

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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**6L RANCH SITE  
MARICOPA COUNTY, ARIZONA**

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**APRIL 6, 2004**  
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## SUMMARY

WestLand Resources, Inc. (WestLand) was retained on behalf of Swift Current Land & Cattle Company, LLC to perform a Phase I Environmental Site Assessment (ESA) for an approximately 60.4-hectare (149.3-acre) site in Maricopa County, Arizona (6L Ranch, or “the Property”). Pursuant to the American Society for Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-00), the history and current use of the Property and surrounding parcels were determined, and a site reconnaissance was conducted.

The purpose of the work was to identify the presence or potential presence of recognized environmental conditions on the Property resulting from past or current activities. According to the ASTM guidelines, a recognized environmental condition is defined as the presence of any hazardous substance, at or immediately adjoining the Property, under conditions that indicate a past release or the potential for a future release that may present a material risk of harm to public health or the environment.

The 6L Ranch is a private in-holding within the Tonto National Forest, located along Cave Creek about 10 kilometers (6 miles) north of the town of Cave Creek. Reportedly settled in the 1880s and certified as a homestead in 1920, the 6L Ranch was used for cattle grazing until 2001 when US Forest Service restricted grazing on the public lands (Cartwright allotment of the Tonto National Forest) in which the Property is located. Early history of the 6L Ranch included residential use until the 1920s. Prehistorically, the Property was apparently extensively used and occupied by prehistoric cultures, as petroglyphs, stone structures, and grinding areas are present at several locations along Cave Creek and on ridge tops overlooking the stream.

The ESA has revealed no evidence of recognized environmental conditions in connection with the Property or adjoining properties. No further investigation of the Property is recommended.



## INTRODUCTION

WestLand Resources, Inc. (WestLand) was retained on behalf of Swift Current Land & Cattle Company LLC to perform a Phase I Environmental Site Assessment (ESA) for an approximately 60.4-hectare (149.3-acre) site in Maricopa County, Arizona (6L Ranch, or “the Property”), as depicted in Figure 1. The 6L Ranch is a private in-holding within the US Forest Service Tonto National Forest, located along Cave Creek about 10 kilometers (6 miles) north of the town of Cave Creek.

## PURPOSE

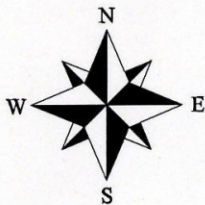
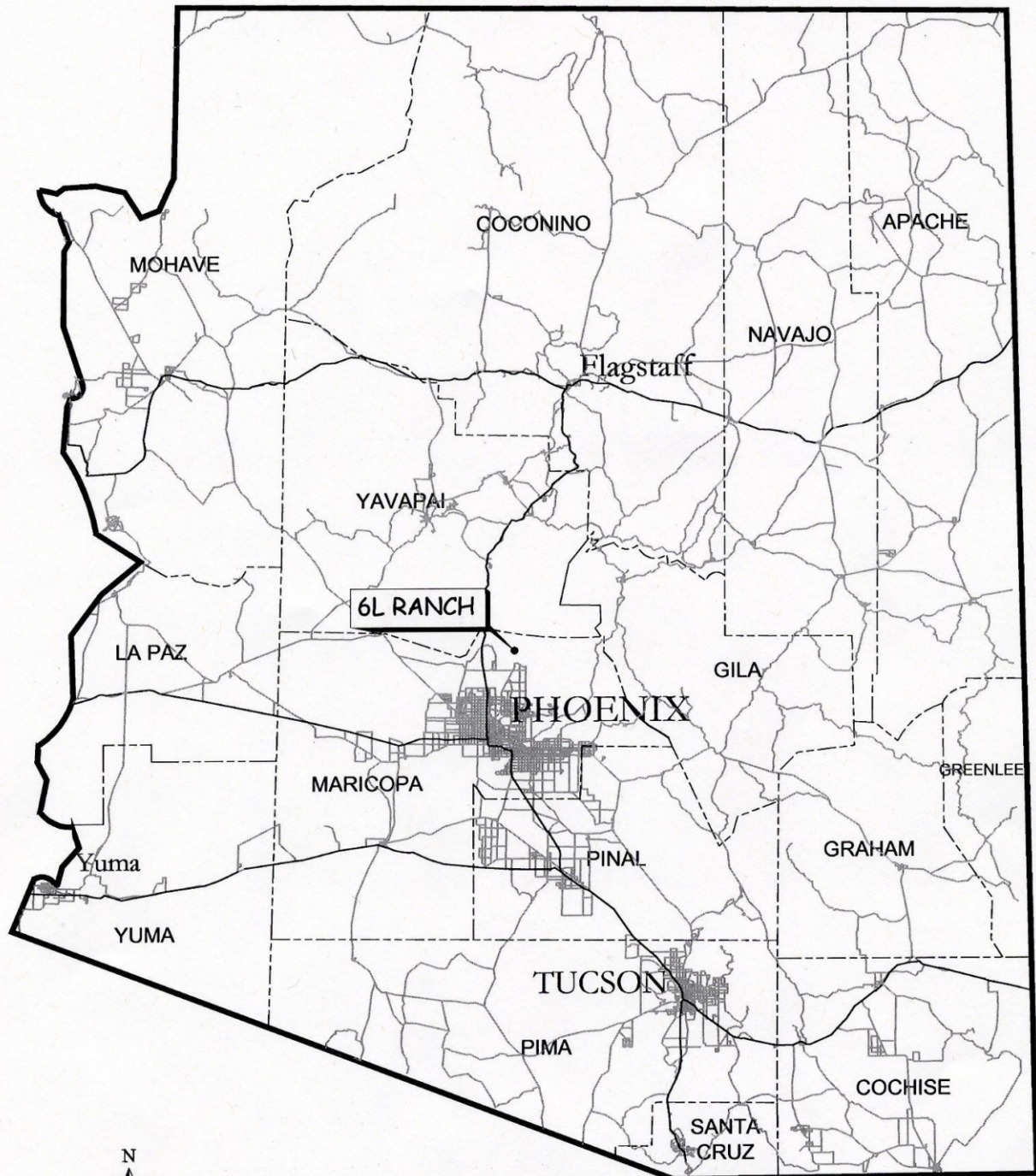
The purpose of this investigation was to identify areas of potential contamination on the Property, or sources for potential contaminant migration from the immediately adjoining areas. This investigation has been conducted as part of the due diligence investigation for property owners suggested by regulations promulgated pursuant to the *Comprehensive Environmental Response, Compensation, and Liability Act of 1980* (CERCLA, a.k.a. Superfund) and the *Superfund Amendments and Reauthorization Act of 1986* (SARA).


## SCOPE OF SERVICES

This ESA was performed in general accordance with the American Society for Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-00), as described in our January 19, 2004 proposal entitled *Scope of Work: Offered Lands Property Evaluation, WestLand Proposal No. P2682.04*.

The scope of this study is limited to those elements and tasks described in the ASTM Standard Practice E1527-00. The Property was surveyed using both vehicular and pedestrian methods. Detailed assessment of adjoining parcels is not within the scope of this study. A “windshield” survey of adjoining parcels was conducted from the Property and publicly accessible roads. Where necessary, the format of this report has been modified from the recommended standard in order to more effectively address site-specific findings and conditions.

# ARIZONA



  
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SWIFT CURRENT LAND & CATTLE CO., LLC

6L RANCH

VICINITY MAP

Figure 1

## **LIMITATIONS AND EXCEPTIONS**

This assessment is intended to identify existing or potential sources for hazardous substances on or immediately adjoining the Property. Hazardous substances found on the Property may be considered a liability if they are present in significant concentrations or amounts (i.e., above acceptable limits set by the federal or state government). Similarly, substances offsite may impact the Property if the potential for contamination migration exists through exposure pathways (e.g., groundwater). Materials that may contain substances that the Environmental Protection Agency (EPA) does not currently deem hazardous were not considered as part of this study.

Hazardous substances that occur naturally in plants, soils, and rocks (e.g., heavy metals, naturally occurring asbestos, or radon) are not considered in this investigation, nor are nuisance environmental conditions, such as dust and other air quality concerns, odors, visual obstructions, eyesores, and noise. Similarly, construction debris (e.g., discarded concrete, asphalt) is not generally deemed hazardous unless observations suggest that hazardous substances (such as asbestos) are likely to be present in significant concentrations within the debris. None of the environmental concerns listed in this paragraph have been addressed in this report.

As noted above, this ESA was conducted in general accordance with ASTM standards. However, a title search was not conducted.

## **SPECIAL TERMS AND CONDITIONS**

No special terms or conditions apply to this work.

## **USER RELIANCE**

This ESA was prepared exclusively for the use of Swift Current, or their subsidiaries and affiliates, with the care and skill generally exercised by reputable professionals under similar circumstances, in this or similar localities, and may not be utilized by any other party without the written permission of WestLand. No other warranty, expressed or inferred, is made as to the professional advice presented herein.

## **SITE DESCRIPTION**

### **LOCATION AND LEGAL DESCRIPTION**

The Property is located about 10 kilometers (km; 6 miles) north of Cave Creek, Arizona in Maricopa County. A legal description of the Property was not available from the Property owner; as depicted in Figure 1, the Property is within Section 21 of Township 7 North, Range 4 East, of the Gila and Salt River Meridian.

### **SITE AND VICINITY GENERAL CHARACTERISTICS**

The Property and surrounding area is comprised of rugged canyons and mesas formerly used for cattle grazing, and largely devoid of development such as buildings or major earthwork.

