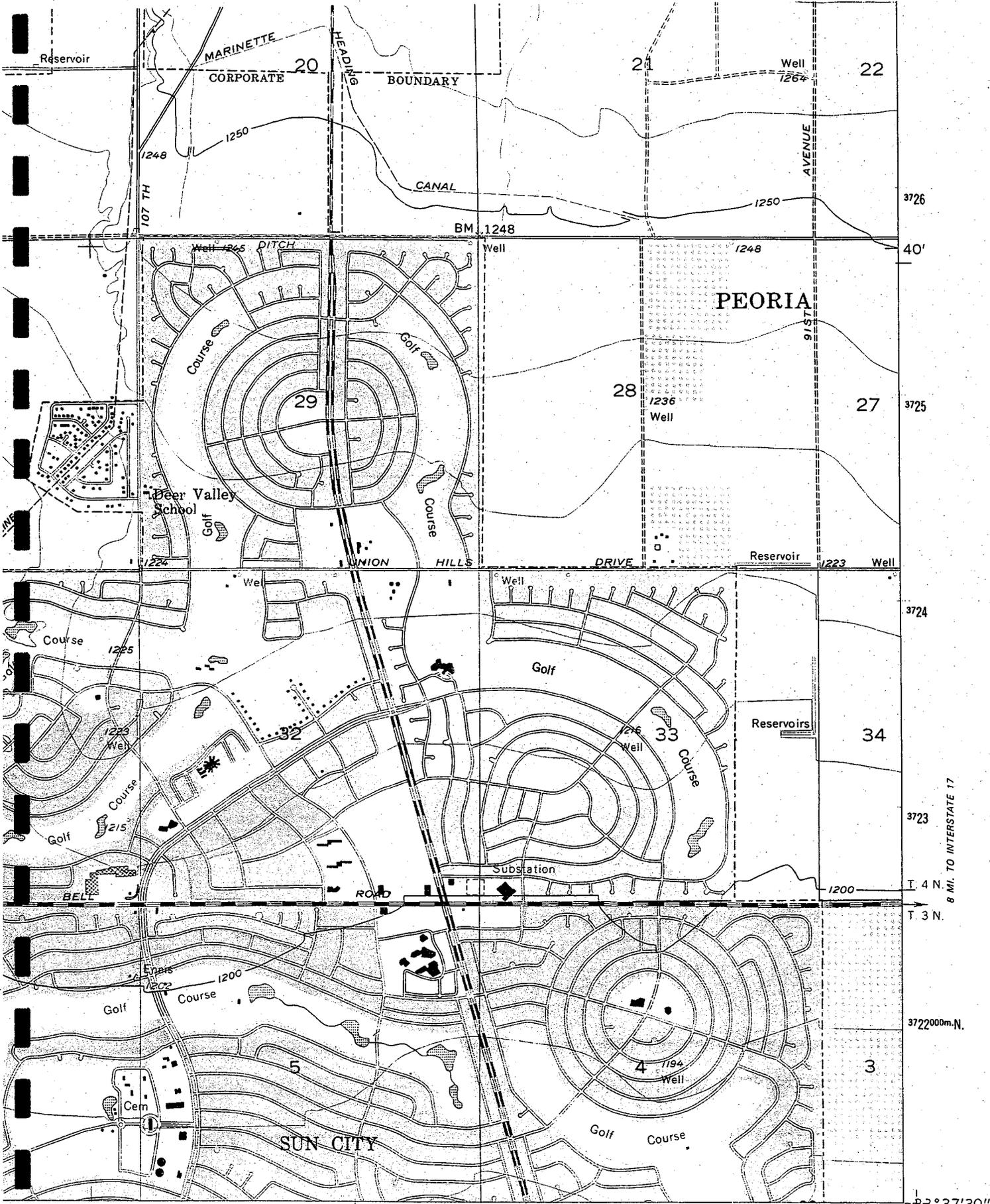
Inquiry # 1172611-1

Calderwood
Butte

Hedgepeth
Hills

El Mirage

Glendale



380 17'30" 381 382

372000m.N. 3723 3724 3725 3726

8 MI. TO INTERSTATE 17

T. 4 N. T. 3 N.

383° 37' 30" 112° 15'

383000m.E.

● INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1982

ROAD CLASSIFICATION

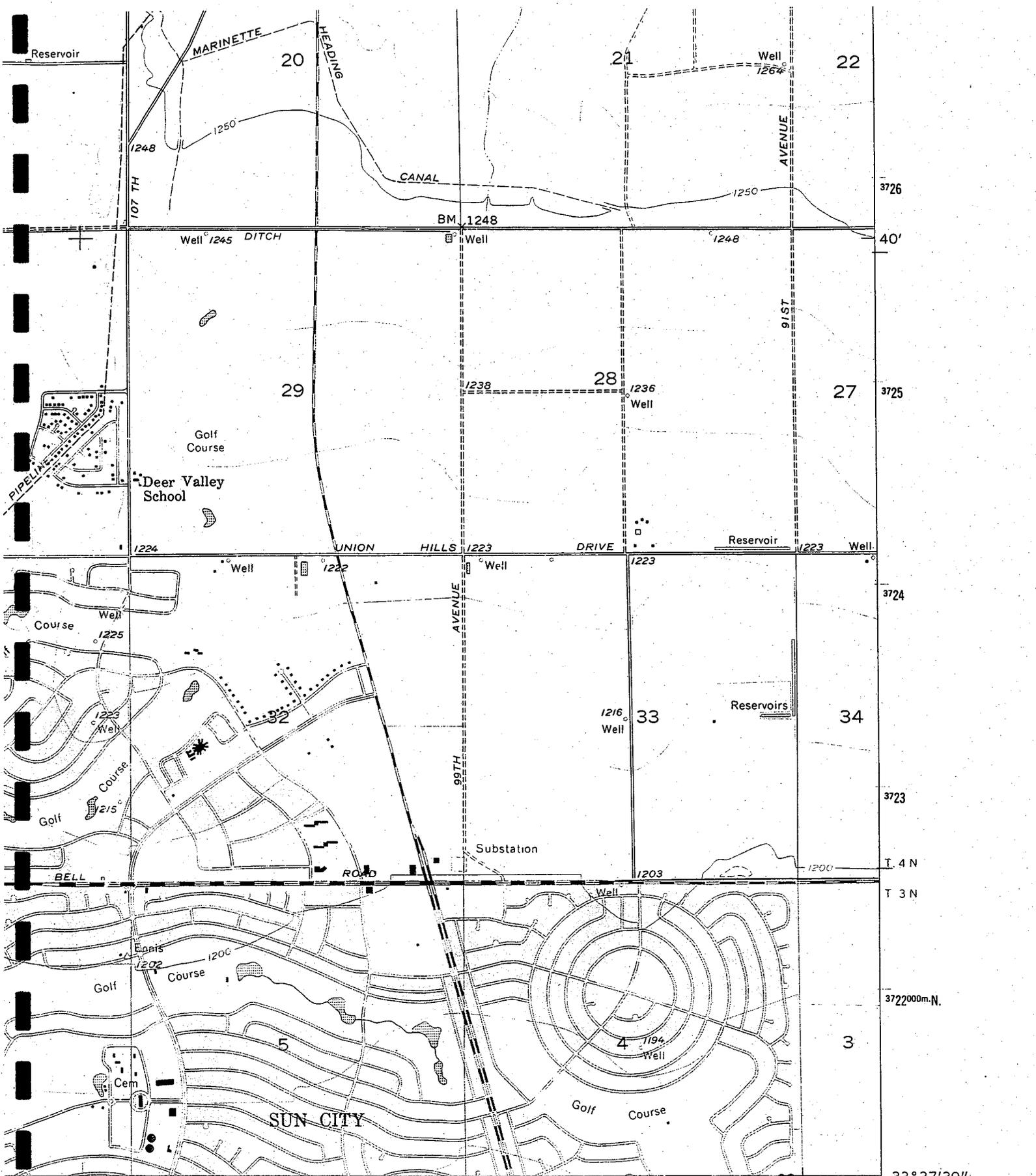
Heavy-duty	—————	Light-duty	—————
Medium-duty	—————	Unimproved dirt	-----

MAP ROOM
Re. & M. 11
PC.

(GLENDALE)
355, 11 SW

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad CALDERWOOD BUTTE, AZ
Minute Series 7.5 15 30 30x60
Year 1981 Provisional Edition Revised
 Photorevised Inspected from 1957
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 1:62,500 1:100,000 1:125,000



380 17'30" 381 382 383000m.E. 112° 15' 33° 37'30" 3722000m.N.

