

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**APPLETON RANCH SITE
SANTA CRUZ COUNTY, ARIZONA**

Prepared for:

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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 357-hectare (881-acre) site in Santa Cruz County, Arizona (Appleton 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 Appleton Ranch is comprised of a set of three private tracts consisting of 10 parcels within the larger (3,240-hectare [8,000-acre]) Appleton-Whittell Research Ranch (Research Ranch), which is itself a set of properties owned by the US Bureau of Land Management, US Forest Service, and the Audubon Society. The Audubon Society manages the Research Ranch under a Memorandum of Understanding and a Memorandum of Agreement with the federal agencies. The Property considered in this ESA is not managed by the Audubon Society or the federal agencies, but the Research Ranch manager controls access to and assists the Property owners with the Property on an informal basis.

The Appleton Ranch was originally used for cattle grazing, until 1969 when the Property owner ceased ranching operations and entered into the agreements mentioned above to utilize the Research Ranch to study grassland ecology. Although technically not part of the Research Ranch, management of the Property has been essentially the same as on the Research Ranch: no cattle grazing or other ranching operations, limited residential use (from 1980s until early 2000s), and low-impact ecological study (in the Property’s case, consisting of enclosures for harboring Bolson tortoises on a small portion of one of the parcels).

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 357-hectare (881-acre) site in Santa Cruz County, Arizona (Appleton Ranch, or “the Property”), as depicted in Figure 1. The Appleton Ranch is comprised of a set of three private tracts consisting of 10 parcels (Figure 2) within the larger (3,240-hectare [8,000-acre]) Appleton-Whittell Research Ranch (Research Ranch), which is itself a set of properties owned by the US Bureau of Land Management, US Forest Service, and the National Audubon Society.

PURPOSE

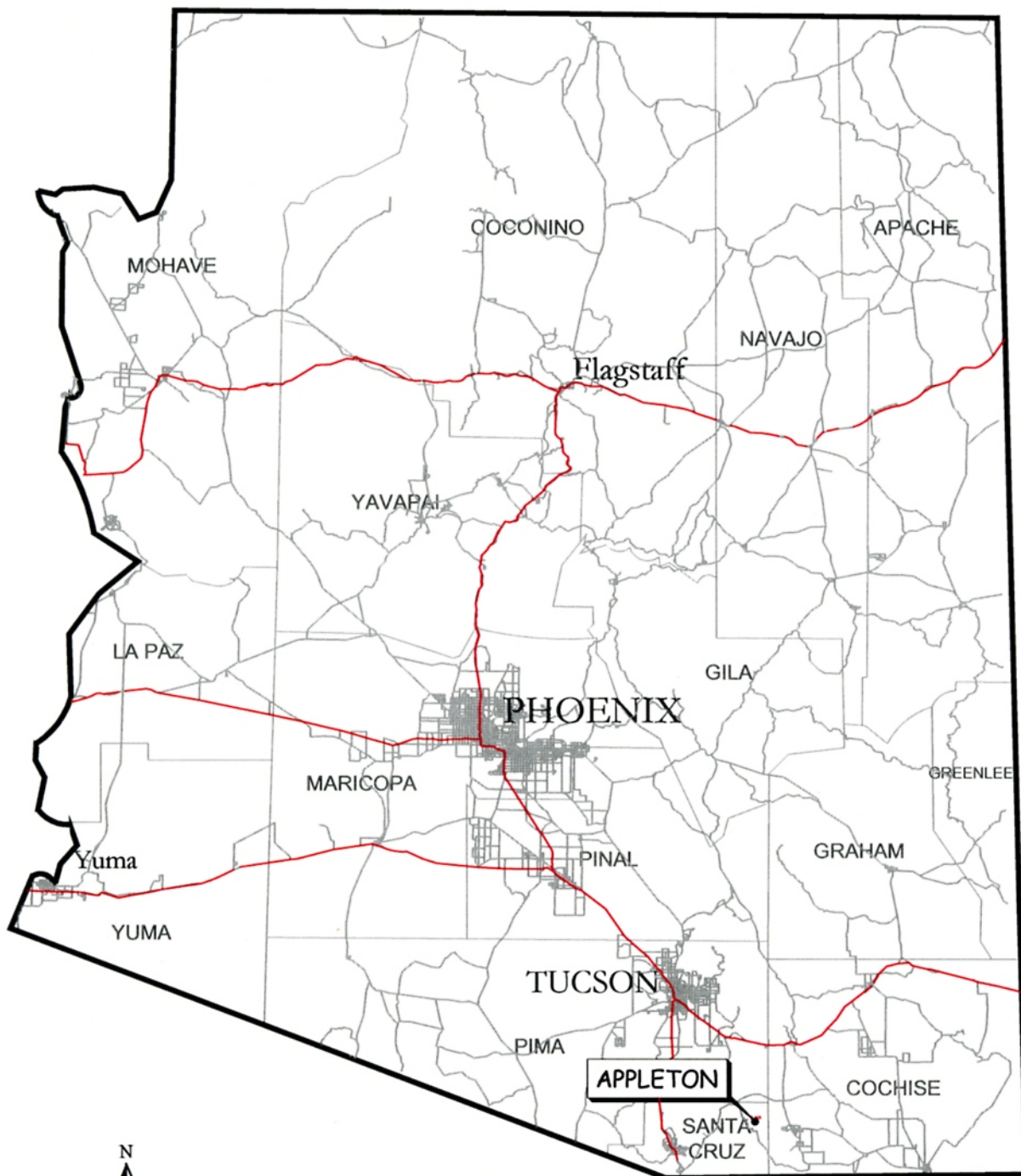
The purpose of this investigation was to identify areas of potential contamination on the Property, or sources for potential contaminant migration from the immediately adjoining areas. This investigation has been conducted as part of the due diligence investigation for property owners suggested by regulations 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.

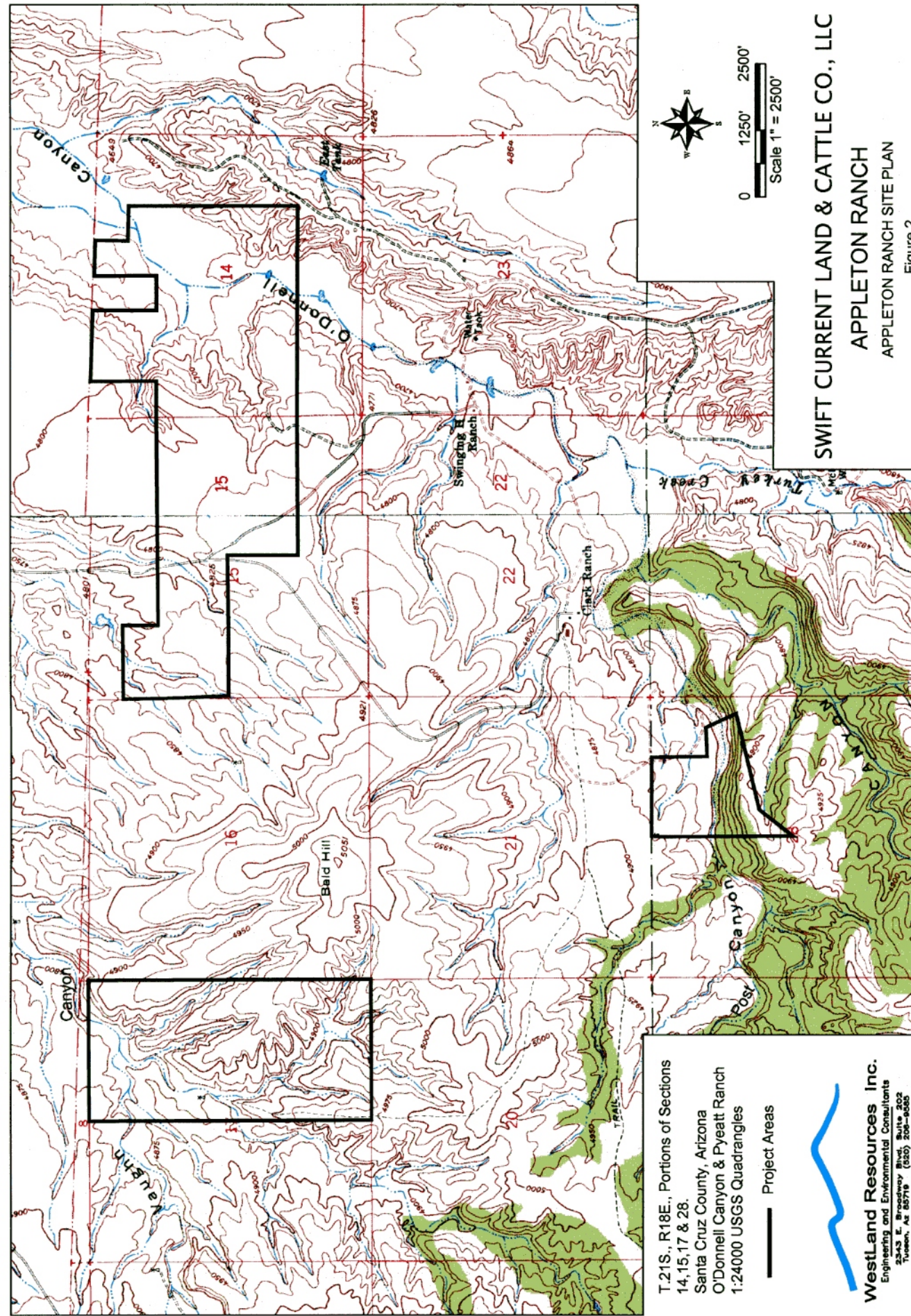
ARIZONA



SWIFT CURRENT LAND & CATTLE CO., LLC APPLETON RANCH

VICINITY MAP

Figure 1



SWIFT CURRENT LAND & CATTLE CO., LLC
 APPLETON RANCH
 APPLETON RANCH SITE PLAN
 Figure 2

T.21S., R.18E., Portions of Sections
 14, 15, 17 & 28.
 Santa Cruz County, Arizona
 O'Donnell Canyon & Pyeatt Ranch
 1:24000 USGS Quadrangles