### **CURRENT USE OF THE PROPERTY**

Currently, the Property is unused vacant land.

### **DESCRIPTION OF IMPROVEMENTS ON THE SITE**

The Property is currently unoccupied. It is generally undisturbed canyon floor (stream channel plus floodplains) and surrounding upland areas (canyon walls). As described throughout this report, the 6L Ranch was originally used for cattle grazing, which reportedly ceased in 2001. A small portion of the Property was reportedly cleared in the late 1800s and used for cattle roundup (branding, feeding, and transportation) until the late 1900s. Wood, wire, and stone fences define the outlines of livestock enclosures. A small house was reportedly constructed nearby during the homestead era, but no evidence of the building remains. The residence was apparently used until the 1920s. A concrete and steel structure with water piping is present near the former house location; this structure has the appearance of a still. A hand-dug well, apparently some 9 meters (m; 30 feet [ft]) deep and 1.5 m (5 ft) in diameter was also formerly present at the house site; this feature was not found during the field reconnaissance and may have been filled in or overgrown. One primitive (dirt) road, Forest Trail 4 (TR 4), accesses the Property from the south, along Cave Creek. A steel gate controls access to the 6L Ranch at the southern Property boundary.

Prehistoric improvements are also present on the 6L Ranch. The Property was apparently extensively used and occupied by the Hohokam tribe, as petroglyphs, stone structures, and grinding areas are present at several locations along Cave Creek and on ridge tops overlooking the stream.

**CURRENT USES OF ADJOINING PROPERTIES**

Areas surrounding the Property are federal lands managed by the US Forest Service (USFS, as the Tonto National Forest). The national forest land is currently used for dispersed recreational activities (primarily hunting, camping, off road vehicle use, and hiking). Cattle grazing was reportedly allowed on the national forest land until 2001.

There are no current commercial or industrial uses on adjoining parcels.



## **USER PROVIDED INFORMATION**

### **TITLE RECORDS**

As mentioned above, a title record search was not part of the scope of this study. WestLand reviewed US Department of Interior Bureau of Land Management homestead records and found a Record of Patent for the Property, identifying John W. Lewis as establishing a claim to the land pursuant to the Homestead Act (General Land Office, 1920). The Record of Patent is dated April 28, 1920. The site representative, Mr. Ed Childers, identified Mr. Lewis as the original landowner. According to Mr. Childers, the land was acquired by the Cartwrights, another cattle rancher in the area, in the 1930s or 1940s. The current owner, Johnson Cattle Company, acquired the Property from the Cartwright organization in 1980. This informal chain-of-title record does not indicate the presence of any recognized environmental conditions associated with the Property owners.

### **ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

No information regarding environmental liens or activity and use limitations for the Property was provided by the user.

### **SPECIALIZED KNOWLEDGE**

No specialized knowledge of the Property pertaining to potential recognized environmental conditions was provided by the user.

### **VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

No information indicating that the value of the Property had been reduced as a result of environmental issues was provided by the user.

### **OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION**

The site representative, Mr. Ed Childers, is a consultant to Johnson Cattle Company and has been involved with the Property since their acquisition. Mr. Childers provided the Property history narrative included throughout this report, and accompanied WestLand during the site reconnaissance on March 22, 2004.

## **REASON FOR PERFORMING PHASE I**

This Phase I ESA was performed by WestLand on behalf of Swift Current in anticipation of a possible future property transaction. The purpose of the study was to identify the potential for environmental liabilities associated with the Property prior to such transfer.

## **OTHER**

No other information was provided by the user.

## RECORDS REVIEW

WestLand reviewed a variety of regulatory and historical records to determine if any past uses of the Property or within the adjoining areas may have led to recognized environmental conditions at the Property.

### STANDARD ENVIRONMENTAL RECORD SOURCES

WestLand commissioned Environmental Data Resources, Inc. (EDR) of Milford, Connecticut to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands within ASTM-recommended search distances. The database information provided by EDR is summarized below. A copy of the EDR environmental report that describes the databases searched, the search distances, and the dates the databases were last updated are provided in Appendix A.

Federal and state ASTM-required databases and supplemental databases were searched by EDR, as was one EDR proprietary database. Table 1 lists all of the databases searched. As shown in Table 1, none of the databases referenced the Property or surrounding parcels.

**Table 1. Databases With No Mapped Sites**

Acronym	Full Title	Type
NPL	National Priority List	Federal ASTM Standard
Proposed NPL	Proposed National Priority List Sites	Federal ASTM Standard
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal ASTM Standard
CERC-NFRAP	CERCLIS No Further Remedial Action Planned	Federal ASTM Standard
CORRACTS	Corrective Action Report	Federal ASTM Standard
RCRIS-TSD	Resource Conservation and Recovery Information System Treatment, Storage and Disposal Facility	Federal ASTM Standard
RCRIS-LQG	RCRIS Large Quantity Generator (of hazardous waste, over 1,000 kilograms per month)	Federal ASTM Standard
RCRIS-SQG	RCRIS Small Quantity Generator (of hazardous waste, between 100 and 1,000 kilograms per month)	Federal ASTM Standard
ERNS	Emergency Response Notification System	Federal ASTM
SPL	Superfund Program List	State ASTM Standard
SHWS	ZipAcids List	State ASTM Standard
SWF/LF	Directory of Solid Waste Facilities	State ASTM Standard
UST	Arizona Underground Storage Tanks	State ASTM Standard
LUST	Leaking Underground Storage Tank Listing	State ASTM Standard
AZ WQARF	Water Quality Assurance Revolving Fund Sites	State ASTM Standard
Indian UST	Underground Storage Tanks on Indian Land	State ASTM Standard
CONSENT	Superfund (CERCLA) Consent Decrees	Federal ASTM Supplemental
ROD	Records of Decision	Federal ASTM Supplemental
Delisted NPL	NPL Deletions	Federal ASTM Supplemental
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report	Federal ASTM Supplemental



**Table 1. Databases With No Mapped Sites**

<b>Acronym</b>	<b>Full Title</b>	<b>Type</b>
HMIRS	Hazardous Materials Information Reporting System	Federal ASTM Supplemental
MLTS	Material Licensing Tracking System	Federal ASTM Supplemental
MINES	Mines Master Index File	Federal ASTM Supplemental
NPL Liens	Federal Superfund Liens	Federal ASTM Supplemental
PADS	PCB Activity Database System	Federal ASTM Supplemental
US BROWNFIELDS	A Listing of Brownfield Sites	Federal ASTM Supplemental
DOD	Department of Defense Sites	Federal ASTM Supplemental
RAATS	RCRA Administrative Action Tracking System	Federal ASTM Supplemental
TRIS	Toxic Chemical Release Inventory System	Federal ASTM Supplemental
TSCA	Toxic Substances Control Act	Federal ASTM Supplemental
SSTS	Section 7 Tracking Systems	Federal ASTM Supplemental
FTTS INSP	FIFRA/TSCA Tracking System-FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)	Federal ASTM Supplemental
AST	List of Aboveground Storage Tanks	State ASTM Supplemental
AZ Spills	Hazardous Materials Logbook	State ASTM Supplemental
AZ DOD	Department of Defense Sites	State ASTM Supplemental
WWFAC	Waste Water Treatment Facilities	State ASTM Supplemental
Aquifer	Waste Water Treatment Facilities	State ASTM Supplemental
Dry Wells	Drywell Registration	State ASTM Supplemental
AZ AIRS	Arizona AIRS Database	State ASTM Supplemental
Coal Gas	Former Manufactured Gas (Coal Gas) Sites	EDR Proprietary
US BROWNFIELDS	A Listing of Brownfields Sites	Brownfields Databases
Inst Control	DEUR Database	Brownfields Databases

The EDR Orphan Summary identified one site that was unmappable due to inadequate location information. The “orphan” site is identified as the Cave Creek wastewater treatment facility. Although the facility’s exact location was not determined by WestLand, it is probably that the facility is located in or near the town of Cave Creek, some 10 km (6 miles) south and downstream of the Property. Based on WestLand’s review, the orphan site is distant from the Property and not a source of recognized environmental conditions potentially impacting the Property.

## **ADDITIONAL ENVIRONMENTAL RECORD SOURCES**

The Arizona Department of Water Resources (ADWR) was contacted in reference to their Well Registry database. The database maintains records of all registered wells, including abandoned wells, within the State of Arizona. The registry generally locates wells within 1/64 of a section. Additionally, the EDR report referenced above includes well information obtained from the US Geological Survey (USGS) and local public water systems. For this Property, no USGS-registered or public water system wells were found, and ADWR-registered wells were found only in the adjacent section to the south (i.e., no registered wells are on-site). The ADWR well information is provided in Appendix B-1 and summarized in Table 2.

Table 2. Registered Wells Nearby

Record #	Location	Original Registered Owner	Well Depth (meters [m]; feet [ft])	Water Level	Use
526512	Section 28	Brumm	44 m (145 ft)	8.5 m (28 ft)	NR
582129	Section 28 BAB	Cannon	102 m (335 ft)	34 m (112 ft)	NR
508174	Section 28 BDC	Kokaska	91 m (300 ft)	NR	NR
532694	Section 28 BDC	Kokaska	NR	NR	abandoned
803075	Section 28 BDC	Kokaska	2.4 m (8 ft)	NR	NR
536379	Section 28 BDD	Kokaska	3 m (10 ft)	NR	Abandoned
633277	Section 28 CA	AMCA Industries	NR	NR	NR

NR = not reported

Since these wells are somewhat distant from the Property and display considerable variability in completion details, these data do not shed light on on-site groundwater conditions. There are no records of groundwater monitoring wells on or near the Property.