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1977

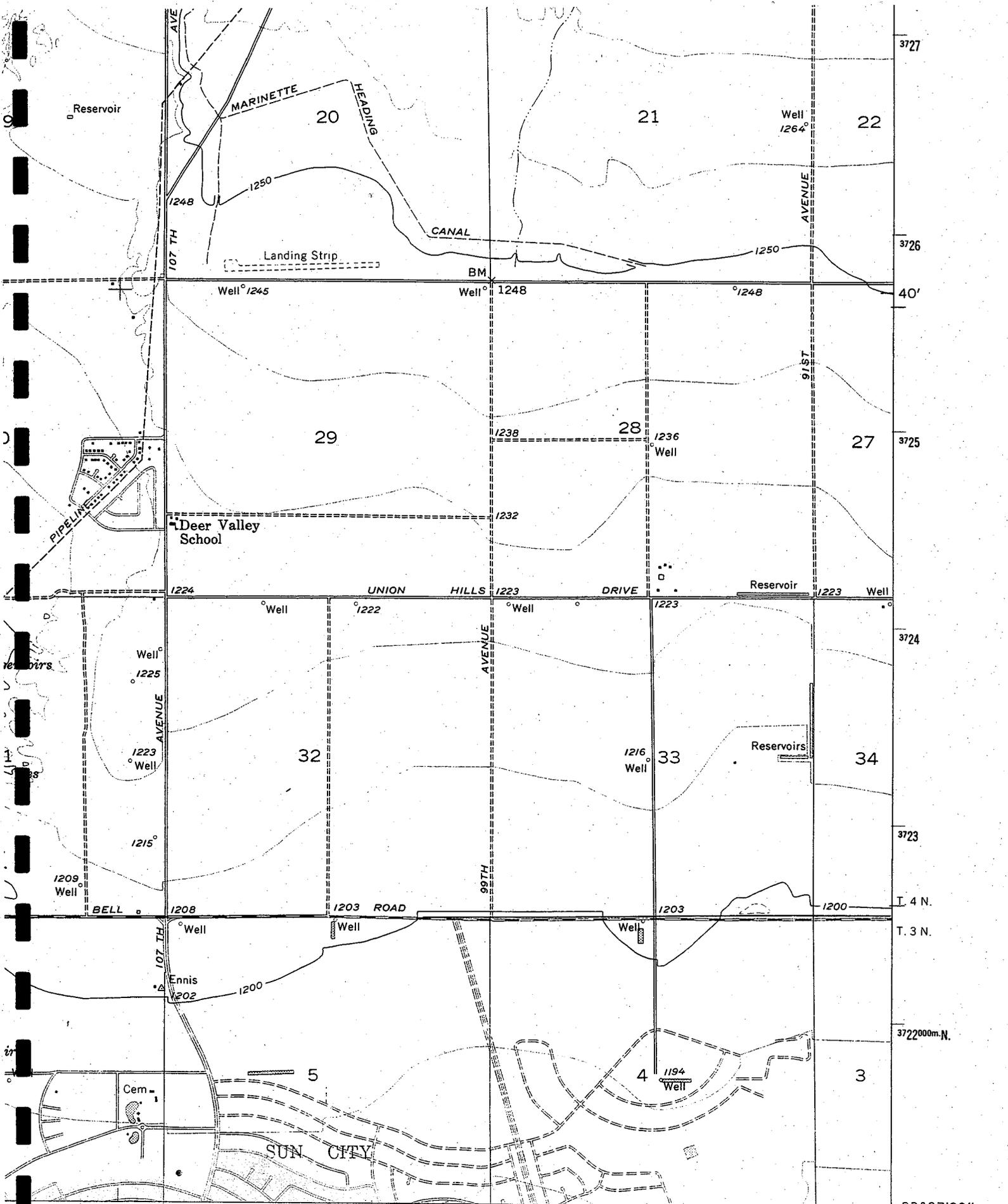
ROAD CLASSIFICATION

Heavy-duty	—————	Light-duty	—————
Medium-duty	—————	Unimproved dirt	-----
	—●—	U.S. Route	—○—
	—○—	State Route	

(GLENDALE)
3551 / SW

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad CALDERWOOD BUTTE, AZ
Minute Series 7.5 15 30 30x60
Year 1974 Provisional Edition Revised
 Photorevised Inspected from 1957
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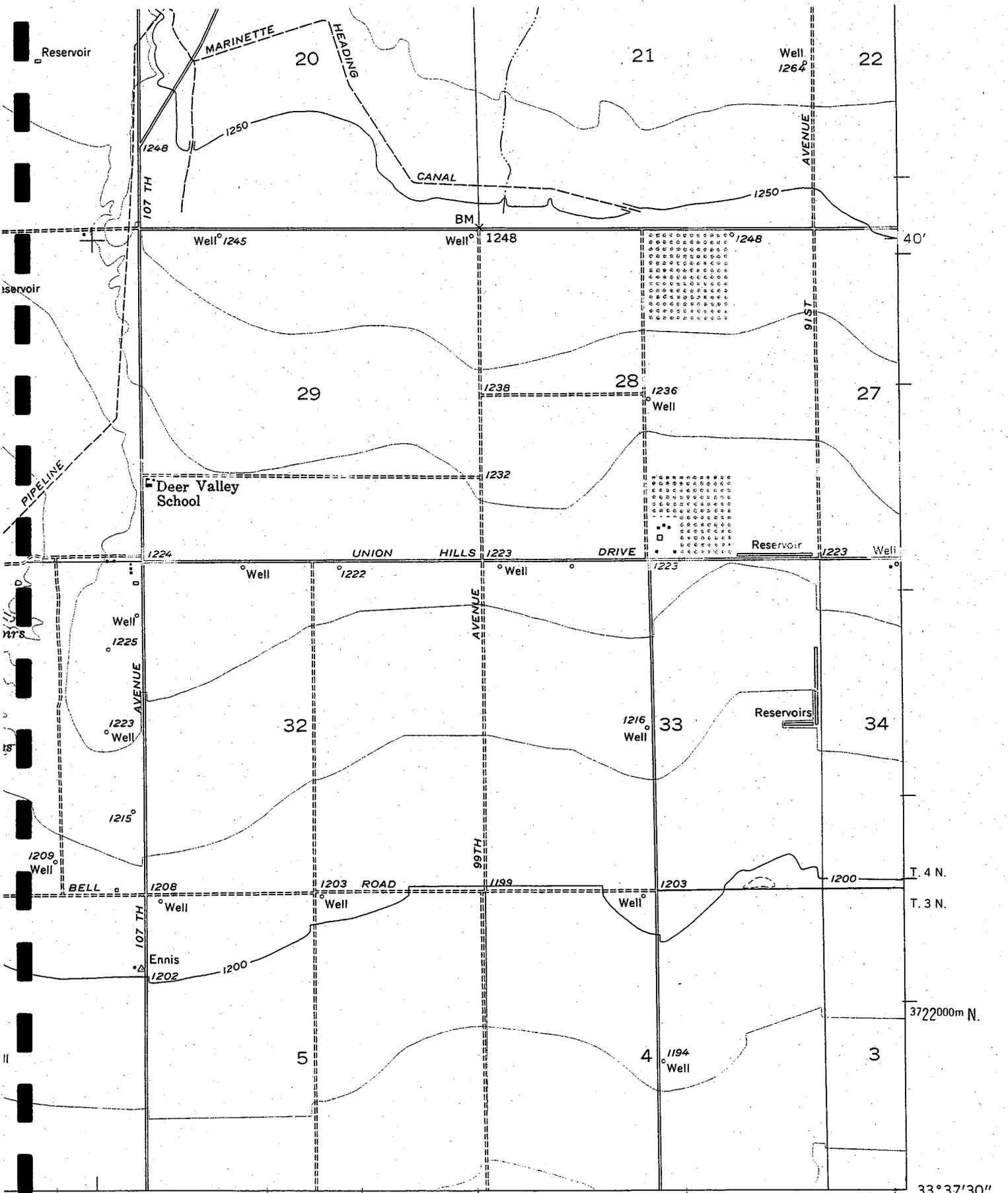
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383000m.E.

ROAD CLASSIFICATION

(GLENDA
3551)

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

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Minute Series 7.5 15 30 30x60
Year 1971 Provisional Edition Revised
 Photorevised Inspected from 1957
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 1:62,500 1:100,000 1:125,000



17'30" INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D. C.-1958-NS MR 1501 383000m.E. 33°37'30" 112°15' 3722000m.N. (GLENDALE)