Project Areas

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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 17 kilometers (km; 11 miles) southeast of Sonoita, Arizona in Santa Cruz County. A legal description of the Property was not available from the Property owner; as depicted in Figure 1, the Property is within portions of the following sections (referenced to the Gila and Salt River Meridian) of Township 21 South, Range 18 East:

- Section 14
- Section 15
- Section 17
- Section 28

The Property is comprised of 10 parcels in three groups within the above-listed sections. As shown in Figure 2:

- Parcel 1 is a rectangular piece which occupies the eastern half of Section 17;
- Parcel 2 is an irregularly shaped piece occupying approximately the central (east-west) third of Section 15, and adjoining Parcels 3 through 9 are a collection of smaller rectangular pieces occupying the northwestern half of Section 14; and
- Parcel 10 is an irregularly shaped piece in the northeastern quarter of Section 28.

SITE AND VICINITY GENERAL CHARACTERISTICS

The Property and surrounding area are rolling grasslands formerly or currently used for cattle grazing, and largely devoid of development such as buildings or major earthwork.

CURRENT USE OF THE PROPERTY

Currently, the Property is managed similarly to adjacent ecological research lands. Adjacent to the former house site (described below) are a set of chain link fence enclosures constructed to protect rare Bolson tortoises from predation, as a passive study area maintained by the Property owner.

DESCRIPTION OF IMPROVEMENTS ON THE SITE

The Property is currently unoccupied. It is generally undisturbed valley bottomland (stream channel plus floodplains) and surrounding upland areas. As described throughout this report, the Property was originally used for cattle grazing; cattle grazing of the Property reportedly ceased in 1969. A few windmills, wells, and numerous small earthen-bermed reservoirs are present in or adjacent to the stream channels. Several primitive (dirt) roads access these features from the Research Ranch primitive road

network. One area in Parcel 10 was used for residential purposes from the 1980s until 2002, when a fire consumed the residence. The fire debris was disposed of off-site and only the house foundation and septic system remain.

CURRENT USES OF ADJOINING PROPERTIES

Areas surrounding the Property are federal, state, and private lands managed by the US Forest Service (USFS, as the Coronado National Forest), Bureau of Land Management (BLM), Arizona State Lands Department (ASLD), the National Audubon Society, and private firms or individuals. As previously mentioned, the Property is largely surrounded by the Research Ranch, which includes lands managed by USFS and BLM as well as those owned by the National Audubon Society. This collective property is managed by the National Audubon Society and is used for study of southwestern grassland ecology (National Audubon Society, 2004). One other private tract is present within the Research Ranch, adjoining the eastern boundary of Parcel 10 of the Property. This tract is also a portion of the former cattle grazing operation, but is now used solely for residential purposes. Two residences and several dormitories are present on the Research Ranch. Outside of the Research Ranch, additional federal, state, and private land is used principally for ranching (cattle grazing) as well as dispersed recreational activities (primarily hunting, camping, off road vehicle use, and hiking). There are several unimproved (unpaved) roads allowing public access to the surrounding areas.

Other than cattle grazing, there are no 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. According to a history of the Research Ranch (Bock and Bock, 2000), the Property (and portions of the surrounding lands) were purchased in a series of acquisitions by Ariel and Frank Appleton in 1959 from previous ranchers, one of whom homesteaded a portion of the Property as early as 1919. The Appleton family descendants (and Bolson Holdings, LLC) currently own the Property (Ariel and Frank Appleton are both deceased) and hold "fee simple title" to the Property (Swift Current, 2003).

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 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

A member of the Appleton family (the Property owners), Mr. Bryce Appleton, stated that no significant development was present on the Property, and referred WestLand to Ms. Linda Kennedy, assistant manager of the Research Ranch, for further information. Ms. Kennedy confirmed the development history of the Property and accompanied WestLand during the site reconnaissance on February 25, 2004. Information obtained from Ms. Kennedy is integrated throughout this report.

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. Based on the geographic positions of the three groups of parcels comprising the Property, three EDR reports were commissioned. The database information provided by EDR is summarized below. Copies of the EDR environmental reports that describe the databases searched, the search distances, and the dates the databases were last updated are provided in Appendix A:

- Appendix A-1 covers Parcel 1
- Appendix A-2 covers Parcels 2 through 9
- Appendix A-3 covers Parcel 10

Federal and state ASTM-required databases and supplemental databases were searched by EDR, as was one EDR proprietary database. 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

Table 1. Databases With No Mapped Sites

Acronym	Full Title	Type
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
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 Summaries for the three reports identify eight sites that were unmappable due to inadequate location information. Based on WestLand's review, all of the orphan sites are either distant from the Property or are not sources 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 reports referenced above include well information obtained from the US Geological Survey (USGS). The USGS well information is included in the EDR reports provided in Appendix A, while ADWR well information is provided in Appendix B-1. Both data sets are summarized in Table 2.

Table 2. Registered Wells On-Site or Nearby

Record #	Location (on or near)	Original Registered Owner	Well Depth (meters [m]; feet [ft])	Water Level (year)	Use
0055896 (USGS)	Parcel 1	NR	NR	27.8 m (81.5 ft) (1990)	NR
0055898 (USGS)	Parcel 1	NR	29.9 m (98 ft)	20.0m (65.6 ft) (1990)	NR
0056157 (USGS)	Parcel 1	NR	NR	69.2m (227.0 ft) (1982)	NR
648930 (ADWR)	Parcel 1	Appleton	30.5 m (100 ft)	NR	Stock
649780 (ADWR)	Parcel 1	Everhart	30.5 m (100 ft)	11.3 m (37 ft) (NR)	Domestic, Stock
635308 (ADWR)	Parcel 1	Babocomari Ranch	42.7 m (140 ft)	24.4 m (80 ft) (NR)	Stock
631542 (ADWR)	Parcel 1	National Audubon Society	122.2 m (401 ft)	70.4 m (231 ft) (NR)	Stock
616379 (ADWR)	Parcel 1	BLM-Phoenix District	121.9 m (400 ft)	69.2 m (227 ft) (NR)	Stock
628323 (ADWR)	Parcel 1	Jelks	6.1 m (20 ft)	5.2 m (17 ft) (NR)	Stock
0055889 (USGS)	Parcels 2-9	NR	NR	5.2 m (17 ft) (1990)	NR
0410243 (ADWR)	Parcels 2-9	Universal Ranch Store	NR	NR	Public water supply
566294 (ADWR)	Parcels 2-9	Research Ranch	79.2 m (260 ft)	21.3 m (70 ft) (NR)	Production
805300 (ADWR)	Parcels 2-9	Appleton Trust	NR	NR	Stock
631543 (ADWR)	Parcels 2-9	National Audubon Society	NR	NR	Domestic
588540 (ADWR)	Parcels 2-9	National Audubon Society	56.4 m (185 ft)	13.7 m (45 ft) (NR)	NR
0055819 (USGS)	Parcel 10	NR	59.7 m (196 ft)	26.9 m (88.1 ft) (1990)	NR

Table 2. Registered Wells On-Site or Nearby

Record #	Location (on or near)	Original Registered Owner	Well Depth (meters [m]; feet [ft])	Water Level (year)	Use
628327 (ADWR)	Parcel 10	Jelks	54.9 m (180 ft)	NR	NR
650978 (ADWR)	Parcel 10	Appleton	51.8 m (170 ft)	22.6 m (74 ft) (NR)	Domestic, Stock
650979 (ADWR)	Parcel 10	Doornbos	130.5 m (428 ft)	13.7 m (45 ft) (NR)	NR

NR = not reported

These data indicate that groundwater is present on or near the Property at relatively shallow depths (i.e., generally less than 30.5 m [100 ft]) and was or is used principally for stock watering purposes. There are no records of groundwater monitoring wells on or near the Property.

Additionally, Research Ranch depth-to-groundwater data was obtained from the National Audubon Society for 10 wells monitored on or near the Research Ranch, including four wells on or near the Property. These data (also provided in Appendix B-2) indicate that groundwater is present on the Property generally between 8 and 53 m (25 and 175 ft) below ground surface. Water from these wells pumped via windmill-powered pumps and is used (in three cases) to maintain surface water in former stock tanks (earthen-bermed ponds) for wildlife and wetland plant use. One well, near the former Appleton residence, supplies water to a metal tank. There are no indications of groundwater contamination suggested by the presence or use of these wells.

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 streambeds and adjacent upland areas of Post, Vaughn, and O'Donnell Canyons (all of which flow north-northeast toward the Babocomari River, approximately 2 km [1.5 miles] north of the closest Property boundary [Parcel 9]). The Babocomari River is an ephemeral to perennial tributary to the perennial San Pedro River (about 32 km [20 miles] east

of the Property), which flows north and northwest to join the Gila River, which flows westward across the state to the Colorado River.