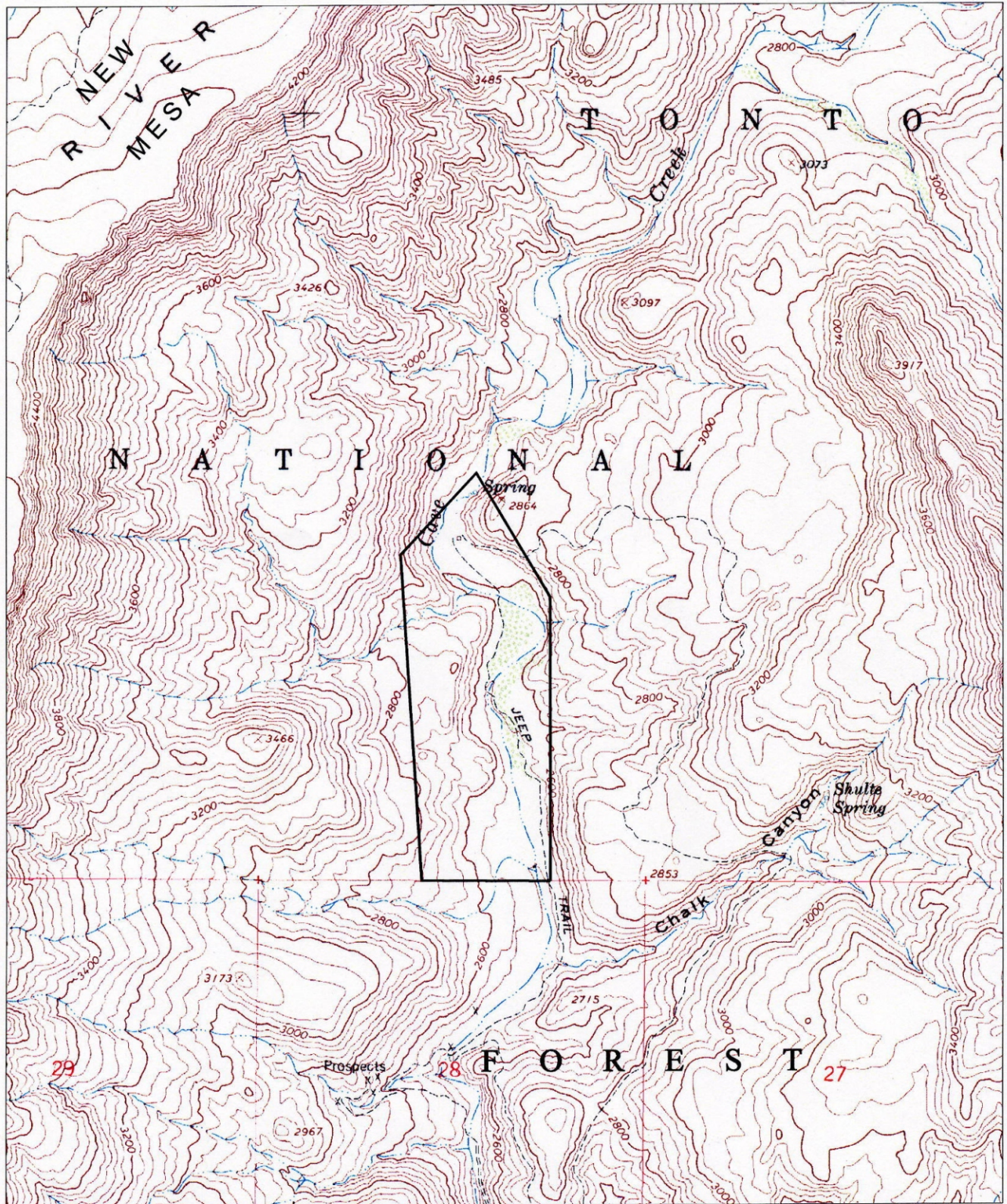
### Prior Environmental Reports

ASTM E 1527 Section 5, User Responsibilities, describes tasks that will help identify the possibility of recognized environmental conditions in connection with the Property that do not require the expertise of an environmental professional. These tasks include checking title records for environmental liens and providing prior environmental reports, if available. WestLand coordinated with the owner to determine if prior environmental information was available for the Property; none was provided.

### PHYSICAL SETTING

As shown in Figure 2, the Property is located along the canyon floor and adjacent upland areas of Cave Creek, which originally flowed south toward the Salt River in Phoenix. Cave Creek is ephemeral to intermittent, with some perennial reaches in the vicinity of the Property. Its flow to the Salt River is intercepted by the Cave Creek Dam in the northern Phoenix metropolitan area and the canal system in





T.7N., R.4E., Portion of Section 21,  
Maricopa County, Arizona  
Located on the New River Mesa  
USGS Quadrangle

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



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**6L RANCH**

6L RANCH STUDY AREA  
Figure 2



Phoenix which diverts the stream to discharge to the Agua Fria River. A USGS stream gauge is present in Cave Creek below the confluence with Cottonwood Creek about 4 km (2.5 miles) south of the Property. The 21-year (1981-2001) period of record for the gauge indicates a high level of variability in stream flow, ranging from a low annual mean of 0.69 cubic feet per second (cfs) in 1996 to a high of 50.9 cfs in 1993 (USGS, 2004). The arithmetic mean of the annual mean streamflows is 6.9 cfs while the median is only 2.1 cfs, with a standard deviation of 11.7. Although this stream gauge is downstream from the Property and, thus, represents a larger drainage area, the variability in stream flow characteristics is likely present at the 6L Ranch as well.

Cave Creek drains the southern portion of the New River Mountains, a rugged range defining the eastern extent of the Agua Fria River valley. Notable peaks surrounding the Cave Creek canyon in the vicinity of the Property include Skull Mesa (rising to 1,352 m [4,436 ft]) immediately east of the Property, Sugarloaf Mountain (rising to 1,180 m [3,875 ft]) southwest of the Property, and Black Mesa (rising to 1,446 m [4,745 ft]) west and north of the Property.

The New River Mountains lie in the Central Highlands physiographic province, a transitional zone between the southern Basin and Range and the northern Colorado Plateau provinces and are comprised of Quaternary and Tertiary basalt-covered tablelands cut by mountain-fed streams through Precambrian metamorphic rocks (Chronic, 1983). A thin veneer of soil overlies the bedrock on the upland areas; eroded material has accumulated in canyon bottoms as Holocene alluvium.

Vegetation on the Property and immediate vicinity is constrained by the presence or absence of soil and water. The thin veneer of soil and lack of water on upland areas (canyon slopes) restricts vegetation size and type to Arizona desert scrub (Brown, 1994) species such as mesquite, ironwood, palo verde, creosote bush, and prickly pear. Closer to water sources, in riparian areas and alluvial floodplains, vegetative cover is larger and more diverse, with cottonwoods and willows along the stream and grasses on floodplains. In perennial reaches of the stream, cattails and other hydrophilic plants are present.

Mean daily maximum temperatures in the area (based on data from the Ashdale Ranger Station, about 7.25 km [4.5 miles] northeast of the Property) range from a high of 36° Centigrade (C; 97° Fahrenheit [F]) in July to a low of 15.5° C (59° F) in January. Mean daily minimum temperatures at this station range from a high of 18° C (64° F) in August to a low of -1.7° C (29° F) in December (Sellers and Hill, 1974). Mean annual precipitation for Ashdale (from a very limited period of record of 1941 to 1948) is 39 cm (15.3 in). As is true for much of central and southern Arizona, precipitation is almost evenly divided between the monsoon season (July-October) and winter (December-March).

## **HISTORICAL USE INFORMATION ON THE PROPERTY**

### **USGS Topographic Maps**

The Property is located within the New River Mesa, Arizona USGS 7.5-minute quadrangle map. The quadrangle was originally mapped in 1964, and photo-inspected in 1978. A copy of the map was reviewed for this report and is provided in Appendix C. The following paragraphs summarize the development history of the Property based on the features depicted in the original map and subsequent photo-revisions. There is no evidence of activities leading to recognized environmental conditions on the Property depicted in any of the topographic maps.

The 1964 quadrangle depicts the Property as undeveloped land. One dirt road leads northward along Cave Creek from the southeastern corner of the 6L Ranch to the northern extent, generally on the eastern side of the stream but crossing twice near the center of the Property. From the northern extent, the dirt road turns to the east, traversing the steep slope of the canyon wall to climb off-site toward the upper reaches of Chalk Canyon southeast of the Property. A structure foundation (hollow box) is depicted at the point where the road changes from northbound to eastbound; this structure was likely the homestead-era cabin that is no longer present on-site. The 1978 photo-revisions to the map do not depict any changes to these conditions.

Adjoining properties are similarly depicted in undeveloped condition, with dirt roads and jeep trails crossing the land. No evidence of commercial or industrial land use is depicted in the topographic maps.

### **Historical Aerial Photographs**

Two historical aerial photographs, dated 1962 and 1992, were obtained from the USGS. These photographs were similarly reviewed to identify the recent historical development of the Property and surrounding parcels, specifically with respect to recognized environmental conditions. There is no evidence of activities leading to recognized environmental conditions on the Property apparent in these photographs. Copies of the photographs are included in Appendix D.

The 1962 aerial photograph (Figure D-1) depicts the Property as undeveloped land, crossed by the aforementioned dirt road.

The 1992 aerial photograph (Figure D-2) depicts the Property in a similar condition as shown in the 1962 photograph, with minor changes to vegetation apparent, most likely due to seasonal variations between the two photographs. The structure foundation noted in the topographic map is not apparent in this photograph.