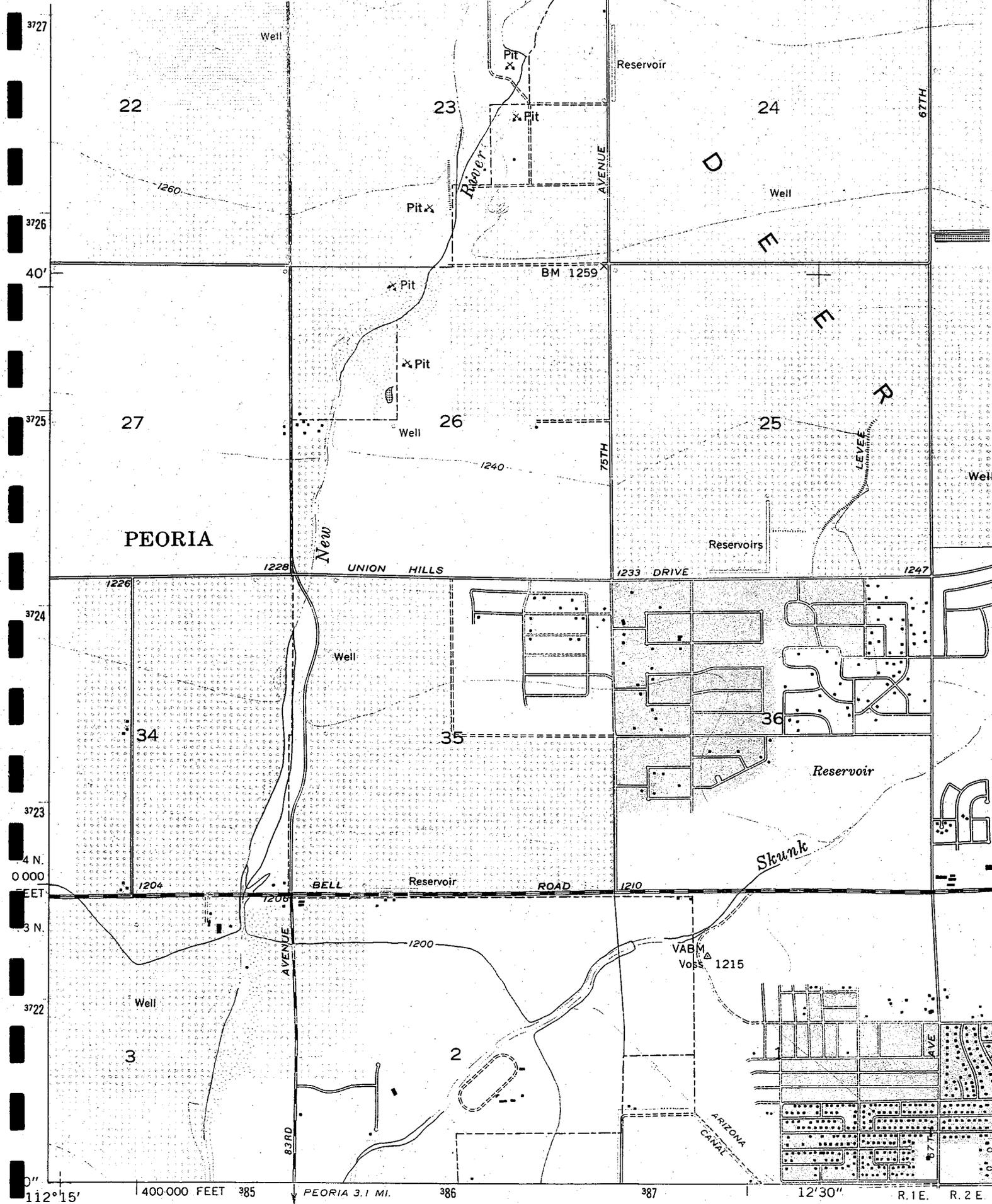
ROAD CLASSIFICATION

Heavy-duty	—————	Light-duty	—————
Medium-duty	—————	Unimproved dirt	-----
	⌒	⌒	
	U.S. Route	State Route	

MILE

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad CALDERWOOD BUTTE, AZ
Minute Series 7.5 15 30 30x60
Year 1957 Provisional Edition Revised
 Photorevised Inspected from _____
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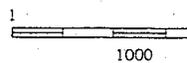


Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography from aerial photographs by Kelsh plotter and by planetable surveys 1957. Aerial photographs taken 1954.

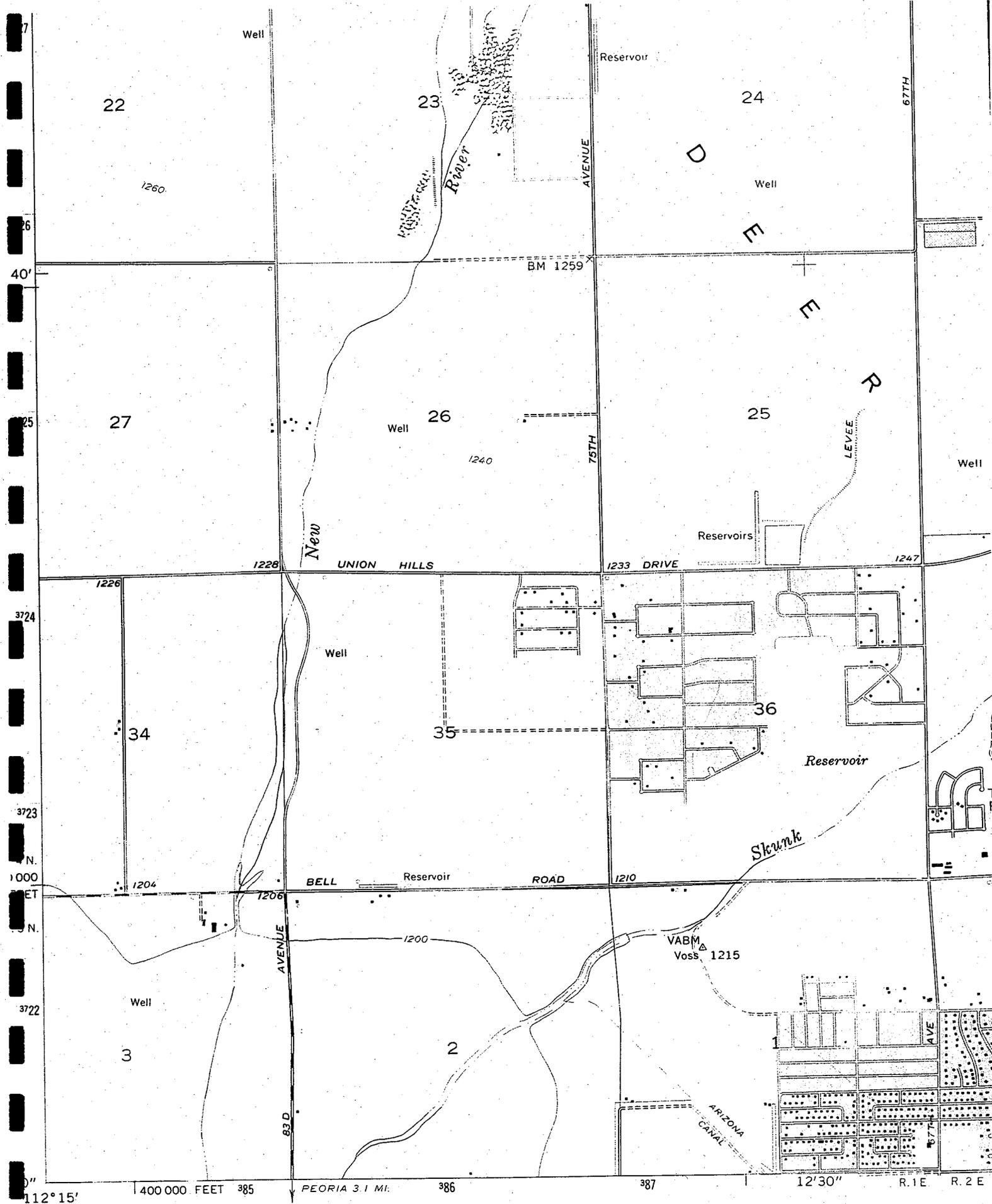
MAP ROOM



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Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

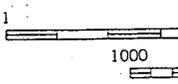
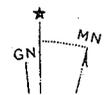
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Minute Series 7.5 15 30 30x60
Year 1981 Provisional Edition Revised
 Photorevised Inspected from 1957
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 1:62,500 1:100,000 1:125,000



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by Kelsh plotter and by planetable surveys 1957. Aerial photographs taken 1954



7
26
40'
25
3724
3723
N.
1000
ET
N.
3722
3721
112° 15'