The upland areas drained by the three on-site streams are known as the Canelo Hills, a rolling terrain which in the immediate vicinity of the Property ranges in elevation from about 1,413 to 1,540 meters (m; 4,635 to 5,051 ft) above mean sea level (amsl). Bald Hill, centrally located on the Research Ranch (and near the midpoint of the three Property groups; Figure 2), represents the high point of this elevational range. The Canelo Hills reach their peak elevation at Lookout Knob, 1,882 m (6,175 ft) amsl, about 11 km (7 miles) south-southeast of the Property.

The Canelo Hills are in the southern Basin and Range physiographic province and are comprised of volcanic and sedimentary rocks (Bultman, 1999). These hills are cut by northwest-striking steep faults that are splays of the Sawmill Canyon-Kino Springs fault system (Bultman, 1999 quoting Drewes, 1996). A thin to moderately thick veneer of soil overlies the bedrock on the upland areas; eroded material has accumulated in canyon bottoms as alluvium. Farther north, approaching the Babocomari River, basin-fill sediment has accumulated to a degree identifiable as a geologic unit. Regionally, the “lower basin fill unit is probably lower- and middle-Miocene in age and is poorly to moderately well consolidated. In the Santa Cruz basin [in which the Property lies] this unit is the Nogales Formation. The upper basin fill unit is upper-Miocene to lower-Pleistocene and is unconsolidated to poorly consolidated. These basin fill units are overlain by Holocene surficial deposits, including alluvium of stream channels, flood plains, and terraces which are unconsolidated overall but locally well indurated” (Bultman, 1999, quoting Gettings and Houser, 1999).

As suggested by the “Bald Hill” moniker, vegetation on the Property and vicinity is largely devoid of woody vegetation, and is known as unique grassland. Historical use of the Property has consisted principally of cattle grazing, taking advantage of this resource. Native grasses have been replaced in many areas by introduced exotic species such as Lehmann’s lovegrass. A principal function of the Research Ranch is to study the effects of historical cattle grazing (and recent exclusion thereof) on the grassland. Woody vegetation is present in some upland areas as juniper woodlands, and along watercourses as mesquite bosques with stands of cottonwood and desert willow.

There is no evidence of an established town in the immediate vicinity. The Property was part of a cattle-grazing operation originally established in the Spanish land grant era (Bock and Bock, 2000).

Average annual temperatures in the area (based on data from Canelo, about 5 km [3 miles] south of the Property) range from 4.9 to 23.4 degrees Celsius (40.8 to 74.1 degrees Fahrenheit) with average precipitation at approximately 45 centimeters (18 inches) per year (Western Regional Climate Center, 2004).

HISTORICAL USE INFORMATION ON THE PROPERTY

USGS Topographic Maps

The Property is located within the O'Donnell Canyon and Pyeatt Ranch, Arizona USGS 7.5-minute quadrangle maps. Copies of the current (1996) and historical (1983 and 1958, and 1948 for Pyeatt Ranch) maps were reviewed for this report. Copies of these maps are provided in Appendix C-1, C-2, and C-3 for Parcel 1, Parcels 2 through 9, and Parcel 10, respectively. The following paragraphs summarize the development history of the Property for each of the three parcel groups. There is no evidence of activities leading to recognized environmental conditions on the Property depicted in any of the topographic maps.

Parcel 1

The 1958 quadrangle depicts the Property (in the eastern half of Section 17) and surrounding area as rural undeveloped land. One dirt road leads northward along the western boundary of the parcel to an unnamed tributary to Vaughan Canyon near the center of the section. A windmill is depicted just north of the road terminus. No other on-site development is depicted. Adjoining properties are shown as undeveloped. The 1983 quadrangle, a photorevision of the 1958 quadrangle, is almost identical to the 1958 map, with the dirt road depicted as a jeep trail (single track) rather than dirt road (dual track). The 1996 quadrangle shows only minor variations from the 1983 version, with the dirt road again depicted, and now shown as extending to just beyond the windmill site. No other significant changes to Parcel 1 or adjoining properties are shown.

Parcels 2-9

The 1948 Pyeatt Ranch quadrangle includes Sections 14 and about 1/3 of the eastern portion of Section 15, in which Parcels 3 through 9 and the eastern portion (about 1/3) of Parcel 2 are located. These parcels are shown as completely undeveloped with the exception of an electric transmission line which runs diagonally across the northeastern portion of Section 14, possibly crossing portions of Parcels 4 through 9. Adjoining properties are similarly undeveloped. Development is shown in the northwestern quarter of Section 23, south of the Property, as the Brophy Ranch. Two buildings and a reservoir are depicted, as well as a dirt road and jeep trail accessing the site. The 1958 quadrangle depicts modest changes to Parcels 2 through 9. The electric transmission line is no longer depicted. Several stock tanks are shown on the Property and adjoining land, and the Brophy Ranch is now identified as the Swinging H Ranch. Additional road development is shown on adjoining properties, but none appear to be directly on the subject Property. The 1983 quadrangle depicts the Property and adjoining land in nearly identical conditions, with minor changes to stock tanks the only variations noted. The 1996 quadrangle shows no changes to the parcels on the Property, and also shows only minor variations to adjoining properties such as several additional tanks are shown at the Swinging H Ranch.

The O'Donnell Canyon quadrangles that depict Section 15 include the western 2/3 of Parcel 2. The 1958 quadrangle shows a road crossing Section 15 from north to south, splitting near the center of the Section into two roads leading southeast and southwest from that center point. From the southeastern fork a dirt road leads back northeast, toward the northeastern corner of the section. The main and secondary roads cross a portion of Parcel 2. No significant development is depicted along any of the roads, which appear to be principally access roads to various off-site destinations. The 1983 and 1996 quadrangles also depict these roads, with minor variations in location or type but no development on Parcel 2 or adjoining property.

Parcel 10

The 1958 quadrangle depicts Section 28 as almost completely devoid of development; a windmill is present in the extreme northwestern corner of the northeastern quarter and is the only evidence of human impact depicted. The windmill site is within Parcel 10 of the Property, which as previously described, is an irregularly shaped parcel within the northeastern quarter of this Section. The 1983 quadrangle similarly depicts the land as largely un-impacted by human development, although a dirt road is depicted in the northeastern quarter of the northeastern corner of the Section. This road is apparently not within the boundaries of Parcel 10 (i.e., is off-site), and appears to access structures (likely residences) in the northwestern corner of Section 27. The 1996 quadrangle shows extension of the dirt road from an off-site point to access the windmill location, then accessing two structures depicted within Parcel 10 near Post Canyon. The depicted structures are likely the residence, which was present on the Property until it was consumed by fire in 2002. Additionally, a 4WD road is shown along the top of the ridge on the south side of Post Canyon; this road parallels the southern Parcel 10 boundary but apparently is not onsite. No other significant development is shown on the Property or adjoining parcels.

Historical Aerial Photographs

Two historical aerial photographs, dated 1976 and 1992, were obtained from Cooper Aerial Surveys Company and the USGS, respectively. These photographs were 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 1976 aerial photograph (Figure D-1) depicts the Property as undeveloped land. No evidence of any human impact is visible in either Parcel 1 or 10; Parcel 2 is crossed by the aforementioned dirt road accessing the Research Ranch.

The 1992 aerial photograph (Figure D-2) depicts the Property in a similar condition as shown in the 1976 photograph, with the dirt roads crossing Parcel 2 and accessing the northwestern corner of Parcel 10 apparent. The structure (residence) on Parcel 10 is readily apparent, and some of the stock tanks scattered

across the Property are faintly visible. Development on adjoining property is similarly apparent, with dirt roads leading to various destinations. In particular, the Research Ranch headquarters and dormitory facilities (formerly, Swinging H Ranch) are easily discerned. Vegetation within the Research Ranch (including the private tracts of the Property) appears to be darker than that present on other adjacent parcels; this may be a result of grazing exclusions in place on the Research Ranch.

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 have been utilized for research of grassland ecology within the Research Ranch, and cattle grazing outside of the Research Ranch confines. 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 February 25, 2004, WestLand environmental specialists Christopher Rife and Krista DeWalt 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 rolling grasslands including stream bottoms, adjacent flood plains, and upland areas in and along Vaughn Canyon (Parcel 1), O'Donnell Canyon (Parcels 2 through 9), and Post Canyon (Parcel 10). The Property is largely undisturbed by human activity, but historic cattle grazing (excluded since 1969) has impacted natural vegetation throughout the Property. Non-native grasses have replaced many of the native grass species, and woody vegetation is likely altered from its natural density as well. On- and off-site human impacts are limited to residences and buildings for current or former ranching activities, windmills and wells for groundwater supply, small earthen bermed surface water impoundments originally for stock watering, and dirt roads for accessing these facilities. The following paragraphs describe human development activities in each of the three parcel groups.

Parcel 1

One windmill is present in Parcel 1, near Frog Pond. The windmill pumps water from a connected well and supplies it to the pond. A primitive (dirt) road accesses the windmill and pond site. No other improvements to this parcel were observed.

Parcels 2-9

Several windmills and associated stock ponds are present in Parcels 2 through 9, as well as dirt roads accessing these facilities. Portions of these parcels (along the northern boundary, which also represents the northern boundary of the Research Ranch) are fenced. No other improvements to this group of parcels were observed.