## **HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES**

Historical use information on adjoining parcels was similarly derived from USGS quadrangle maps and historical aerial photography as described in the previous section. Adjoining areas are undeveloped national forest land formerly used for cattle grazing and dispersed recreational activities. Other than the dirt roads accessing the area, evidence of these activities is not apparent in the topographic maps or aerial photographs. There is no evidence of activities leading to recognized environmental conditions associated with the adjoining parcels in either the historical topographic maps or aerial photographs.

## **SITE RECONNAISSANCE**

On March 22, 2004, WestLand environmental specialist Christopher Rife performed a visual site reconnaissance to assess existing environmental conditions on the Property. Photographs documenting pertinent site features are provided in Appendix E.

## **METHODOLOGY AND LIMITING CONDITIONS**

The site reconnaissance was conducted with both vehicular and pedestrian survey. Areas of known concentrated human activity (the residence site) were assessed in more detail than other areas because these areas present the greatest potential to have been impacted by hazardous materials.

WestLand's reconnaissance was limited to the Property and areas visible from publicly accessible areas. In all instances practicable, WestLand took the opportunity to visually inspect off-road areas throughout the Property. Due to the large amount of undeveloped land throughout the Property, "spot-check" methodology was used to investigate the less accessible areas of the Property.

The site reconnaissance was limited to visual inspection of aboveground evidence that may suggest the presence or likely presence of recognized environmental conditions to have impacted the Property. The onsite reconnaissance does *not* provide information regarding potential sources of contamination below ground surface. However, in cases of subsurface contamination, above ground indicators such as obvious stress to plant life would be noted.

## **GENERAL SITE SETTING**

The Property is located in the rugged terrain of the Cave Creek canyon including the stream bottom, adjacent flood plains, and upland areas. The Property is largely undisturbed by human activity, but historic cattle grazing (excluded since 2001) has likely impacted natural vegetation throughout the Property. On- and off-site human impacts are limited to a former residence (no longer present); hand-dug well (not found); stone, wire, and wood fences for former ranching activities; and a dirt road for accessing the Property. Pre-historic Native American impacts to the Property are also evident, in the form of petroglyphs, stone structures, and grinding areas.

## **EXTERIOR OBSERVATIONS**

### **Hazardous Substances in Connection with Identified Uses**

No evidence of hazardous substances usage was observed on the Property.

**Hazardous Substance Containers and Unidentified Substance Containers**

No hazardous substance containers or unidentified substance containers were observed on the Property.

**Storage Tanks**

No storage tanks or evidence thereof were observed on the Property.

**PCB Equipment**

No polychlorinated biphenyl (PCB) containing equipment, such as transformers, was observed on the Property or adjoining parcels.

**Solid Waste Disposal**

No evidence of solid waste dumping was observed on the Property or adjoining properties. Evidence of liquid or hazardous waste disposal was not observed. No permitted landfills were observed or are known to be present on the Property.

**Water Retention Basins**

No water retention basins were observed on the Property.

**Distressed Vegetation**

No evidence of distressed vegetation was observed during the onsite reconnaissance.



## **INTERVIEWS**

### **INTERVIEW WITH SITE MANAGER**

During the onsite reconnaissance, WestLand was escorted by Mr. Ed Childers, consultant to the Property owner. Mr. Childers provided an orientation to and tour of the Property. Information provided by Mr. Childers is incorporated within the site reconnaissance discussion provided above.

### **INTERVIEWS WITH OCCUPANTS**

The Property is currently unoccupied.

## **FINDINGS**

Based upon findings of the historical and local records review, the ASTM environmental records search, and the onsite Property reconnaissance, WestLand has found the following:

- No ASTM-listed sites were identified on the Property or adjoining parcels.
- No evidence of recognized environmental conditions was observed on the Property or adjoining parcels.
- No indications of past or current activities leading to recognized environmental conditions on the Property or adjoining parcels were observed.

## **OPINION**

No recognized environmental conditions were observed on the Property.

## CONCLUSION

WestLand performed a Phase I ESA of an approximately 60.4-hectare (149.3-acre) site in Maricopa County, Arizona in conformance with the scope and limitations of ASTM Practice E 1527-00. Any exceptions to, or deletions from, this practice are described in the Introduction of this report.

Based upon the experience of the environmental professionals involved in the preparation of this report, no evidence was observed or identified through the process as defined by ASTM Standard Practice E 1527 to suggest the presence or likely presence of any hazardous substances or petroleum products on the Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. No further investigation of this site is recommended.

## REFERENCES

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**SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

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*Christopher Rife, Project Manager*

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*Date*

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*Krista DeWalt, Environmental Specialist*

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*Date*

## QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Christopher Rife and Krista DeWalt performed this ESA. These individuals possess sufficient education, training, and experience to qualify as environmental professionals under ASTM Practice E 1527, and have the ability to develop conclusions regarding *recognized environmental conditions*, if any, concerning the *property*. Resumes for the key individuals participating on this project and a Statement of Qualifications for WestLand are available upon request.

# **APPENDIX E**

## **SITE PHOTOGRAPHS**



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## **APPENDIX D**

### **HISTORICAL AERIAL PHOTOGRAPHS**

**APPENDIX A**

**EDR**  
**ENVIRONMENTAL**  
**REPORT**



## **The EDR Radius Map with GeoCheck®**

**6L Ranch  
TR4  
Cave Creek, AZ 00199**

**Inquiry Number: 1157380.7s**

**March 24, 2004**

## **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](http://www.edrnet.com)

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

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

TR4  
CAVE CREEK, AZ 00199

#### COORDINATES

Latitude (North):	33.937200 - 33° 56' 13.9"
Longitude (West):	111.950000 - 111° 57' 0.0"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	412201.6
UTM Y (Meters):	3755405.0
Elevation:	2574 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	33111-H8 NEW RIVER MESA, AZ
Source:	USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

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

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable " ) government records either on the target property or within the ASTM E 1527-00 search radius around the target property 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
RCRIS-SQG.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

### STATE ASTM STANDARD

SPL.....	Superfund Program List
----------	------------------------

## EXECUTIVE SUMMARY

<b>SHWS</b> .....	ZipAcids List
<b>SWF/LF</b> .....	Directory of Solid Waste Facilities
<b>LUST</b> .....	Leaking Underground Storage Tank Listing
<b>UST</b> .....	Underground Storage Tank Listing
<b>AZ WQARF</b> .....	Water Quality Assurance Revolving Fund Sites
<b>INDIAN UST</b> .....	Underground Storage Tanks on Indian Land
<b>INDIAN LUST</b> .....	Leaking Underground Storage Tanks on Indian Land

### FEDERAL ASTM SUPPLEMENTAL

<b>CONSENT</b> .....	Superfund (CERCLA) Consent Decrees
<b>ROD</b> .....	Records Of Decision
<b>Delisted NPL</b> .....	National Priority List Deletions
<b>FINDS</b> .....	Facility Index System/Facility Identification Initiative Program Summary Report
<b>HMIRS</b> .....	Hazardous Materials Information Reporting System
<b>MLTS</b> .....	Material Licensing Tracking System
<b>MINES</b> .....	Mines Master Index File
<b>NPL Liens</b> .....	Federal Superfund Liens
<b>PADS</b> .....	PCB Activity Database System
<b>US BROWNFIELDS</b> .....	A Listing of Brownfields Sites
<b>DOD</b> .....	Department of Defense Sites
<b>RAATS</b> .....	RCRA Administrative Action Tracking System
<b>TRIS</b> .....	Toxic Chemical Release Inventory System
<b>TSCA</b> .....	Toxic Substances Control Act
<b>SSTS</b> .....	Section 7 Tracking Systems
<b>FTTS INSP</b> .....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

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

### BROWNFIELDS DATABASES

<b>US BROWNFIELDS</b> .....	A Listing of Brownfields Sites
<b>Inst Control</b> .....	DEUR Database

### EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

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

## EXECUTIVE SUMMARY

### EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name

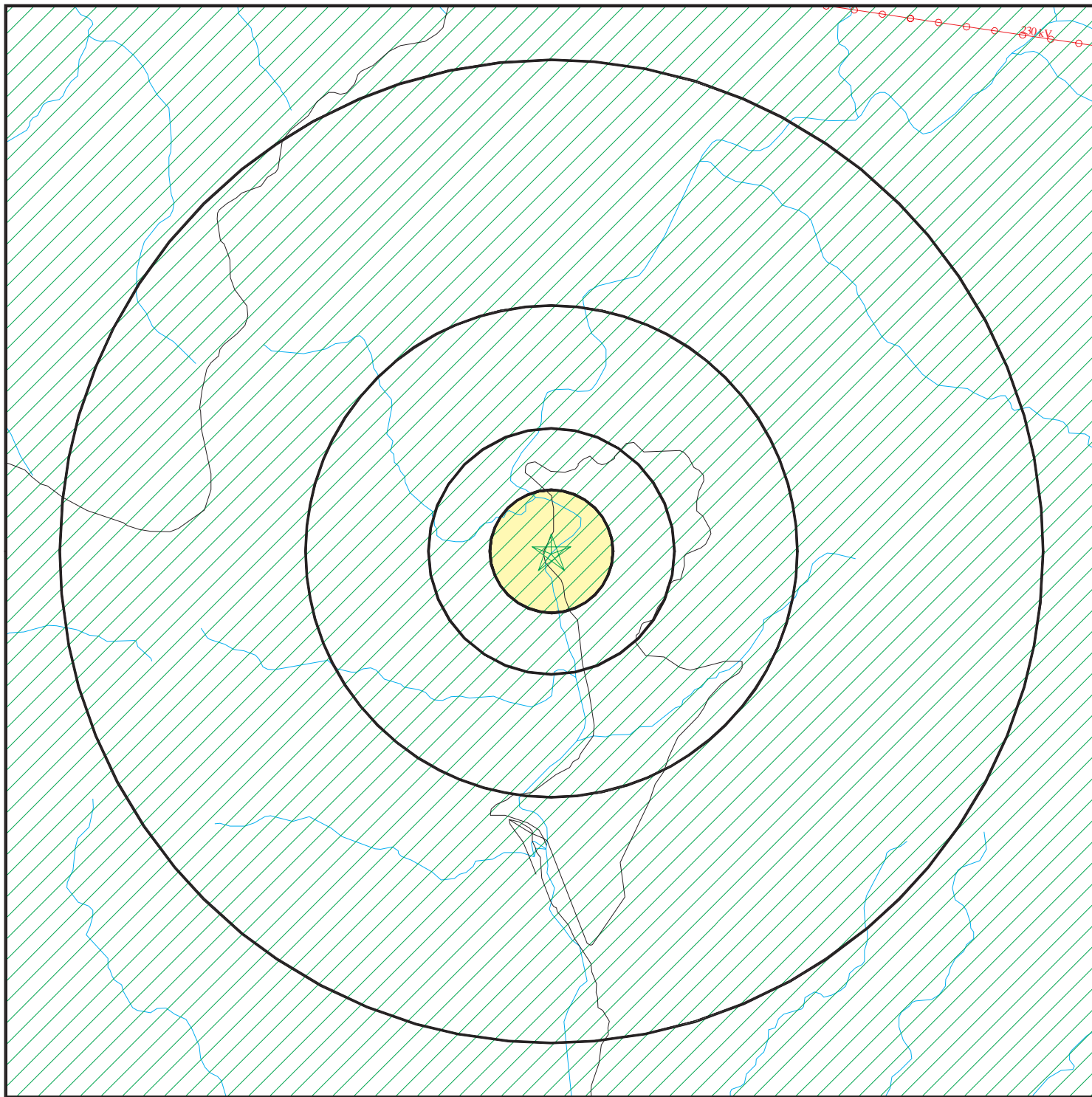
CAVE CREEK, TOWN OF-WWTF (OL

Database(s)

Aquifer



# OVERVIEW MAP - 1157380.7s - Westland Resources



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Coal Gasification Sites

■ National Priority List Sites

■ Landfill Sites

■ Dept. Defense Sites

0 1/2 1 2 Miles

⚡ Power transmission lines

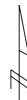
⚡ Oil & Gas pipelines

▨ 100-year flood zone

▨ 500-year flood zone

■ DOD Sites: AZ DEQ

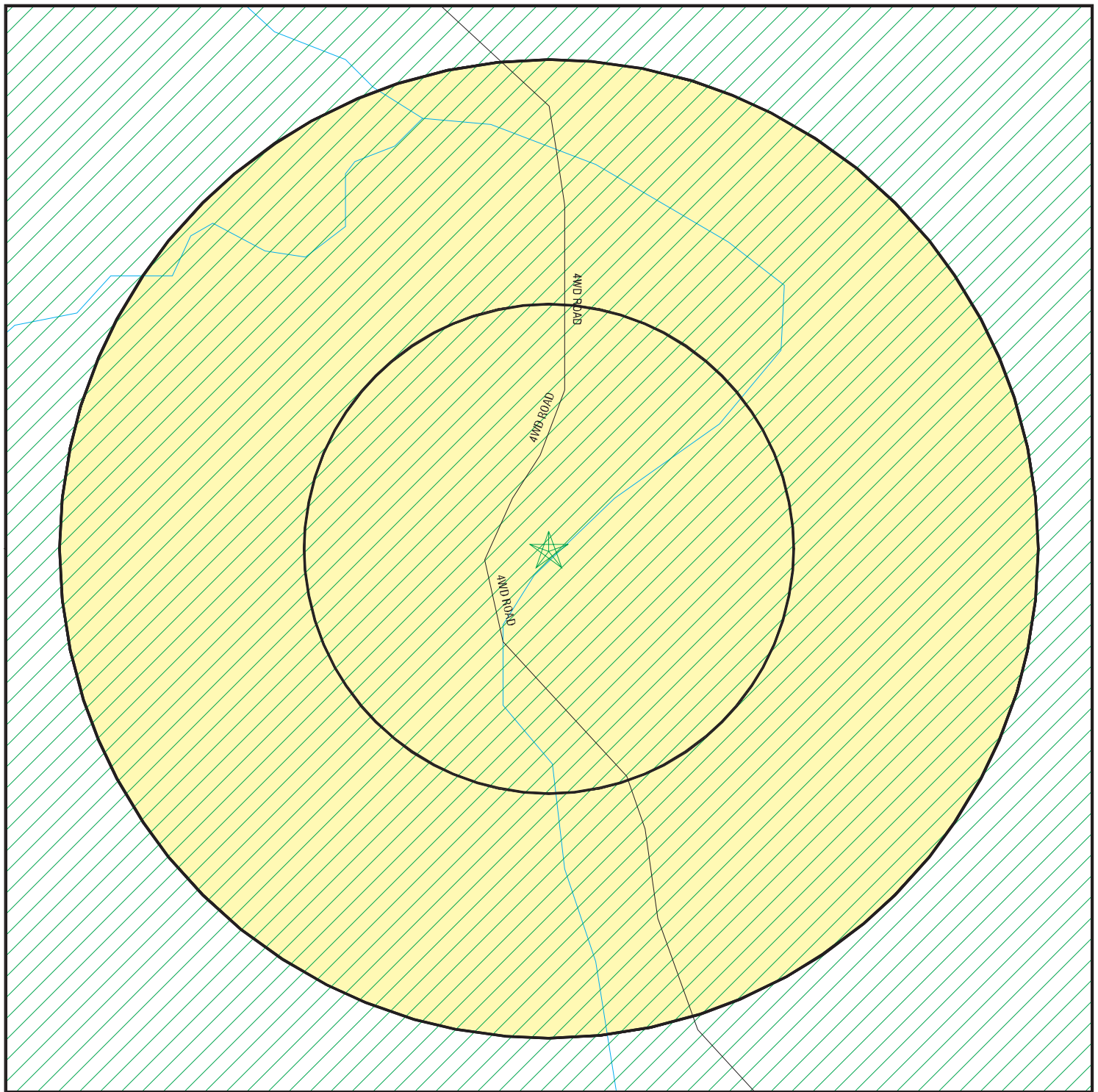
■ Water Quality Assurance  
Revolving Fund Areas



TARGET PROPERTY: 6L Ranch  
ADDRESS: TR4  
CITY/STATE/ZIP: Cave Creek AZ 00199  
LAT/LONG: 33.9372 / 111.9500

CUSTOMER: Westland Resources  
CONTACT: Christopher Rife  
INQUIRY #: 1157380.7s  
DATE: March 24, 2004 1:51 pm

# DETAIL MAP - 1157380.7s - Westland Resources



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Coal Gasification Sites
- 🏠 Historical Gas Stations / Historical Dry Cleaners  
See the EDR Proprietary Historical Map Findings
- 🏠 Sensitive Receptors
- 🏠 National Priority List Sites
- 🏠 Landfill Sites
- 🏠 Dept. Defense Sites

- 📡 Oil & Gas pipelines
- 🌊 100-year flood zone
- 🌊 500-year flood zone

- 🏠 DOD Sites: AZ DEQ
- 🏠 Water Quality Assurance  
Revolving Fund Areas

0 1/16 1/8 1/4 Miles



**TARGET PROPERTY:** 6L Ranch  
**ADDRESS:** TR4  
**CITY/STATE/ZIP:** Cave Creek AZ 00199  
**LAT/LONG:** 33.9372 / 111.9500

**CUSTOMER:** Westland Resources  
**CONTACT:** Christopher Rife  
**INQUIRY #:** 1157380.7s  
**DATE:** March 24, 2004 1:51 pm

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.500	0	0	0	0	0	0
Proposed NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		0.750	0	0	0	0	NR	0
CORRACTS		1.500	0	0	0	0	0	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
RCRIS Lg. Quan. Gen.		0.750	0	0	0	0	NR	0
RCRIS Sm. Quan. Gen.		0.750	0	0	0	0	NR	0
ERNS		0.500	0	0	0	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
SPL		1.500	0	0	0	0	0	0
State Haz. Waste		1.500	0	0	0	0	0	0
State Landfill		1.000	0	0	0	0	NR	0
LUST		1.000	0	0	0	0	NR	0
UST		0.750	0	0	0	0	NR	0
AZ WQARF		1.500	0	0	0	0	0	0
INDIAN UST		0.750	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.500	0	0	0	0	0	0
ROD		1.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
FINDS		0.500	0	0	0	NR	NR	0
HMIRS		0.500	0	0	0	NR	NR	0
MLTS		0.500	0	0	0	NR	NR	0
MINES		0.750	0	0	0	0	NR	0
NPL Liens		0.500	0	0	0	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
US BROWNFIELDS		1.000	0	0	0	0	NR	0
DOD		1.500	0	0	0	0	0	0
RAATS		0.500	0	0	0	NR	NR	0
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
SSTS		0.500	0	0	0	NR	NR	0
FTTS		0.500	0	0	0	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
AST		0.500	0	0	0	NR	NR	0
AZ Spills		0.500	0	0	0	NR	NR	0
AZ DOD		1.000	0	0	0	0	NR	0
WWFAC		1.000	0	0	0	0	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
Aquifer		0.500	0	0	0	NR	NR	0
Dry Wells		0.500	0	0	0	NR	NR	0
AZ AIRS		0.500	0	0	0	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.500	0	0	0	0	0	0
<b><u>BROWNFIELDS DATABASES</u></b>								
US BROWNFIELDS		1.000	0	0	0	0	NR	0
Inst Control		0.750	0	0	0	0	NR	0