400 000 FEET 385 PEORIA 3.1 MI. 386 387 12' 30" R.1E R.2E

Inquiry Number: 1172611.1

TP Quad

Adj Quad

↑N

Quad HEGEPETH HILLS, AZ

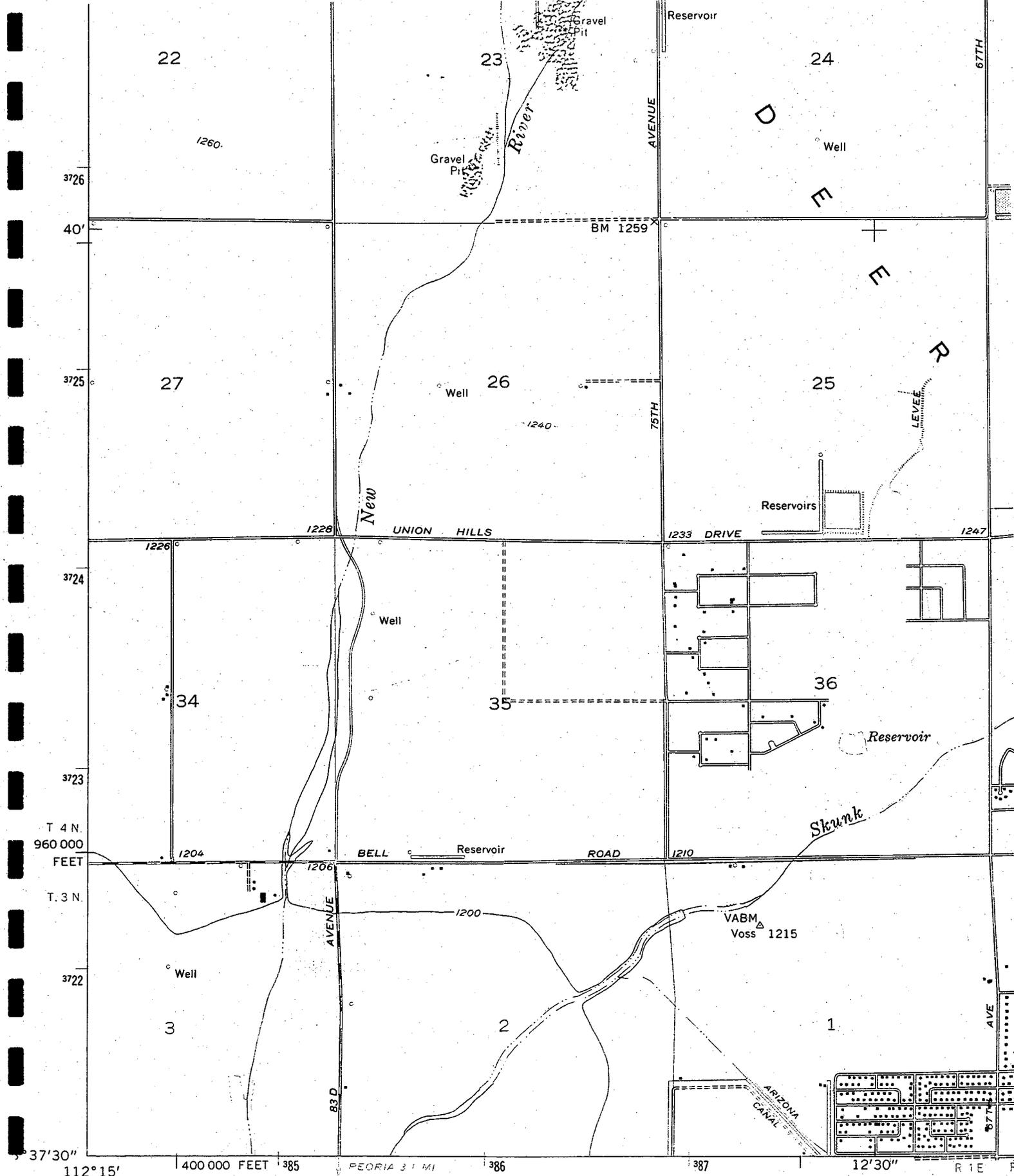
Minute Series 7.5 15 30 30x60

Year 1974 Provisional Edition Revised

Photorevised Inspected from 1957

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1:62,500 1:100,000 1:125,000

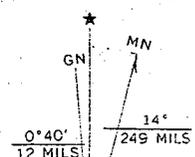


T 4 N.
960 000
FEET

T. 3 N.

37'30"

Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS
 Topography from aerial photographs by Kelsh plotter
 and by planetable surveys 1957. Aerial photographs taken 1954
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on Arizona coordinate system,



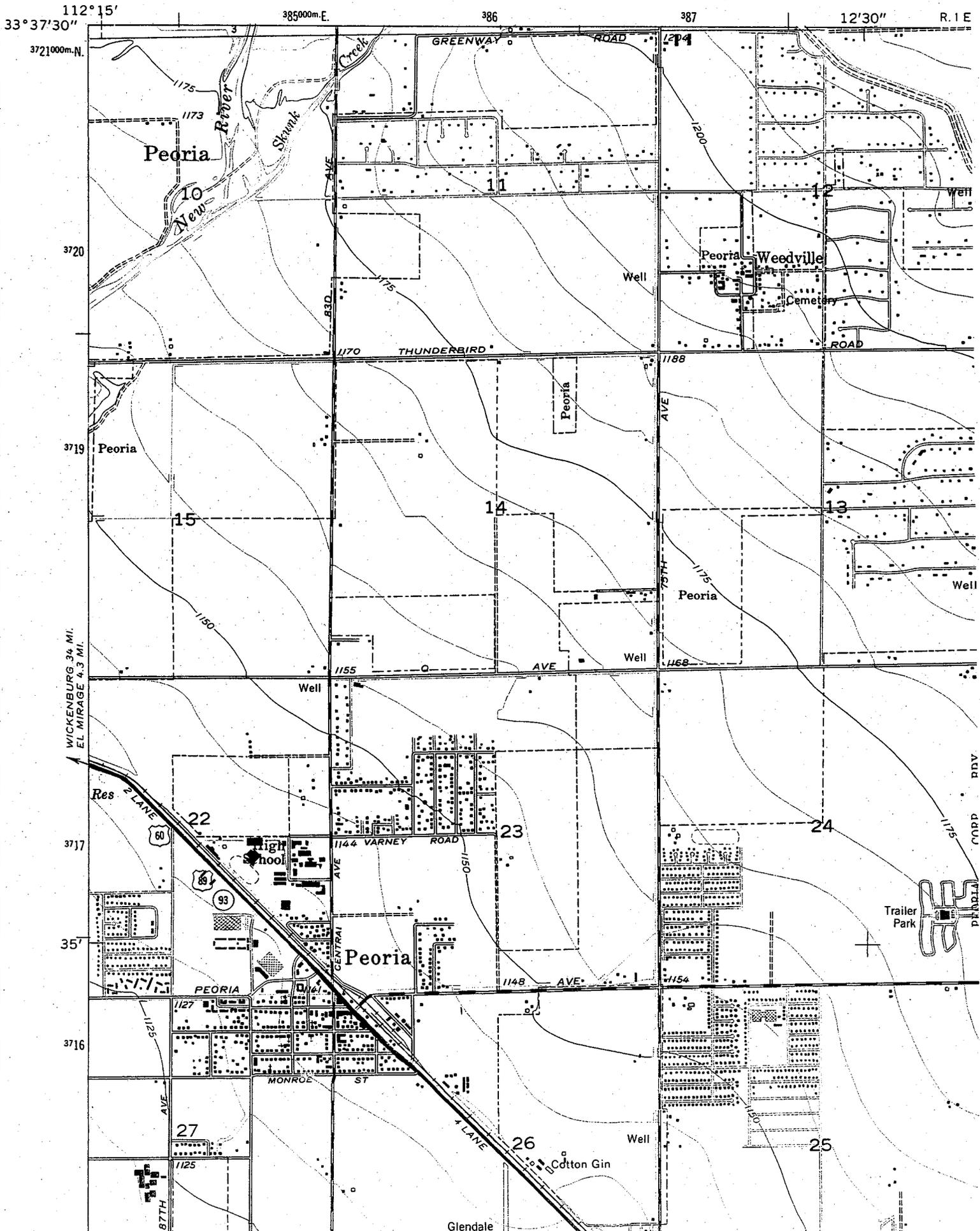
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31 III SE

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

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Minute Series 7.5 15 30 30x60
Year 1971 Provisional Edition Revised
 Photorevised Inspected from 1957
 1:24,000 1:25,000 1:31,680 1:50,000
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JTTE

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



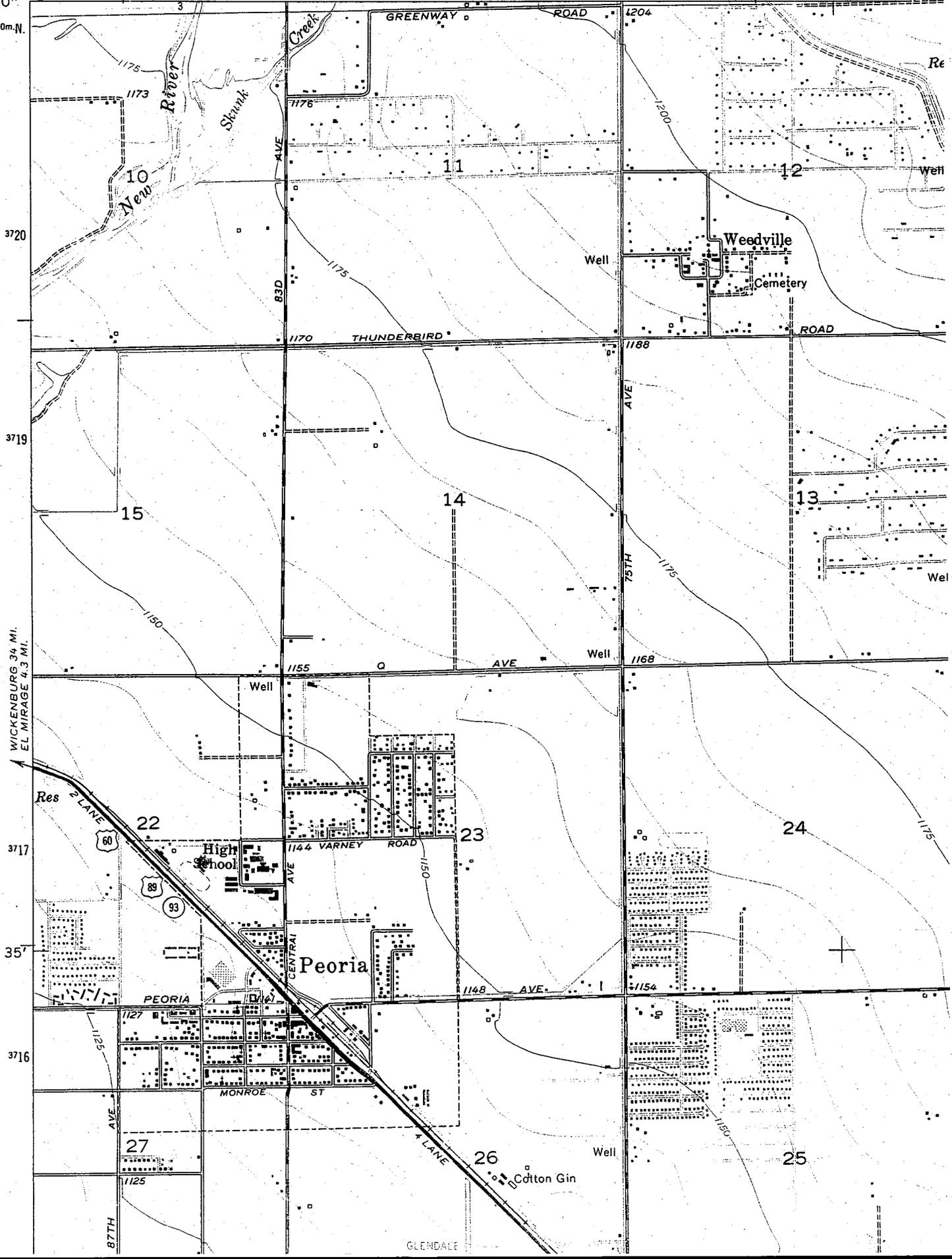
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Quad GLENDALÉ, AZ
Minute Series 7.5 15 30 30x60
Year 1982 Provisional Edition Revised
 Photorevised Inspected from 1957
 1:24,000 1:25,000 1:31,680 1:50,000
 1:62,500 1:100,000 1:125,000