Parcel 10

A portion of Parcel 10 was used as a residence from the 1980s until the early 2000s; the structure was consumed by fire in 2002 and only the foundation and septic systems remain. Fire debris was removed from the house site for off-site disposal. Two vent tubes for the septic system were observed immediately east of the house foundation; rocks dropped into the tubes contacted liquids approximately 3.3 m (10 ft) below ground surface, indicating that liquids in the tank(s) had not been pumped out. Vestiges of landscaping and a driveway were also evident.

Several chain link fence enclosures of several acres apiece are located just north of the house site; these enclosures are used by the Appleton family as a recovery area for Bolson tortoises, a rare species native to the Sonoran desert, which the family is attempting to reintroduce.

The windmill in the northwestern corner of Parcel 10 depicted in the historical topographic maps described above is still present, as is a metal, open-topped water tank (which was partially filled at the time of the inspection).

Dirt roads access these facilities within Parcel 10; the majority of the Parcel is fenced to control human access (i.e., prevent visitors to the Research Ranch from accessing this private tract).

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. As noted above, septic tanks are apparently still present adjacent to the former house foundation. Several small aboveground storage tanks for petroleum products are present on the adjoining Research Ranch, at the headquarters. These tanks are about 1 km (0.6 miles) northwest of Parcel 10, and do not present a recognized environmental condition for 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

Numerous stock tanks were observed on the Property and adjoining property (i.e., throughout the Research Ranch). The tanks consist of either an earthen berm or steel wall reservoir fed by a well or surface water runoff, and are likely not subject to contamination from anthropogenic sources. No evidence of such contamination was observed in the water retention basins.

Distressed Vegetation

No evidence of distressed vegetation other than that associated with recent fires was observed during the onsite reconnaissance.

INTERVIEWS

INTERVIEW WITH SITE MANAGER

During the onsite reconnaissance, WestLand was escorted by Ms. Linda Kennedy, assistant manager for the Research Ranch. Ms. Kennedy was assigned as tour guide for the Property by one of the current Property owners, Mr. Bryce Appleton. Ms. Kennedy provided an orientation to and tour of the Property. Information provided by Ms. Kennedy 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 a 357-hectare (881-acre) property in Santa Cruz County 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

- Bock, Jane H. and Carl E. Bock. 2000. The View From Bald Hill. University of California Press: Berkeley, CA.
- Bultman, Mark W. 1999. Geometry, Structure, and Concealed Lithology of the San Rafael Basin, Southeastern Arizona. USGS Open-File Report 99-399. USGS: Tucson, AZ.
- National Audubon Society. 2004. National Audubon Society, Appleton-Whittell Research Ranch, Elgin Arizona. <http://www.Audubon.org/local/sanctuary/appleton>. Accessed on February 20, 2004.
- Swift Current. 2003. Option Agreement and Purchase Contract (unsigned draft). Swift Current: Phoenix, AZ.
- Western Regional Climate Center. 2004. Canelo 1 NW, Arizona (021231), Period of Record Monthly Climate Survey. <http://www.wrcc.dri.edu/cgi-bin/cliRECTm.pl?azcane> Accessed on February 20, 2004.

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Christopher Rife, Project Manager

Date

Krista DeWalt, Environmental Specialist

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 A

EDR ENVIRONMENTAL REPORTS

APPENDIX A-1

PARCEL 1



The EDR Radius Map with GeoCheck®

**Appleton Ranch Parcel 1
Santa Cruz County
Elgin, AZ 85611**

Inquiry Number: 1136478.5s

February 26, 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

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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

SANTA CRUZ COUNTY
ELGIN, AZ 85611

COORDINATES

Latitude (North):	31.607800 - 31° 36' 28.1"
Longitude (West):	110.532200 - 110° 31' 55.9"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	544374.4
UTM Y (Meters):	3496873.2
Elevation:	4907 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	31110-E5 O'DONNELL CANYON, 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

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

FEDERAL ASTM SUPPLEMENTAL

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

STATE OR LOCAL ASTM SUPPLEMENTAL

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

EDR PROPRIETARY HISTORICAL DATABASES

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

BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites
Inst Control	DEUR Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

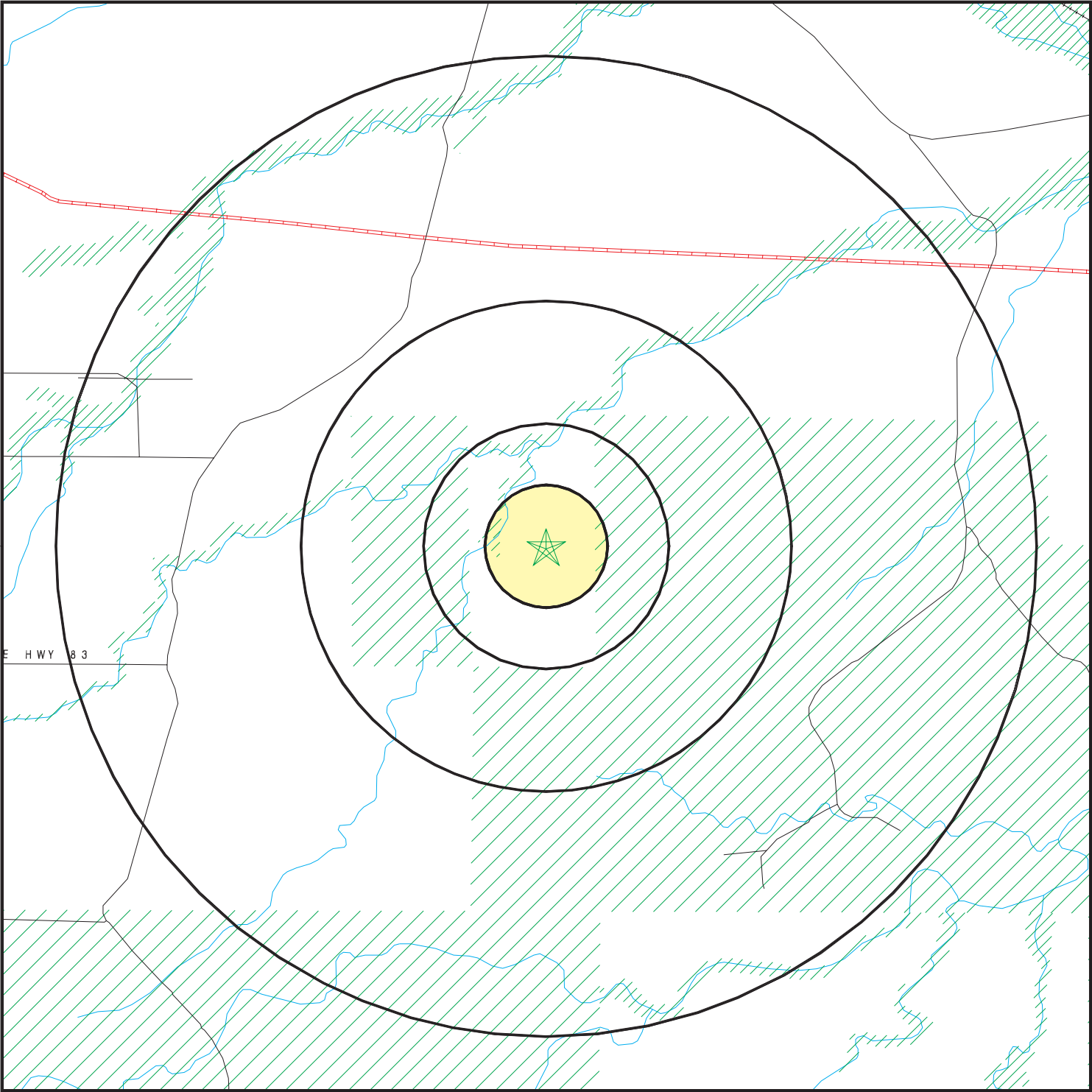
Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
USDA FOREST SERV. MANSFIELD CANYON	SHWS
TUBAC	SWF/LF
RIO RICO	SWF/LF
SONOITA-ELGIN	SWF/LF
NOGALES	SWF/LF
TOWN OF PATAGONIA	SWF/LF
RIO RICO	SWF/LF
SANTA CRUZ COUNTY	SWF/LF

OVERVIEW MAP - 1136478.5s - 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