**NOTES:**

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NO SITES FOUND

## MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
------	------	---------	------	----	------	-------	-------	------

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

**EDR Historical Gas Station & Dry Cleaner Search:** No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CAVE CREEK	S106152650	CAVE CREEK, TOWN OF-WWTF (OL	PLAN N.W. OF INTER. OF RANCHO	ANAN	Aquifer

# 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 6

Telephone: 214-655-6659

EPA Region 3

Telephone 215-814-5418

EPA Region 8

Telephone: 303-312-6774

EPA Region 4

Telephone 404-562-8033

### **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: 11/17/03

Date Made Active at EDR: 02/02/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/22/03

Elapsed ASTM days: 42

Date of Last EDR Contact: 12/22/03

### **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: 11/17/03  
Date Made Active at EDR: 02/02/04  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/22/03  
Elapsed ASTM days: 42  
Date of Last EDR Contact: 12/22/03

### **CORRACTS:** Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/18/03  
Date Made Active at EDR: 02/02/04  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/26/03  
Elapsed ASTM days: 38  
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: 01/12/04  
Date Made Active at EDR: 02/10/04  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 01/19/04  
Elapsed ASTM days: 22  
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: 01/06/04

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

### **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: 01/06/04

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

### **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: 01/06/04

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

### **MINES:** Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 11/25/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/29/03

Date of Next Scheduled EDR Contact: 03/29/04

### **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: 703-648-5423

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

**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: 12/22/03  
Date of Next Scheduled EDR Contact: 03/22/04

### **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: 12/22/03  
Date of Next Scheduled EDR Contact: 03/22/04

### **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: 12/22/03  
Date of Next Scheduled EDR Contact: 03/22/04

## **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: 12/31/03

### **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: 12/24/03

### **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: Annually

Date of Last EDR Contact: 01/13/04

Date of Next Scheduled EDR Contact: 04/12/04

#### **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: 06/30/00

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/31/03

Date of Next Scheduled EDR Contact: 03/29/04

#### **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: 12/24/03

Date of Next Scheduled EDR Contact: 03/22/04

#### **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: 12/22/03

Date of Next Scheduled EDR Contact: 03/22/04

### **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**

**EDR Historical Gas Station and Dry Cleaners:** EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

*(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)*

**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.

#### **Disclaimer Provided by Real Property Scan, Inc.**

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **BROWNFIELDS DATABASES**

### **Inst Control: DEUR Database**

Source: Department of Environmental Quality

Telephone: 602-771-4398

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

### **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

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

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

### **AHA Hospitals:**

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

### **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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



**Nursing Homes**

Source: National Institutes of Health

Telephone: 301-594-6248

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

**Public Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

**Private Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

**Daycare Centers: Child Care Facilities & Group Homes**

Source: Department of Health Services

Telephone: 602-674-4220

**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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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

6L RANCH  
TR4  
CAVE CREEK, AZ 00199

### **TARGET PROPERTY COORDINATES**

Latitude (North):	33.937199 - 33° 56' 13.9"
Longitude (West):	111.949997 - 111° 56' 60.0"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	412201.6
UTM Y (Meters):	3755405.0
Elevation:	2574 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

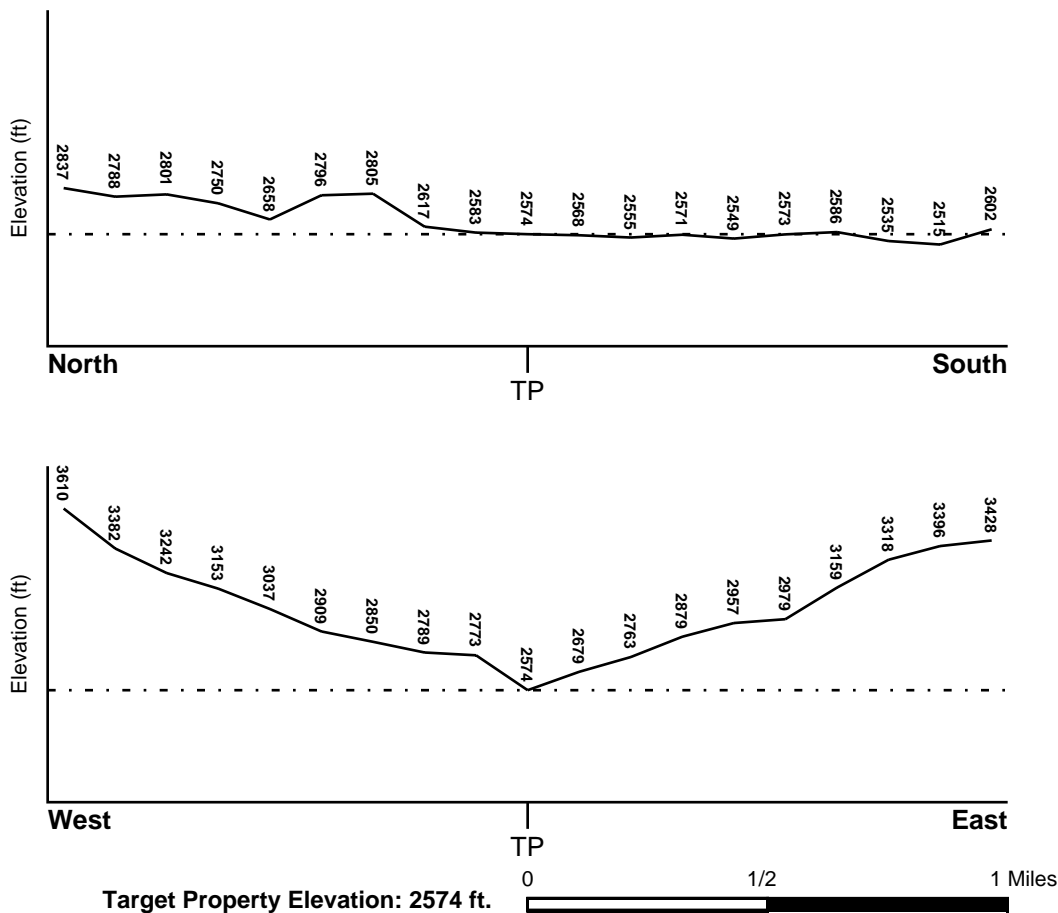
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 33111-H8 NEW RIVER MESA, AZ  
General Topographic Gradient: General SSE  
Source: USGS 7.5 min quad index

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

Target Property County  
MARICOPA, AZ

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 04013C0415E

Additional Panels in search area: 04013C0425E

### NATIONAL WETLAND INVENTORY

NWI Quad at Target Property  
NEW RIVER MESA

NWI Electronic  
Data Coverage  
Not Available

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### *Site-Specific Hydrogeological Data\*:*

Search Radius: 1.25 miles  
Status: Not found

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

\* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

## **GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### **GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

Era: Cenozoic  
System: Tertiary  
Series: Pliocene volcanic rocks  
Code: Tpv (decoded above as Era, System & Series)

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### **DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

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. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: FRAGUA

Soil Surface Texture: very cobbly - fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 40 inches

Depth to Bedrock Max: > 60 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	very cobbly - fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel.	Max: 6.00 Min: 2.00	Max: 7.80 Min: 7.40
2	3 inches	16 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.80 Min: 7.40
3	16 inches	45 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.80 Min: 7.40
4	45 inches	49 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam  
unweathered bedrock