JTTE

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

112°15' 385000m.E. 386 387 12'30" R 1 E
33°37'30" 3721000m.N.



WICKENBURG 3.4 MI.
EL MIRAGE 4.3 MI.

GLENDALE

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad GLENDALÉ, AZ
Minute Series 7.5 15 30 30x60
Year 1979 Provisional Edition Revised
 Photorevised Inspected from 1957
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Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad GLENDALÉ, AZ
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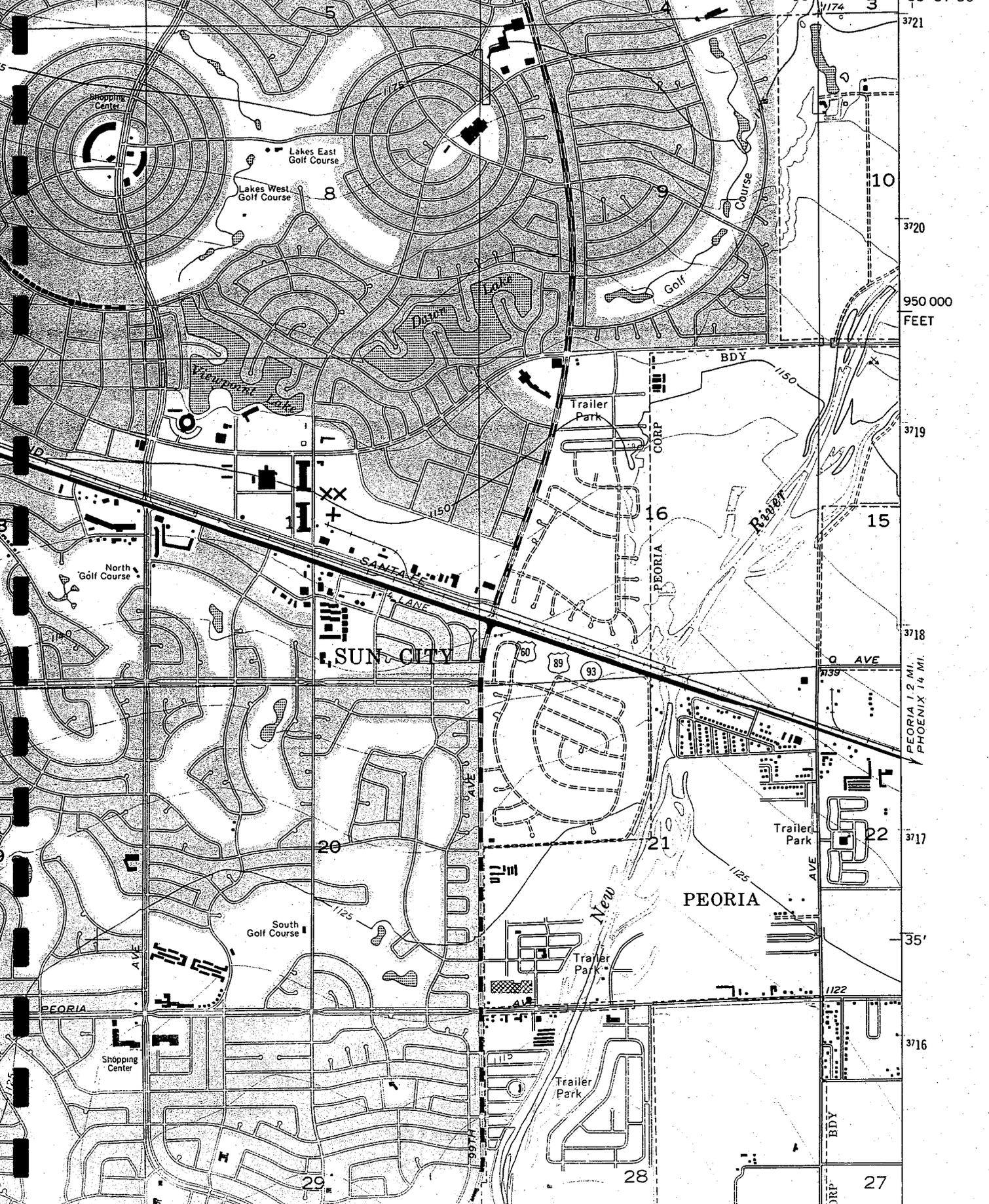
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TP Quad Adj Quad ↑N

Quad GLENDALÉ, AZ
Minute Series 7.5 15 30 30x60
Year 1957 Provisional Edition Revised
 Photorevised Inspected from _____
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 1:62,500 1:100,000 1:125,000

EL MIRAGE QUADRANGLE
 ARIZONA—MARICOPA CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

3551 1 NW
 (HEDGEETH HILLS)

R. E. 17'30" 381 390 000 FEET 382 383 112° 15' 33° 37'30"



PEORIA 1.2 MI.
 PHOENIX 14 MI.

Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad EL MIRAGE, AZ
Minute Series 7.5 15 30 30x60
Year 1982 Provisional Edition Revised
 Photorevised Inspected from 1957
 1:24,000 1:25,000 1:31,680 1:50,000
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EL MIRAGE QUADRANGLE
ARIZONA—MARICOPA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

3551 II NW
(HEDGPETH)

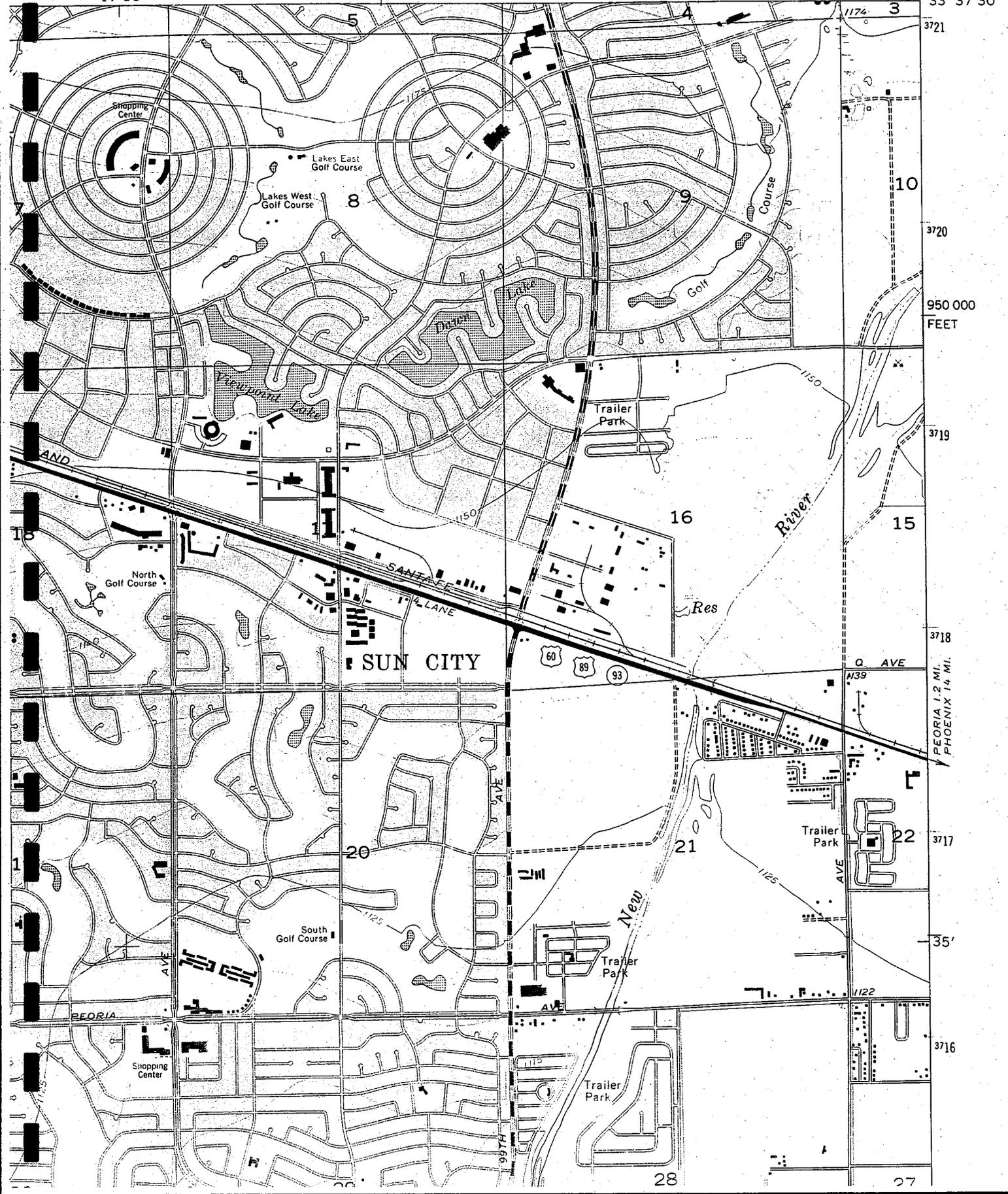
R. 1 E 17'30"