Oil & Gas pipelines

100-year flood zone

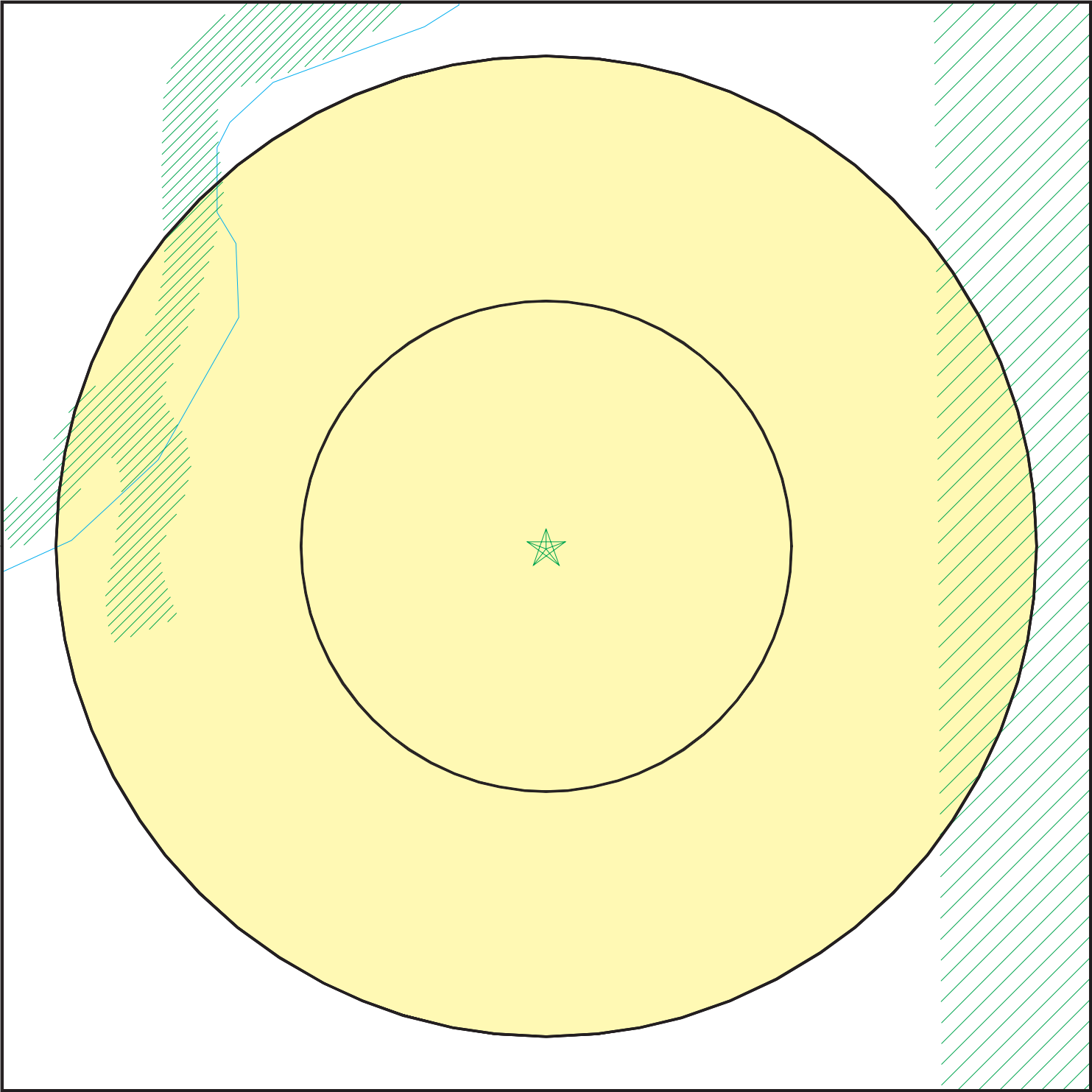
500-year flood zone

DOD Sites: AZ DEQ

Water Quality Assurance Revolving Fund Areas

TARGET PROPERTY:	Appleton Ranch Parcel 1	CUSTOMER:	Westland Resources
ADDRESS:	Santa Cruz County	CONTACT:	Christopher Rife
CITY/STATE/ZIP:	Elgin AZ 85611	INQUIRY #:	1136478.5s
LAT/LONG:	31.6078 / 110.5322	DATE:	February 26, 2004 5:58 pm

DETAIL MAP - 1136478.5s - 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

⬆ 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

01/161/81/4 Miles

TARGET PROPERTY: Appleton Ranch Parcel 1
ADDRESS: Santa Cruz County
CITY/STATE/ZIP: Elgin AZ 85611
LAT/LONG: 31.6078 / 110.5322

CUSTOMER: Westland Resources
CONTACT: Christopher Rife
INQUIRY #: 1136478.5s
DATE: February 26, 2004 5:58 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
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
<u>STATE ASTM STANDARD</u>								
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
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
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
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
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
Aquifer		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

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

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

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

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

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SANTA CRUZ COUNTY	S103931933	USDA FOREST SERV. MANSFIELD CANYON	CORONADO NF NOGALES RD (SANTA CRUZ COUNTY)		SHWS
SANTA CRUZ COUNTY	S102519523	TUBAC	WEST FROM I-19 AT EXIT 40, THEN .7		SWF/LF
SANTA CRUZ COUNTY	S100293382	RIO RICO	1.0 MILES N OF THE PECK CANYON EXCH		SWF/LF
SANTA CRUZ COUNTY	S100293383	SONOITA-ELGIN	3.1 MILES S EAST OF AZ.82 ON AZ. 83		SWF/LF
SANTA CRUZ COUNTY	S103277982	NOGALES	.5 MILES EAST OF US 89 NORTH .5 MILES ON BANKYARD		SWF/LF
SANTA CRUZ COUNTY	S103895041	TOWN OF PATAGONIA	2.1 MILES NORTH OF AZ 82 ON FIRST AVE.		SWF/LF
SANTA CRUZ COUNTY	S103278234	RIO RICO	WEST ON FRONTAGE ROAD 1 MILE N. PECK CANYON RD.EXI		SWF/LF
SANTA CRUZ COUNTY	S103895040	SANTA CRUZ COUNTY	RIO RICOLANDFILL 1 MILE NORTH OF PECK CANYON RD.		SWF/LF

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: 10/21/03

Date Made Active at EDR: 12/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/03/03

Elapsed ASTM days: 35

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: 10/14/03

Date Made Active at EDR: 12/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/01/03

Elapsed ASTM days: 7

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: 12/08/03

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: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
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: 12/16/03
Date of Next Scheduled EDR Contact: 03/15/04

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: 07/09/03

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: 10/21/03

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: 10/23/03

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: 10/16/03

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: 11/21/03
Date of Next Scheduled EDR Contact: 02/23/04

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: 09/30/03
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: 703-648-5920

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: 12/17/03
Date of Next Scheduled EDR Contact: 03/15/04

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 10/16/03
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: 10/16/03
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: 12/01/03

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: 11/01/00
Date Made Active at EDR: 02/01/01
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/02/01
Elapsed ASTM days: 30
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: 07/01/03
Date Made Active at EDR: 08/20/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/11/03
Elapsed ASTM days: 9
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: 02/14/03
Date Made Active at EDR: 03/06/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/24/03
Elapsed ASTM days: 10
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: 12/05/03

Date Made Active at EDR: 12/31/03

Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/05/03

Elapsed ASTM days: 26

Date of Last EDR Contact: 11/24/03

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: 11/24/03

Date of Next Scheduled EDR Contact: 02/23/04

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: 11/01/01

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/26/03

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/03/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04

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

EDR PROPRIETARY HISTORICAL DATABASES

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

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.

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: 11/10/03

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

APPLETON RANCH PARCEL 1
SANTA CRUZ COUNTY
ELGIN, AZ 85611

TARGET PROPERTY COORDINATES

Latitude (North):	31.607800 - 31° 36' 28.1"
Longitude (West):	110.532204 - 110° 31' 55.9"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	544374.4
UTM Y (Meters):	3496873.2
Elevation:	4907 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).

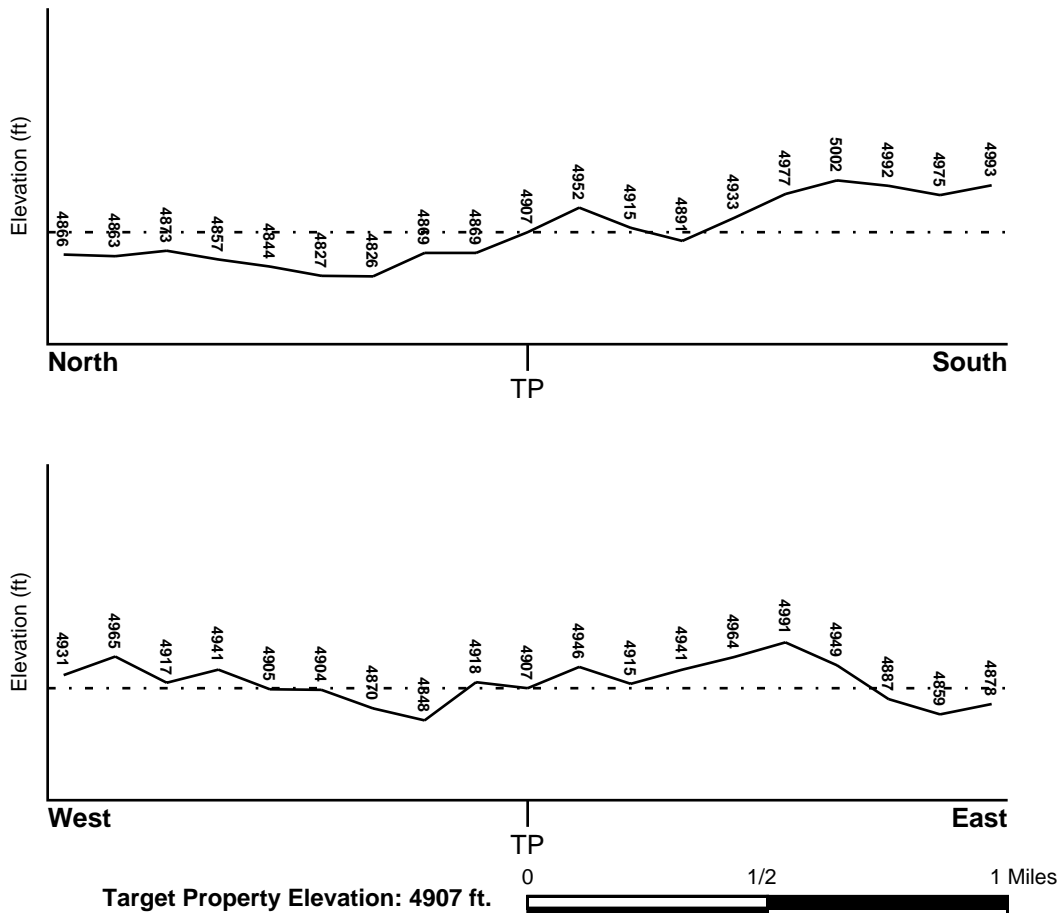
TOPOGRAPHIC INFORMATION

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: 31110-E5 O'DONNELL CANYON, AZ
General Topographic Gradient: General NW
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
SANTA CRUZ, AZ