Surficial Soil Types: loam  
unweathered bedrock

Shallow Soil Types: clay loam  
cobbly - sandy clay

Deeper Soil Types: very gravelly - loamy sand

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

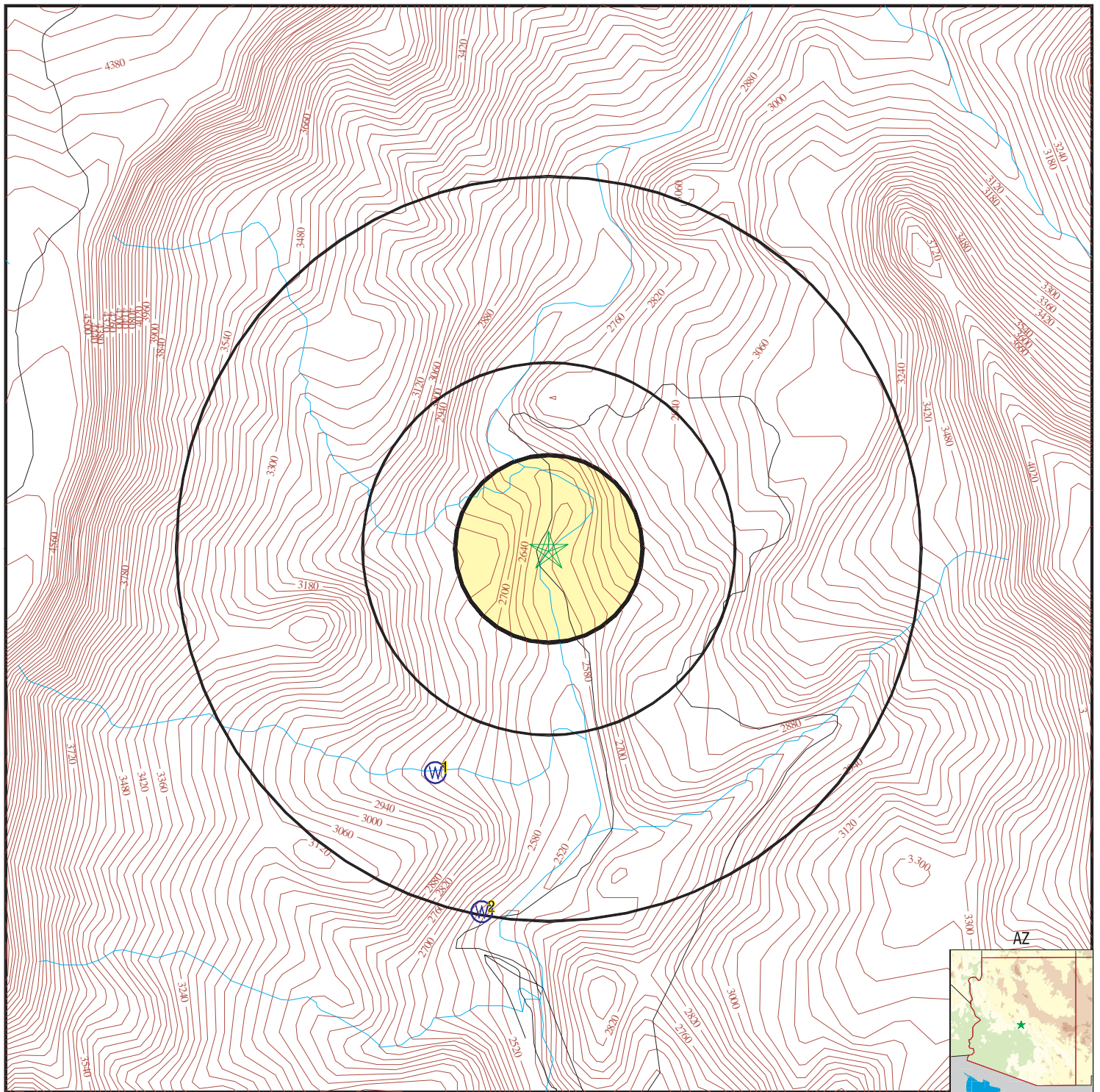
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	AZWR582129	1/2 - 1 Mile SSW
2	AZWR536379	1/2 - 1 Mile South

# PHYSICAL SETTING SOURCE MAP - 1157380.7s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data

TARGET PROPERTY: 6L Ranch  
 ADDRESS: TR4  
 CITY/STATE/ZIP: Cave Creek AZ 00199  
 LAT/LONG: 33.9372 / 111.9500

CUSTOMER: Westland Resources  
 CONTACT: Christopher Rife  
 INQUIRY #: 1157380.7s  
 DATE: March 24, 2004 1:51 pm



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**1**  
**SSW**  
**1/2 - 1 Mile**  
**Higher**

**AZ WELLS      AZWR582129**

Registryid:	582129	Program:	55
County:	MARICOPA	Watershed:	SALT RIVER
Basin:	PHOENIX AMA	Subbasin:	CAREFREE
Township:	7	Northsouth:	N
Range:	4	Eastwest:	E
Section:	28	Acre160:	NW
Acre40:	NE	Acre10:	NW
Utmx:	411767.5	Utmy:	3754438
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	DOMESTIC
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	07/28/2000 00:00:00
Driller:	283	Welldepth:	335
Waterlevel:	112	Casingtype:	PLASTIC OR PVC
Casingdeep:	335	Casingwide:	5
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	0	Testrate:	0
Drawdown:	0	Drilllog:	X
Lastname:	CANNON	Firstname:	GERALD
Company:	Not Reported		
Address:	PO BOX 1865		
City:	SUN CITY	State:	AZ
Zipcode:	85372	Cancelled:	Not Reported
Driller:	283		
Company:	WAY'S DRILLING, INC.		
Address:	P.O. BOX 130		
	MORRISTOWN, AZ 85342		

**2**  
**South**  
**1/2 - 1 Mile**  
**Lower**

**AZ WELLS      AZWR536379**

Registryid:	536379	Program:	55
County:	MARICOPA	Watershed:	SALT RIVER
Basin:	PHOENIX AMA	Subbasin:	CAREFREE
Township:	7	Northsouth:	N
Range:	4	Eastwest:	E
Section:	28	Acre160:	NW
Acre40:	SE	Acre10:	SE
Utmx:	411963	Utmy:	3753834.9
Welltype:	EXPLORATION	Welluse1:	MINERAL EXPLORATION
Welluse2:	ABANDONED	Wateruse1:	NONE
Wateruse2:	Not Reported	Wateruse3:	Not Reported

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Approved:	Not Reported	Installed:	08/31/1992 00:00:00
Driller:	83	Welldepth:	10
Waterlevel:	0	Casingtype:	Not Reported
Casingdeep:	0	Casingwide:	0
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	0	Testrate:	0
Drawdown:	0	Drilllog:	X
Lastname:	KOSKASKA, CHARLES,J	Firstname:	Not Reported
Company:	Not Reported		
Address:	618 HAVANA		
City:	LONG BEACH	State:	CA
Zipcode:	90814	Cancelled:	Y
Driller:	83		
Company:	BOART LONGYEAR COMPANY		
Address:	7773 WEST SELDON LANE		
	PEORIA, AZ 85345		

## **GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON**

### **AREA RADON INFORMATION**

Federal EPA Radon Zone for MARICOPA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for MARICOPA COUNTY, AZ

Number of sites tested: 695

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	1.697 pCi/L	93%	7%	0%
Living Area - 2nd Floor	3.640 pCi/L	80%	20%	0%
Basement	2.242 pCi/L	79%	21%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

## HYDROLOGIC INFORMATION

**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.

## HYDROGEOLOGIC INFORMATION

### **AQUIFLOW<sup>R</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

## ADDITIONAL ENVIRONMENTAL RECORD SOURCES

### **FEDERAL WATER WELLS**

#### **PWS: Public Water Systems**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### **PWS ENF: Public Water Systems Violation and Enforcement Data**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### **USGS Water Wells: USGS National Water Inventory System (NWIS)**

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STATE RECORDS

### Arizona Well Registration Database

Source: Department of Water Resources

Telephone: 602-771-1586

Contains information provided to ADWR's Operations Division by well drillers and/or owners.

## RADON

### State Database: AZ Radon

Source: Arizona Radiation Regulatory Agency

Telephone: 602-255-4845

State Indoor Radon Survey

### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## OTHER

### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

## **APPENDIX B**

### **ADWR WELL DATA**

Arizona Department of Water Resources  
Wells-55 Registry\*

Location	Regist	Name	Type	GPM	DEPTH	DIAM	WTR LVL	COMMENTS	cx	App/Reg Date	Driller	WLL	H2O	Drill Date
A-7-4 28	526512	BRUMM, OMAR,L	D	15	145	7	28			11/17/89	283	W	D	04/09/90
A-7-4 28 BAB	582129	CANNON GERALD	E		335	5	112			07/03/00	283	W	D	07/28/00
A-7-4 28 BDC	508174	KOKASKA, FRANCENE,	E	0	300	7	0			05/25/84	144	W	D	09/06/83
	532694	KOKASKA, FRANGENE,	Z	0	0	0	0	ABAND-08-25-91 CXL	Y	08/08/91	83	M	N	08/25/91
												U	N	08/25/91
	803075	KOKASKA, FRANCENE,	E	7	8	0	0			10/04/85	0	W	F	01/01/81
												M		01/01/81
A-7-4 28 BDD	536379	KOSKASKA, CHARLES,J	Z	0	10	0	0	ABAND-8-31-92 CXL	Y	08/13/92	83	M	N	08/31/92
												U	N	08/31/92
A-7-4 28 CA	633277	AMCA INDUSTRIES LTD,	E	0	0	0	0	H C TOGNONI #1260		05/09/82	0	W	F	

---

## **APPENDIX C**

### **HISTORICAL TOPOGRAPHIC MAPS**





**EDR®** Environmental  
Data Resources Inc

**The EDR-Historical  
Topographic Map  
Report**

**6L Ranch  
TR4  
Cave Creek, AZ 85327**

**March 26, 2004**

**Inquiry Number: 1157380-9**

**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







Inquiry Number: 1157380-9  
TP Quad ☒ Adj Quad ☐ ↑N  
Quad New River Mesa, AZ  
Minute Series ☒ 7.5 ☐ 15 ☐ 30 ☐ 30x60  
Year 1964 ☐ 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  
*only map available*

# 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.



Please call EDR Nationwide Customer Service at  
1-800-352-0050 (8am-8pm ET)  
with questions or comments about your report.  
*Thank you for your business!*