381

390 000 FEET 382

383

112° 15' 33' 37" 30"



950 000
FEET

PEORIA 12 MI.
PHOENIX 14 MI.

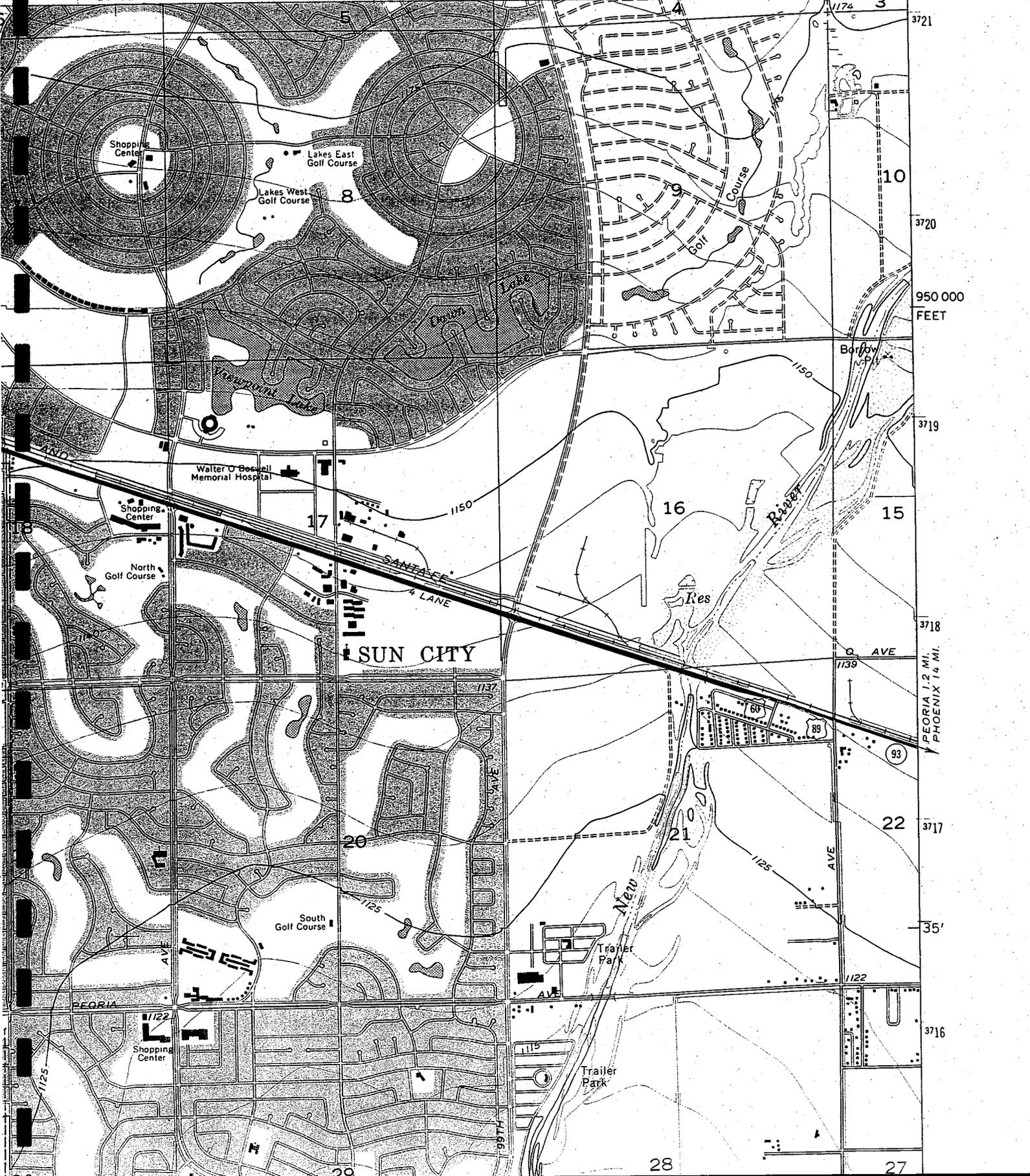
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Quad EL MIRAGE, AZ
Minute Series 7.5 15 30 30x60
Year 1974 Provisional Edition Revised
 Photorevised Inspected from 1957
 1:24,000 1:25,000 1:31,680 1:50,000
 1:62,500 1:100,000 1:125,000

EL MIRAGE QUADRANGLE
ARIZONA—MARICOPA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

3551 11
(HEDGEPE)

R. 1 E. 17'30" 381 | 390 000 FEET 382 383 112° 15' 33° 37' 30"



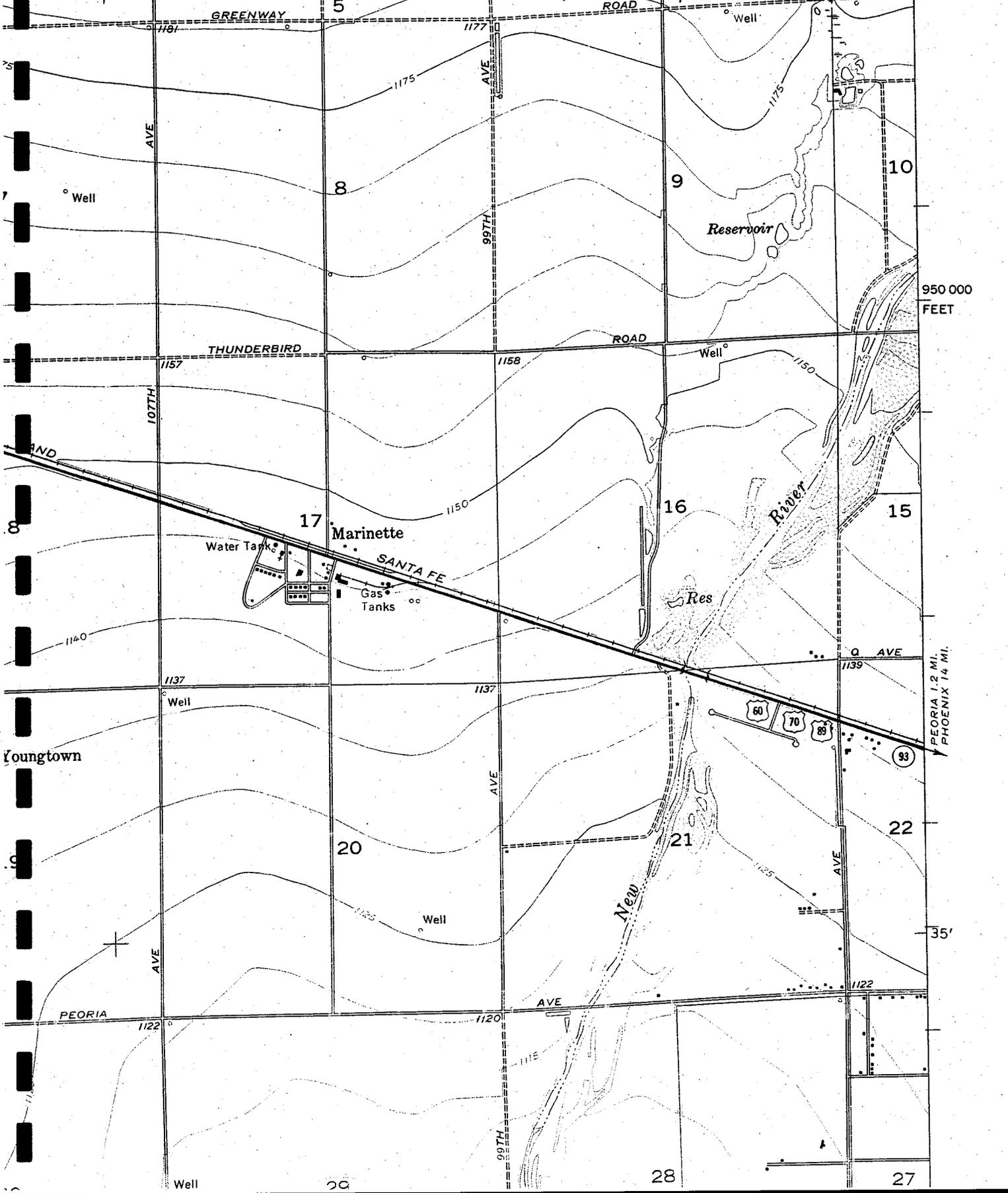
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Minute Series 7.5 15 30 30x60
Year 1971 Provisional Edition Revised
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 1:24,000 1:25,000 1:31,680 1:50,000
 1:62,500 1:100,000 1:125,000