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

Flood Plain Panel at Target Property: 0400900100A

Additional Panels in search area: 0400900225A

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
ODONNELL CANYON

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
Code: Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

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: WHITE HOUSE

Soil Surface Texture: gravelly - loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine 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: HIGH

Depth to Bedrock Min: > 60 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	gravelly - loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.20	Max: 6.50 Min: 5.60
2	3 inches	26 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 6.10
3	26 inches	49 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 8.40 Min: 7.90
4	49 inches	60 inches	gravelly - sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 8.40 Min: 7.90

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: very gravelly - loam

Surficial Soil Types: very gravelly - loam

Shallow Soil Types: gravelly - clay loam
gravelly - loam

Deeper Soil Types: gravelly - sandy loam
very gravelly - loam

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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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>
1	USGS0055896	1/8 - 1/4 Mile WNW
A6	USGS0055898	1/2 - 1 Mile WNW
9	USGS0056157	1/2 - 1 Mile East

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

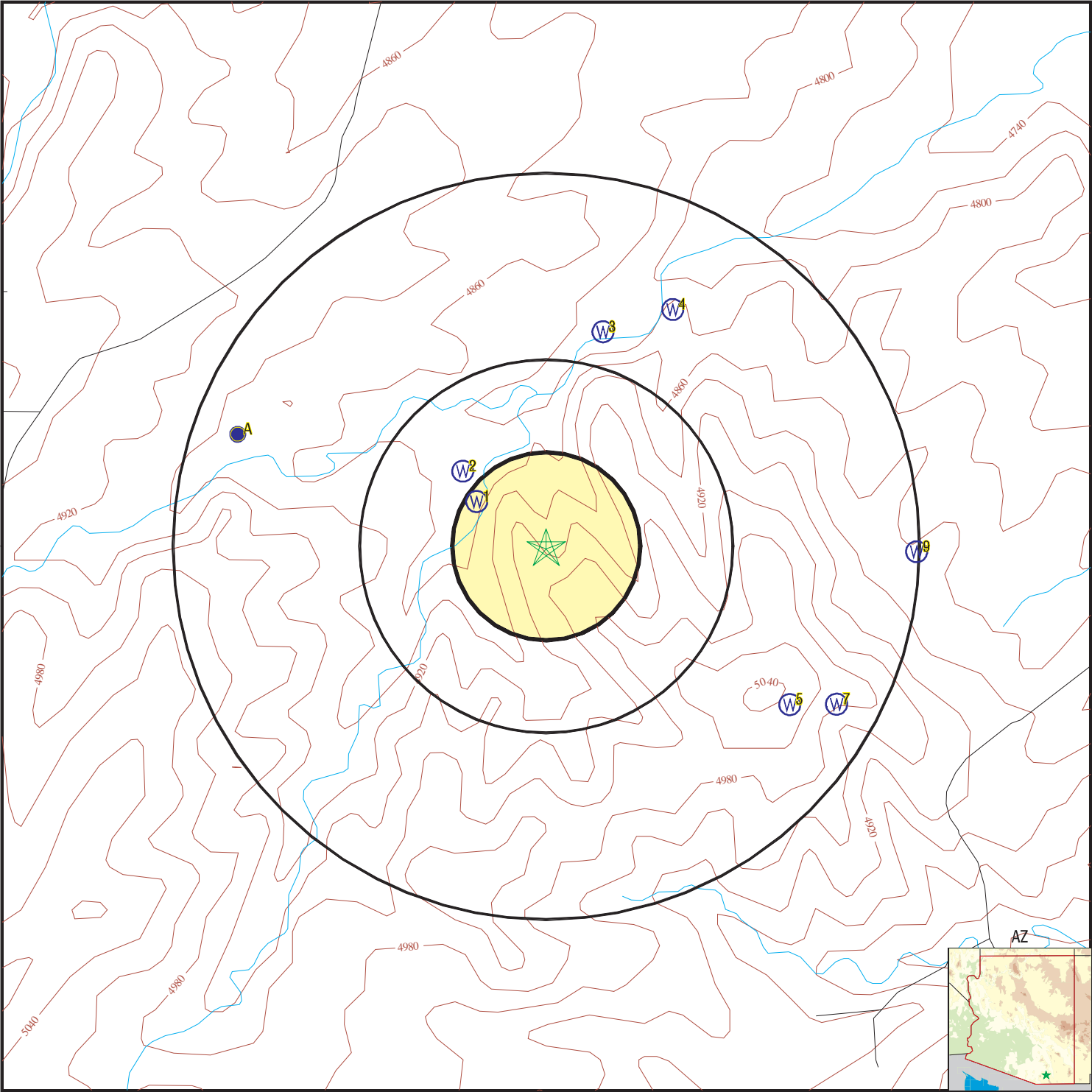
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

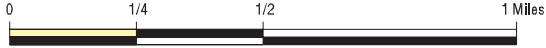
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	AZWR648930	1/4 - 1/2 Mile NW
3	AZWR649780	1/2 - 1 Mile NNE
4	AZWR635308	1/2 - 1 Mile NNE
5	AZWR631542	1/2 - 1 Mile ESE
7	AZWR616379	1/2 - 1 Mile ESE
A8	AZWR628323	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 1136478.5s



- 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:	Appleton Ranch Parcel 1	CUSTOMER:	Westland Resources
ADDRESS:	Santa Cruz County	CONTACT:	Christopher Rife
CITY/STATE/ZIP:	Elgin AZ 85611	INQUIRY #:	1136478.5s
LAT/LONG:	31.6078 / 110.5322	DATE:	February 26, 2004 5:58 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1

WNW

1/8 - 1/4 Mile

Lower

FED USGS

USGS0055896

Agency:	USGS	Site ID:	313634110320501
Site Name:	D-21-18 17ACC		
Dec. Latitude:	31.60954		
Dec. Longitude:	-110.53536		
Coord Sys:	NAD83		
State:	AZ		
County:	Santa Cruz County		
Altitude:	4850.00		
Hydrologic code:	15050202		
Topographic:	Flood plain		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 2

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1990-12-06	81.50				
Note: The site was being pumped.					
1982-06-16	72.20				

2

NW

1/4 - 1/2 Mile

Lower

AZ WELLS

AZWR648930

Registryid:	648930	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	17	Acre160:	NE
Acre40:	SW	Acre10:	NW
Utmx:	544073.9	Utmy:	3497185.5
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	Not Reported
Driller:	0	Welldepth:	100
Waterlevel:	0	Casingtype:	Not Reported
Casingdeep:	0	Casingwide:	0
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	2	Testrate:	2
Drawdown:	0	Drilllog:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Lastname:	APPLETON	Firstname:	AMY
Company:	Not Reported		
Address:	24SCHOOL ST #12		
City:	HANOVER	State:	NH
Zipcode:	03755	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

3
NNE
1/2 - 1 Mile
Lower

AZ WELLS AZWR649780

Registryid:	649780	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	8	Acre160:	SE
Acre40:	SE	Acre10:	SE
Utmx:	544675.6	Utmy:	3497789.2
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	DOMESTIC	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	01/01/1944 00:00:00
Driller:	0	Welldepth:	163
Waterlevel:	37	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	100	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	30	Testrate:	30
Drawdown:	0	Drilllog:	Not Reported
Lastname:	EVERHART,J C	Firstname:	Not Reported
Company:	Not Reported		
Address:	PO BOX 226		
City:	SONOITA	State:	AZ
Zipcode:	85637	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

4
NNE
1/2 - 1 Mile
Lower

AZ WELLS AZWR635308

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Registryid:	635308	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	9	Acre160:	SW
Acre40:	SW	Acre10:	Not Reported
Utmx:	544976.5	Utmy:	3497886.7
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	01/01/1956 00:00:00
Driller:	0	Welldepth:	200
Waterlevel:	80	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	140	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	8	Testrate:	8
Drawdown:	0	Drilllog:	Not Reported
Lastname:	Not Reported	Firstname:	Not Reported
Company:	BABACOMARI RANCH CO		
Address:	ST RT 50		
City:	GILA BEND	State:	AZ
Zipcode:	85337	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

5 ESE 1/2 - 1 Mile Higher

AZ WELLS AZWR631542

Registryid:	631542	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	16	Acre160:	SW
Acre40:	SE	Acre10:	SE
Utmx:	545488.4	Utmy:	3496185.3
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	12/05/1960 00:00:00
Driller:	0	Welldepth:	401
Waterlevel:	231	Casingtype:	Not Reported
Casingdeep:	401	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	0	Testrate:	0
Drawdown:	0	Drilllog:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Lastname: NATL AUDUBON SOCIETY, Firstname: Not Reported
 Company: Not Reported
 Address: PO BOX 44
 City: ELGIN State: AZ
 Zipcode: 85611 Cancelled: Not Reported