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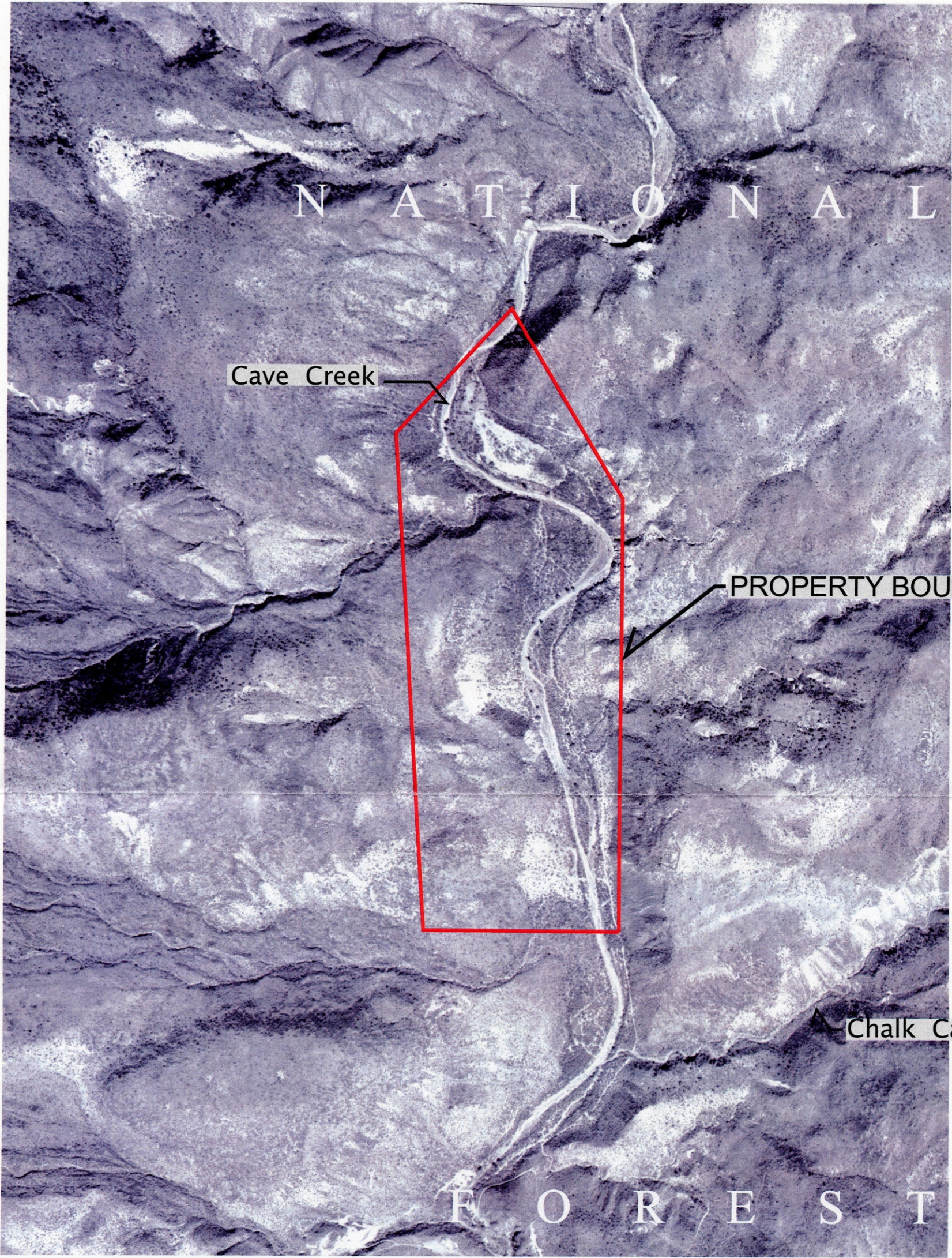
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## **APPENDIX D**

### **HISTORICAL AERIAL PHOTOGRAPHS**



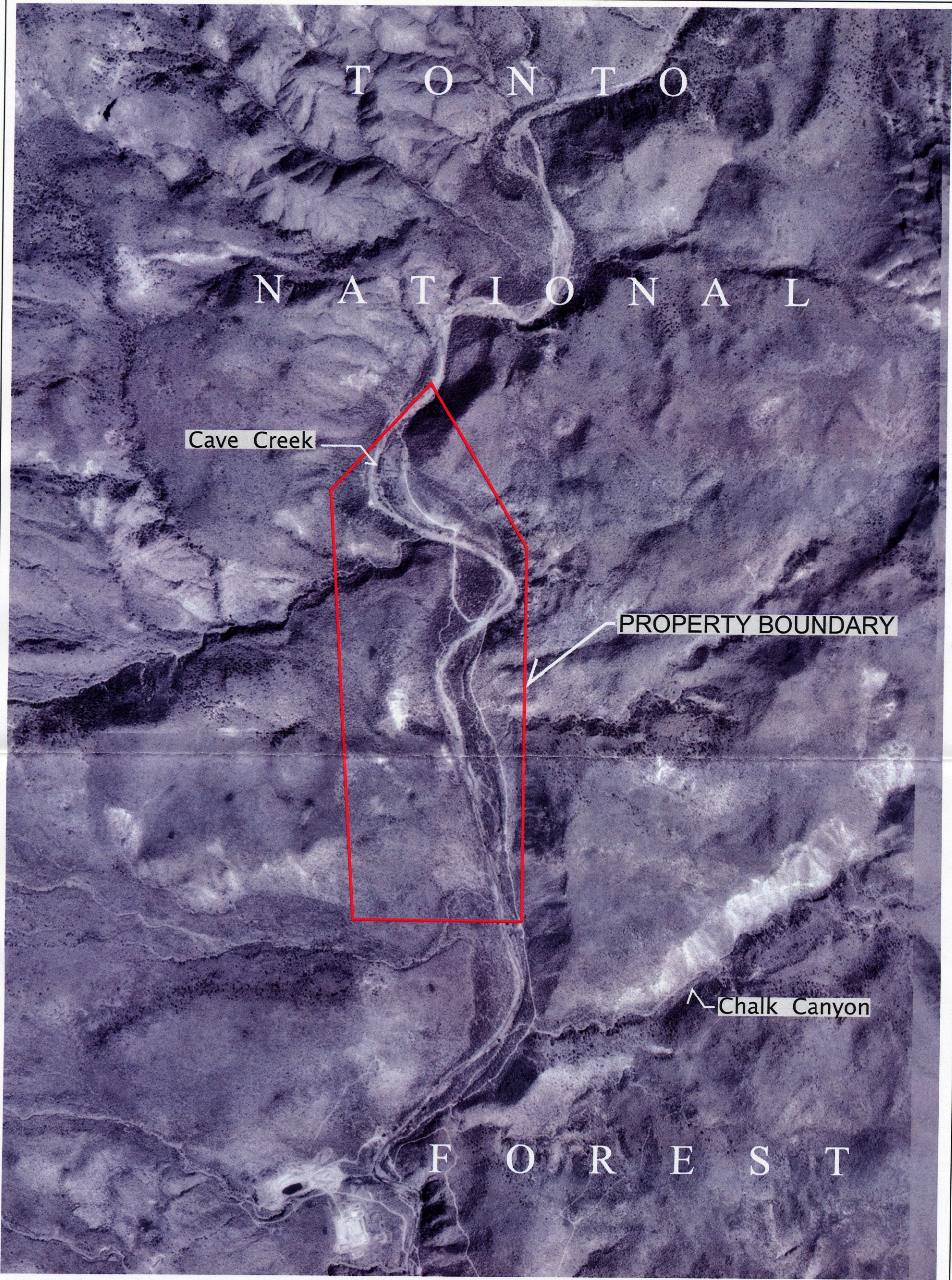


T.7N.,R.4E., Portion of Section 21,  
Maricopa County, Arizona  
Located on the New River Mesa  
USGS Quadrangle

— PROPERTY BOUNDARY

Photo Provided By: EROS Data Center, 1962.






T.7N.,R.4E., Portion of Section 21,  
Maricopa County, Arizona  
Located on the New River Mesa  
USGS Quadrangle

— PROPERTY BOUNDARY

Photo Source: USGS Digital Ortho Quarter Quadrangle  
New River Mesa NW & SW 1992.

  
**WestLand Resources Inc.**  
Engineering and Environmental Consultants  
2343 E. Broadway Blvd. Suite 202  
Tucson, Az 85719 (520) 206-9585

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



**SWIFT CURRENT LAND & CATTLE CO., LLC**  
**6L RANCH**

1992 Aerial  
Figure D-2



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## **APPENDIX E**

### **SITE PHOTOGRAPHS**



PHOTOGRAPH 1.

6L Ranch overview from south of the southern Property boundary, facing north.



PHOTOGRAPH 2.

Gate on jeep trail accessing 6L Ranch at southern Property boundary, facing north.



PHOTOGRAPH 3.

Petroglyphs near southeastern Property corner.

SWIFT CURRENT LAND & CATTLE CO., LLC

6L RANCH

SITE PHOTOGRAPHS

Sheet 1





PHOTOGRAPH 4.

Dirt road and upland vegetation near center of Property, facing north.



PHOTOGRAPH 5.

Cave Creek near center of Property, facing northeast.



PHOTOGRAPH 6.

Riparian vegetation along Cave Creek near center of Property, facing southwest.

SWIFT CURRENT LAND & CATTLE CO., LLC

6L RANCH

SITE PHOTOGRAPHS

Sheet 2





PHOTOGRAPH 7.

Cleared land of 6L Ranch  
homestead site near northern  
extent of Property, facing north.



PHOTOGRAPH 8.

Rock, concrete, and steel structure, possibly a  
still, at homestead site.



PHOTOGRAPH 9.

Stone and wire fence at homestead site.

SWIFT CURRENT LAND & CATTLE CO., LLC

6L RANCH

SITE PHOTOGRAPHS

Sheet 3





PHOTOGRAPH 10.

Stock watering trough at homestead site.



PHOTOGRAPH 11.

Cattle loading chute at homestead site.

SWIFT CURRENT LAND & CATTLE CO., LLC

6L RANCH

SITE PHOTOGRAPHS

Sheet 4