EL MIRAGE QUADRANGLE
 ARIZONA-MARICOPA CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

(HEDGEPET)

R. 1 E. 17'30" 390 000 FEET 112° 15' 33' 37" 30"



Inquiry Number: 1172611.1
TP Quad Adj Quad ↑N

Quad EL MIRAGE, AZ
Minute Series 7.5 15 30 30x60
Year 1957 Provisional Edition Revised
 Photorevised Inspected from _____
 1:24,000 1:25,000 1:31,680 1:50,000
 1:62,500 1:100,000 1:125,000

Environmental Data Resources, Inc. Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2 page 12.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

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APPENDIX D

Qualifications of Environmental Professionals

CHRISTINE M. AGUIRRE

Staff Professional II

Summary of Experience

Ms. Aguirre has experience in various aspects of environmental consulting, including Phase I Environmental Site Assessments, emissions, drinking water remediation and hazardous waste research. Ms. Aguirre has conducted several Phase I ESAs, a study of the emissions from portable gasoline containers, researched the health effects of arsenic on humans, and developed a 2003 Hazardous Waste Source Reduction Plan.

Education

B.S. Environmental Engineering, University of California, Riverside
Minor in Environmental Science

Training

40-hour OSHA Hazardous Waste Health and Safety Training

Select Project Experience

A representative selection of Ms. Aguirre's project experience is included below.

Cottonfields Golf Community, Phoenix, Arizona - Conducted a Phase I Environmental Site Assessment on 280 acres of land that consisted of numerous vacant lots along with residential houses in various stages of development.

North of Camelback Road at 147th Ave, Goodyear, Arizona - Conducted a Phase I Environmental Site Assessment on 87 acres of native desert land.

Palm Valley Phase V, Goodyear, Arizona - Conducted a Phase I Environmental Site Assessment on 744 acres of land that consisted primarily of agricultural land.

Fluoroseal, Riverside, California - Inventory of U.S. Emissions from Portable Gasoline Containers - Conducted a study of the emissions from portable gasoline containers. This included creating a methodology modeled after the California Air Resources Board's process for calculating California's inventory of portable gasoline container emissions. Utilized the U.S. Census Bureau's County Business Patterns, and the Environmental Protection Agency's NONROAD model

General Electric, Ontario, California - Remediation of Arsenic in Drinking Water - Researched the health effects of arsenic on humans, and studied current existing arsenic removal technologies being implemented throughout the world. Performed experimental tests using ASTMs on both an ion exchange column and a combined coagulation and filtration system to assess their efficiency in removing arsenic from drinking water.

CHRISTINE M. AGUIRRE

Staff Professional II

Hazardous Waste Source Reduction Plan, California - Developed a 2003 Hazardous Waste Source Reduction Plan. Determined which hazardous waste streams contributed to at least five percent of the total generated waste. Evaluated major hazardous waste stream contributors so that methods can be developed to reduce their contribution to the waste stream.

MICHEL A. HULST, R.G.

Environmental Department Manager

Summary of Experience

Mr. Hulst has over 10 years of experience in environmental/engineering consulting including over eight years of groundwater experience. He has managed projects and work assignments for groundwater investigations and remedial actions in WQARF areas, Federal Superfund Site Remediation, UST investigations, several Aquifer Protection Permitting Investigations, landfill gas monitoring, and contaminated soil investigations at various industrial, commercial and agricultural sites. His responsibilities include groundwater monitoring and assessment, installation of groundwater monitoring wells, soil and water sampling, collection and interpretation of field data, analysis of aquifer tests, and preparation of databases and reports. In addition, Mr. Hulst has significant experience in a variety of projects which required the application of geotechnical concepts and methods.

Mr. Hulst has experience conducting environmental studies and hydrogeologic characterization at mining facilities, including hydrogeologic studies for sitings of tailings dam and heap/dump leach facilities. He has supervised the installation of numerous monitoring wells at mining facilities. Mr. Hulst has prepared, and assisted in the preparation of, Remedial Investigation and Remedial Action Plans, site characterization studies for leaking underground storage tank investigations and EPA Level B, C and D hazardous materials investigations. Additionally, Mr. Hulst's experience includes both surface and groundwater hydrogeology studies, design and execution of aquifer tests, contaminant migration, stream gauging and sampling and permitting. Mr. Hulst's landfill experience includes involvement with geotechnical design, aquifer protection permit (APP) investigation, design and installation of groundwater quality monitoring systems and production water wells, as well as modeling.

Mr. Hulst has a working knowledge of various software applications, including ArcView (GIS), Microsoft Office, Windows, Visual Modflow, and Ground Water Vistas, Hydraulic Evaluation Landfill Performance (HELP).

Education

BS Environmental Geology, State University of New York at New Paltz, 1992
PC Applications of Groundwater Modeling and GIS - NGWA Short Course September 1999
San Francisco, CA
Graduate Course Work in Hydrogeology and Scanning Electron Microscopy

Certifications & Registrations

Registered Geologist, Arizona #37750, 2002

MICHEL A. HULST, R.G.

Environmental Department Manager

Professional Affiliations

Arizona Hydrological Society - President
National Ground Water Association – Member
Association of Engineering Geologists – Member
American Bar Association - Associate

Select Project Experience

A representative selection of Mr. Hulst's project experience is included below.

Groundwater Services

Confidential Client. Project Manager for Hydrologic/Well Siting Study. Mr. Hulst responsibilities included client coordination, scheduling field personnel as well as preparing bid specifications for drilling and outside services. In addition, Mr. Hulst was responsible for the preparation of the site conceptual model as well as preliminary work for the numerical groundwater model.

Central Arizona Project, Agua Fria Recharge Project. Project Hydrogeologist for the installation of two groundwater monitoring wells and one piezometer to monitor recharge of the Agua Fria Project. In addition to preparing drilling specifications and subcontractor coordination Mr. Hulst was also responsible for subcontractor coordination, billing preparation and field personnel scheduling.

Tucson Arizona Shannon Road Rillito Creek WQARF Site Remedial Investigation. Mr. Hulst has conducted field investigations at this site which included aerial photo review, groundwater sampling, transducer and data logger installation, well rehabilitation, geophysical logging and video logging. In addition, Mr. Hulst was responsible for subcontractor coordination and budget tracking. Mr. Hulst also coordinated the Investigative Derived Waste (IDW) activities as well as performed technical review of previous reports, boring logs, groundwater chemical analysis, geophysical logs and video logs.

7th Street and Arizona Avenue WQARF Registry Site, Tucson, Arizona. Mr. Hulst managed this WQARF project under contract with the Arizona Department of Environmental Quality. This project included conducting Early Response Action activities at this site. The project involved data review/summary, workplan, QAPP and Health and Safety Plan preparation, passive soil gas survey, well installation, groundwater sampling and reporting.

MICHEL A. HULST, R.G.

Environmental Department Manager

16th Street and Camelback Road WQARF Registry Site, Phoenix, Arizona. Mr. Hulst acted as Project Manager for this WQARF project under contract with the Arizona Department of Environmental Quality. This project included well installation, pilot testing, groundwater sampling, and reporting.

Payson Arizona WQARF Site Remedial Investigation. Mr. Hulst conducted extensive field work at this site which included logging mud rotary drilled exploration boreholes, installation of **33 groundwater monitor wells up to 400 feet deep**, geophysical logging, groundwater sampling and extensive aquifer testing. Mr. Hulst conducted technical reviews and evaluations of boring logs, geophysical logs, well hydrographs, groundwater chemical analyses, driller reports and aquifer testing reports. Mr. Hulst was a key team member in the development of the site conceptual model.

Arizona Department of Environmental Quality. Hydrogeologist for several projects located in various WQARF areas in Phoenix and Tucson. Responsibilities on these projects included **drilling and installing groundwater monitor wells**, soil sampling and analysis using on site labs, groundwater sampling, sampling using HydroPunch™ tools, creating groundwater contour maps, groundwater assessment and writing reports.

Federal Superfund site in Tucson, Arizona. Geologist responsible for monitoring groundwater remediation of TCE. Work involved the preparation of quarterly status reports on the progress of remediation and regular client updates. Responsibilities included writing a report summarizing the history of environmental investigations at the site and developing and implementing a work plan to investigate potential sources of vadose zone contamination. The vadose zone investigation included conducting soil gas sampling for volatile organic compounds. Other responsibilities included providing technical support to the project manager in negotiations between the client and U.S. EPA.