 Driller: 0
 Company: NO DRILLER SPECIFIED
 Address: Not Reported
 AZ

A6
WNW
1/2 - 1 Mile
Lower

FED USGS USGS0055898

Agency: USGS Site ID: 313642110324301
 Site Name: D-21-18 18AAD
 Dec. Latitude: 31.61176
 Dec. Longitude: -110.54591
 Coord Sys: NAD83
 State: AZ
 County: Santa Cruz County
 Altitude: 4875.00
 Hydrologic code: 15050202
 Topographic: Undulating
 Site Type: Ground-water other than Spring
 Const Date: Not Reported Inven Date: Not Reported
 Well Type: Single well, other than collector or Ranney type
 Primary Aquifer: Not Reported
 Aquifer type: Not Reported
 Well depth: 98.0
 Hole depth: 98.0 Source: other reported
 Project no: Not Reported

Ground-water levels, Number of Measurements: 42

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1990-12-06	65.60				
1982-01-28					
Note: The measurement was discontinued.					
1980-12-09					
Note: An obstruction was encountered in the well above the water surface (no water level recorded).					
1979-12-04					
Note: An obstruction was encountered in the well above the water surface (no water level recorded).					
1979-03-01	67.50		1977-12-13	79.00	
1976-11-22	80.90		1976-01-14	85.60	
1975-02-06	82.00		1973-12-19	84.59	
1973-02-05	91.30		1972-02-15	72.60	
1970-12-17	77.80		1970-01-22	76.20	
1969-04-10	74.05		1968-05-07	65.74	
1967-01-12	61.12		1966-01-13	72.82	
1965-02-26	61.50		1964-02-27	78.61	
1963-02-27	92.26				
Note: The site was being pumped.					
1962-02-14	80.05		1961-04-08	65.33	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1961-04-07	94.61				
Note: The site was being pumped.					
1960-02-04	73.34		1959-02-05	77.30	
1958-03-27	79.04		1957-09-04	75.76	
1956-09-26	74.30		1956-01-28	73.50	
1955-09-21	85.79				
Note: The site was being pumped.					
1954-11-29	82.40		1954-08-24	87.50	
1954-06-08	92.65				
1954-02-02	93.30				
Note: The site was being pumped.					
1953-11-09	92.15				
Note: The site was being pumped.					
1953-08-03	89.19				
Note: The site was being pumped.					
1953-04-08	93.15				
Note: The site was being pumped.					
1953-01-13	94.88				
Note: The site was being pumped.					
1952-12-11	84.15		1952-05-20	81.25	
1941-04-08	65.33				

7
ESE
1/2 - 1 Mile
Higher

AZ WELLS AZWR616379

Registryid:	616379	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	16	Acre160:	SE
Acre40:	SW	Acre10:	SW
Utmx:	545689.9	Utmy:	3496187.7
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	12/01/1960 00:00:00
Driller:	0	Welldepth:	400
Waterlevel:	227	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	400	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	5	Testrate:	0
Drawdown:	0	Drilllog:	Not Reported
Lastname:	BLM-PHOENIX DISTRICT,	Firstname:	Not Reported
Company:	Not Reported		
Address:	PO BOX 16563		
City:	PHOENIX	State:	AZ
Zipcode:	85011	Cancelled:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Driller: 0
Company: NO DRILLER SPECIFIED
Address: Not Reported
AZ

A8
WNW
1/2 - 1 Mile
Lower

AZ WELLS AZWR628323

Registryid:	628323	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	18	Acre160:	NE
Acre40:	NE	Acre10:	SE
Utmx:	543072.5	Utmy:	3497385.5
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	01/01/1968 00:00:00
Driller:	0	Welldepth:	20
Waterlevel:	17	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	20	Casingwide:	48
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	5	Testrate:	5
Drawdown:	0	Drilllog:	Not Reported
Lastname:	JELKS JR,J R	Firstname:	Not Reported
Company:	Not Reported		
Address:	ST RT 380		
City:	ELGIN	State:	AZ
Zipcode:	85611	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

9
East
1/2 - 1 Mile
Lower

FED USGS USGS0056157

Agency:	USGS	Site ID:	313628110305401
Site Name:	D-21-18 16DAB		
Dec. Latitude:	31.60759		
Dec. Longitude:	-110.51536		
Coord Sys:	NAD83		
State:	AZ		
County:	Santa Cruz County		
Altitude:	4850.00		
Hydrologic code:	15050202		
Topographic:	Flood plain		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Primary Aquifer: 120VLCC
Aquifer type: Not Reported
Well depth: Not Reported
Hole depth: Not Reported
Project no: Not Reported

Source: Not Reported

Ground-water levels, Number of Measurements: 2

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1982-06-15	227.00		1978-07-23	221.00	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: AZ Radon

Radon Test Results (pCi/L)

Zip	City	Result (pCi/L)
85611	ELGIN	< 0.50
85611	ELGIN	= 2.30
85611	ELGIN	= 2.40
85611	ELGIN	= 3.80
85611	ELGIN	= 5.70
85611	ELGIN	= 14.50

Federal EPA Radon Zone for SANTA CRUZ 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 SANTA CRUZ COUNTY, AZ

Number of sites tested: 11

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.609 pCi/L	91%	9%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.100 pCi/L	100%	0%	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^R 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 A-2

PARCEL 2-9



The EDR Radius Map with GeoCheck®

**Appleton Ranch Parcels 2-9
Santa Cruz County
Elgin, AZ 85611**

Inquiry Number: 1136478.8s

February 26, 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

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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

SANTA CRUZ COUNTY
ELGIN, AZ 85611

COORDINATES

Latitude (North): 31.608100 - 31° 36' 29.2"
Longitude (West): 110.494200 - 110° 29' 39.1"
Universal Transverse Mercator: Zone 12
UTM X (Meters): 547978.9
UTM Y (Meters): 3496922.8
Elevation: 4796 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 31110-E4 PYEATT RANCH, 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

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

FEDERAL ASTM SUPPLEMENTAL

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

STATE OR LOCAL ASTM SUPPLEMENTAL

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

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
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BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites
Inst Control	DEUR Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

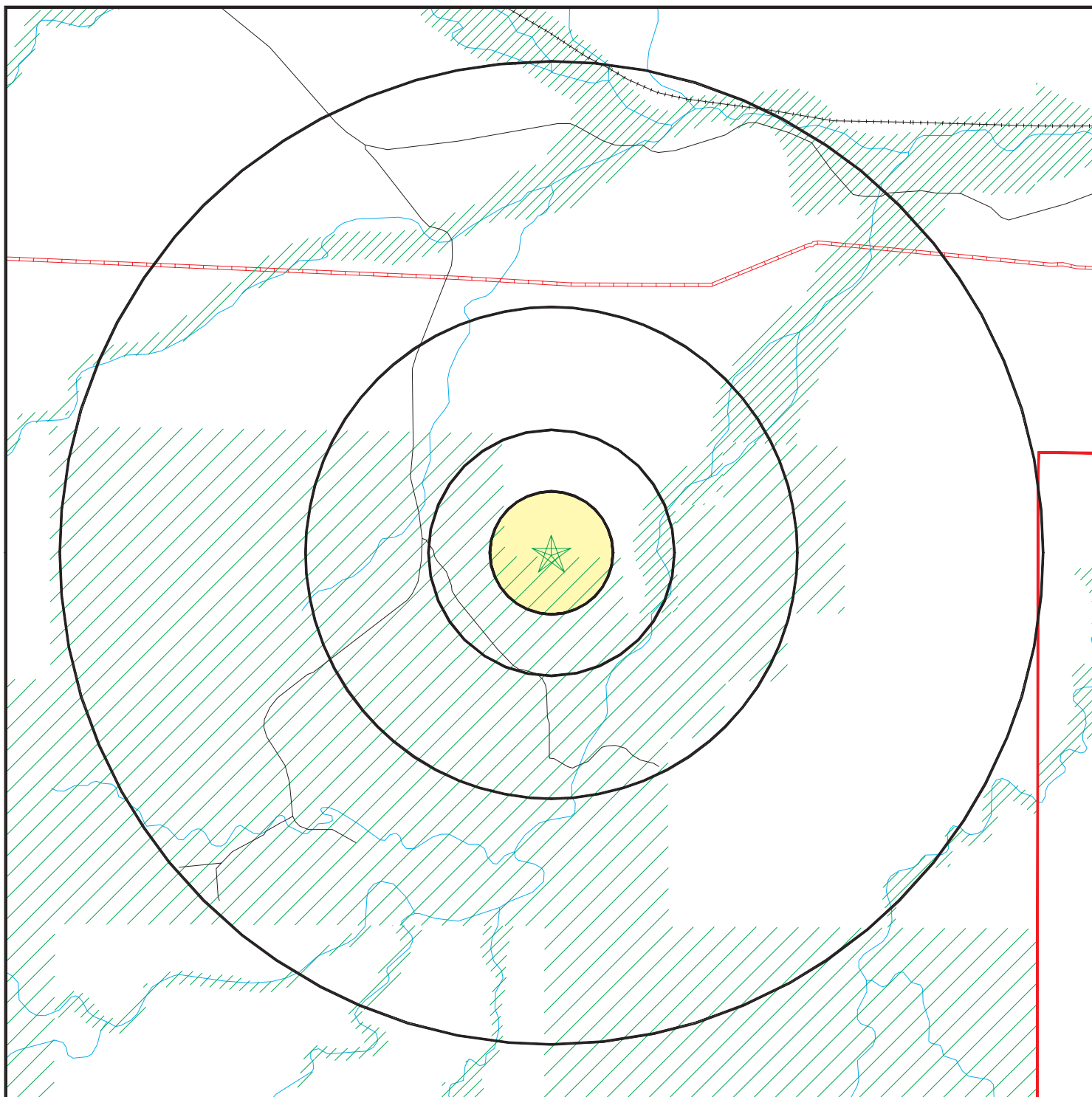
Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
USDA FOREST SERV. MANSFIELD CANYON	SHWS
TUBAC	SWF/LF
RIO RICO	SWF/LF
SONOITA-ELGIN	SWF/LF
NOGALES	SWF/LF
TOWN OF PATAGONIA	SWF/LF
RIO RICO	SWF/LF
SANTA CRUZ COUNTY	SWF/LF