Aquifer Protection and Water Permitting Services

United Dairymen of Arizona. Project Hydrologist, responsibilities included data review, client coordination, pre-applications meetings with ADEQ, and preparation of the determination of applicability application. In addition, Mr Hulst was responsible for the coordination of field activities and project budgeting.

Confidential Client. Mr. Hulst was responsible for the preparation of the Aquifer Protection Permit for a power generation facility. Project tasks included evaluating existing groundwater and soil data, assessing geologic and hydrogeologic conditions, calculating site specific alert levels and aquifer water quality standards for Point of Compliance Wells, and developing groundwater monitoring plans.

MICHEL A. HULST, R.G.

Environmental Department Manager

Confidential Client. Mr. Hulst is responsible for the review of all water related permits associated with a power generation facility located in Arizona. Permits that are being reviewed include but were not limited to facility APP, general APP as it related to the water treatment facility, water reuse, and drilling permits. This project also includes the review of the evaporation pond design as it relates to BADCT requirements.

Aquifer Protection Permit Application Support, ASARCO Ray Complex, Pinal County, Arizona. Supervision of field drilling and sampling programs, data compilation, reduction and interpretation and geologic mapping.

Hydrogeologist for several Aquifer Protection Permitted (APP) Facilities including a large paper mill, two waste water treatment facilities, and a copper mine. Responsibilities included: evaluating existing groundwater and soil data, assessing geologic and hydrogeologic conditions, calculating site specific alert levels and aquifer water quality standards for Point of Compliance Wells, developing groundwater monitoring plans, writing portions of site assessment work plans for these facilities, conducting soil sampling for chemical and geotechnical analysis and collecting waste water samples.

Drainage/Stormwater

El Paso Natural Gas Pipeline, Yuma to Quartzsite, Arizona. Managed a primary task consisting of scour analysis of pipeline stream crossings using borehole and test pit data and the HEC-1 and HEC-2 watershed modeling programs.

El Paso Natural Gas Pipeline, Kingman, Arizona. Interpretation of seismic analysis and test pit data for a scour analysis of pipeline stream crossings.

Engineering Services

Elder Gulch Tailings Disposal Facility, ASARCO, Inc., Ray, Arizona. Responsible for the supervision of the installations of several compliance pneumatic piezometers at this site which were constructed in accordance with the Aquifer Protection Permit (APP) application.

Whiskey Springs Bridge, SR 87, Sunflower, Arizona. Conducted an investigation of the geology in and around Whiskey Springs Creek to gather technical information for the siting of the abutments for a 1,000-foot bridge. Mr. Hulst also supervised an extensive core drilling program for this project.

Round Mountain Gold, Tailings and Millsite Investigation, Nye County, Nevada. Responsible for completing a two-stage evaluation of a mountainous parcel for the expansion of an existing millsite and tailings facility. The project involved detailed

MICHEL A. HULST, R.G.

Environmental Department Manager

mapping, geotechnical investigation, client liaison and preparation of a soil permeability report.

7E/7F Rock Dump Impoundment, ASARCO Ray Complex, Pinal County, Arizona. Project duties included geologic mapping, interpretation of seismic data, and an extensive coring, drilling, piezometer installation, and test pit program.

Remediation Services

Tolleson Union High School. Project Manager for the remediation of soil and groundwater impacted by petroleum hydrocarbons at the Tolleson Union High School Transportation Facility, utilizing a soil ventilation and air-sparging system.

Branson's Resort, Parker, Arizona – Project manager for the remediation of soil and groundwater impacted by residual and dissolved phase petroleum hydrocarbons.

Price Service Center, Tucson, Arizona. Task manager for the installation of skimmer pumps for free product removal system. Mr. Hulst's responsibilities included technical data review, coordination with project manager and Tucson's Office of Environmental Management director and project hydrogeologist.

Design & Implementation of a Groundwater Purification System, One Camelback Building, Phoenix, Arizona. Field manager for the installation of a system design to dewater a 50-foot deep basement of a highrise structure in central Phoenix. The groundwater had been impacted with gasoline and VOCs and required iron removal, particulate filtration and final treatment by activated carbon prior to discharge into the storm sewer. Mr. Hulst was also involved with the preliminary design.

Planning Services

Durango Tire Fire Site, Phoenix, Arizona. Performed soil sampling and data evaluation, environmental analyses and report preparation for both the Phase II and Phase III investigations at this site.

Ron's Auto Repair, Pinetop, Arizona. Conducted a chemical characterization of on-site soils and a waste characterization program for sludges and unlabeled barrels. This project also included the removal of the drums and potentially-impacted soils.

Finley Farms Phase II Investigation, Gilbert, Arizona. Designed and executed an investigation for potential asbestos-containing materials, the presence and distribution of agri-chemicals in soil; characterization of an abandoned silage pit used for unauthorized waste disposal.

MICHEL A. HULST, R.G.

Environmental Department Manager

Overland Trails III, Phoenix, Arizona. Conducted field activities at this site which included soil sampling and analysis for agri-chemicals. The clients included Homes by Dave Brown and Continental Homes. This site is now known as the Union Hills Study Area.

CB Land, LLC, Mesa, Arizona. Performed a Phase I Environmental Site Assessment, data evaluation, and environmental analyses for a 36-acre parcel of undeveloped land.

Developer, Glendale, Arizona. Conducted Phase I Environmental Site Assessment and field activities which included soil sampling and analysis for agri-chemicals for a 150-acre citrus orchard.

Zeb Pierce Companies, Phoenix, Arizona. Conducted a Phase I Environmental Site Assessment and designed and executed an investigation for potential asbestos-containing materials for a 15-acre manufacturing/industrial site. In addition, Mr. Hulst conducted a geotechnical investigation for future development of warehouse space.

PEC, Inc., Scottsdale, Arizona. Conducted a Phase I Environmental Site assessment and characterization of on-site soils for a three-acre parcel of vacant land.

Solid Waste Services

City of Mesa, Mesa, Arizona. Mr. Hulst's responsibilities included the delineation of an old landfill, design, installation of six multi-level landfill gas methane probes, and monthly monitoring and reporting.

Stone Container, Mill Landfill, Snowflake, Arizona. Design and construction oversight of the installation of a landfill cap which was permitted for closure through the Arizona Department of Environmental Quality.

Salt River Pima-Maricopa Indian Community Landfill, Maricopa County, Arizona. Supervised the installation of eight methane probe monitoring wells for this site. Responsibilities included geologic logging of the boreholes, groundwater table determinations and QA/QC services to ensure reasonable adherence to technical and materials standards during construction of these wells.

Orange County Landfill, Orange County, New York. Responsible for the monitoring and monthly reporting of an underground fire within a closed segment of the landfill. Characterization of emissions and temperature were closely monitored and modeled using several computer programs.

MICHEL A. HULST, R.G.

Environmental Department Manager

Orange County Landfill, Orange County, New York. Geotechnical and hydrogeologic investigation in support of a landfill expansion design. Mr. Hulst was responsible for research and geological logging of test pits and mapping.

Project Hydrogeologist responsible for performing the design and construction oversight of landfill cells for the Skunk Creek Landfill operated by the City of Phoenix, Arizona. The landfill design included development of the excavation plan, drainage details, liner systems, and leachate collection and disposal system.

Project Hydrogeologist responsible for performing design and construction oversight for five landfills located near Ashfork, Seligman, Black Canyon City, Camp Verde, and Bagdad in Yavapai County, Arizona. As well as Performing engineering evaluation for alternative liner and cap design using Hydrologic Evaluation of Landfill Performances (HELP) and Multimedia Exposure Assessment (MULTIMED) models.

Project Hydrogeologist for performing permitting activities for Sierra Estrella Landfill, Northwest Regional Landfill, Pen-Rob Landfill, Adamsville Landfill, Dudlyville Landfill owned and operated by Waste Management.

Project Hydrogeologist responsible for managing the design and permitting activities for Avondale Landfill owned and operated by CalMat of Arizona, Inc.

Project Hydrogeologist responsible for performing permitting activities for two construction and debris landfills owned and operated by Glenn Weinberger, Inc.

Project Hydrogeologist responsible for the preparation of a closure document for Ajo Landfill operated by Pima County Solid Waste Management. Client

Developed an APP application to include adequate engineering measures for a monofill for the disposal of paper solids recovered from the process water, dried ash from surface impoundments, and heavy rejects recovered from an OCC (Old Corrugated Container) plant located at a pulp and paper mill.

Performed engineering evaluation for alternative liner design for different municipal waste landfills using Hydrologic Evaluation of Landfill Performances (HELP) and Multimedia Exposure Assessment (MULTIMED) models.

APPENDIX E

Application for Authorization to Use

APPLICATION FOR AUTHORIZATION TO USE



Phase I Environmental Site Assessment

New River Bank Stabilization and Channelization Project

Peoria, Arizona

Report originally prepared for *Flood Control District of Maricopa County*

File Number: 43245 Report Date: June 2004

Kleinfelder, Inc.
1335 West Auto Drive
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