OVERVIEW MAP - 1136478.8s - 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

📏 County Boundary

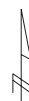
🛢 Oil & Gas pipelines

🌊 100-year flood zone

🌊 500-year flood zone

🏠 DOD Sites: AZ DEQ

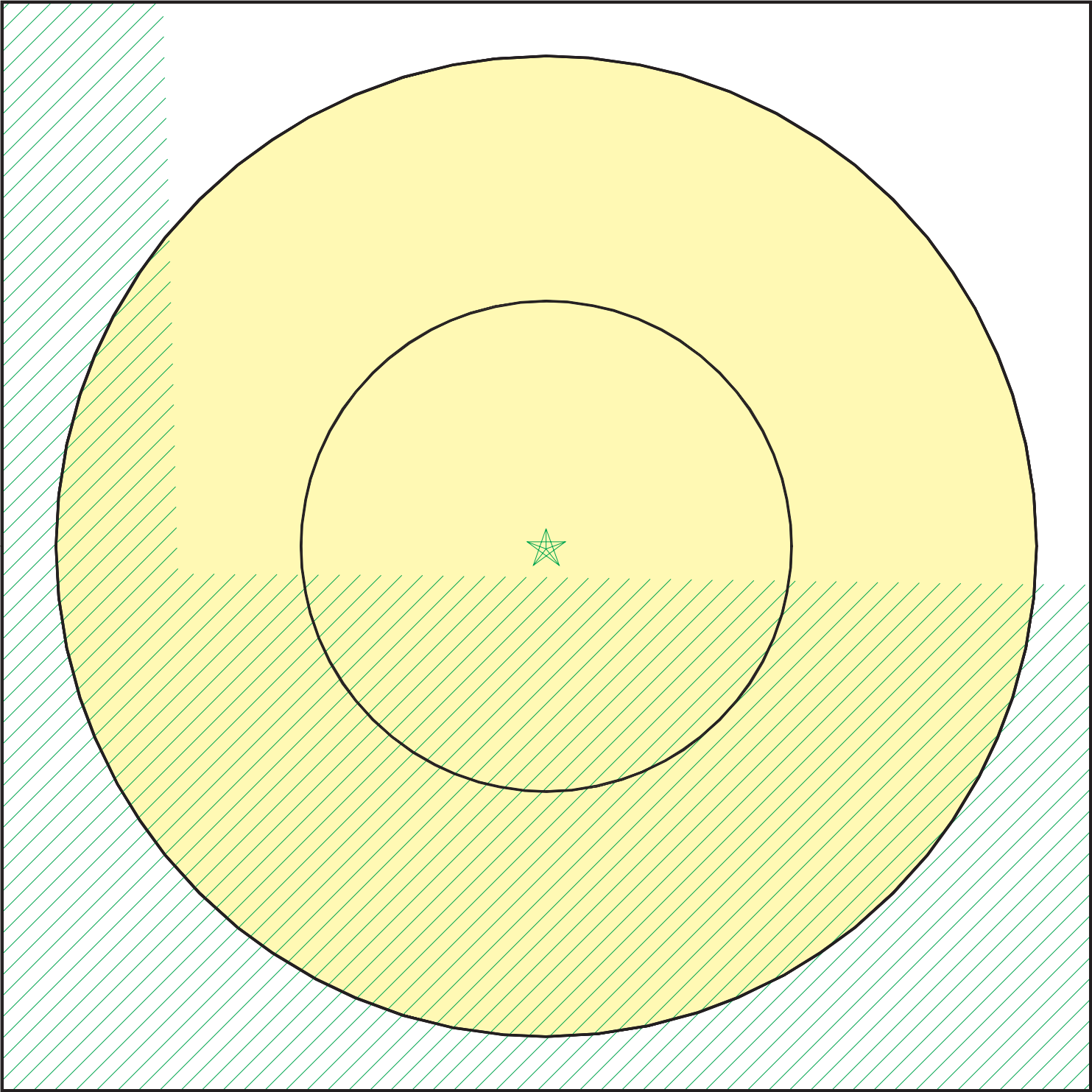
🌊 Water Quality Assurance
Revolving Fund Areas



TARGET PROPERTY: Appleton Ranch Parcels 2-9
ADDRESS: Santa Cruz County
CITY/STATE/ZIP: Elgin AZ 85611
LAT/LONG: 31.6081 / 110.4942

CUSTOMER: Westland Resources
CONTACT: Christopher Rife
INQUIRY #: 1136478.8s
DATE: February 26, 2004 5:59 pm

DETAIL MAP - 1136478.8s - 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

Sensitive Receptors

National Priority List Sites

Landfill Sites

Dept. Defense Sites

County Boundary

Oil & Gas pipelines

100-year flood zone

500-year flood zone

DOD Sites: AZ DEQ

Water Quality Assurance Revolving Fund Areas

TARGET PROPERTY:	Appleton Ranch Parcels 2-9	CUSTOMER:	Westland Resources
ADDRESS:	Santa Cruz County	CONTACT:	Christopher Rife
CITY/STATE/ZIP:	Elgin AZ 85611	INQUIRY #:	1136478.8s
LAT/LONG:	31.6081 / 110.4942	DATE:	February 26, 2004 5:59 pm

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
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
<u>STATE ASTM STANDARD</u>								
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
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
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
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
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
Aquifer		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

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

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

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

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

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SANTA CRUZ COUNTY	S103931933	USDA FOREST SERV. MANSFIELD CANYON	CORONADO NF NOGALES RD (SANTA CRUZ COUNTY)		SHWS
SANTA CRUZ COUNTY	S102519523	TUBAC	WEST FROM I-19 AT EXIT 40, THEN .7		SWF/LF
SANTA CRUZ COUNTY	S100293382	RIO RICO	1.0 MILES N OF THE PECK CANYON EXCH		SWF/LF
SANTA CRUZ COUNTY	S100293383	SONOITA-ELGIN	3.1 MILES S EAST OF AZ.82 ON AZ. 83		SWF/LF
SANTA CRUZ COUNTY	S103277982	NOGALES	.5 MILES EAST OF US 89 NORTH .5 MILES ON BANKYARD		SWF/LF
SANTA CRUZ COUNTY	S103895041	TOWN OF PATAGONIA	2.1 MILES NORTH OF AZ 82 ON FIRST AVE.		SWF/LF
SANTA CRUZ COUNTY	S103278234	RIO RICO	WEST ON FRONTAGE ROAD 1 MILE N. PECK CANYON RD.EXI		SWF/LF
SANTA CRUZ COUNTY	S103895040	SANTA CRUZ COUNTY	RIO RICOLANDFILL 1 MILE NORTH OF PECK CANYON RD.		SWF/LF

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: 10/21/03

Date Made Active at EDR: 12/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/03/03

Elapsed ASTM days: 35

Date of Last EDR Contact: 02/06/04

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 10/14/03

Date Made Active at EDR: 12/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/01/03

Elapsed ASTM days: 7

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: 12/08/03

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: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
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: 12/16/03
Date of Next Scheduled EDR Contact: 03/15/04

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: 07/09/03

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: 10/21/03

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: 10/23/03

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: 10/16/03

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: 11/21/03
Date of Next Scheduled EDR Contact: 02/23/04

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: 09/30/03
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: 703-648-5920

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: 12/17/03
Date of Next Scheduled EDR Contact: 03/15/04

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 10/16/03
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: 10/16/03
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: 12/01/03

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: 11/01/00
Date Made Active at EDR: 02/01/01
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/02/01
Elapsed ASTM days: 30
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: 07/01/03
Date Made Active at EDR: 08/20/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/11/03
Elapsed ASTM days: 9
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: 02/14/03
Date Made Active at EDR: 03/06/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/24/03
Elapsed ASTM days: 10
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: 12/05/03

Date Made Active at EDR: 12/31/03

Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/05/03

Elapsed ASTM days: 26

Date of Last EDR Contact: 11/24/03

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: 11/24/03

Date of Next Scheduled EDR Contact: 02/23/04

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: 11/01/01

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/26/03

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/03/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04

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

EDR PROPRIETARY HISTORICAL DATABASES

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

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.

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: 11/10/03

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

APPLETON RANCH PARCELS 2-9
SANTA CRUZ COUNTY
ELGIN, AZ 85611

TARGET PROPERTY COORDINATES

Latitude (North):	31.608101 - 31° 36' 29.2"
Longitude (West):	110.494202 - 110° 29' 39.1"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	547978.9
UTM Y (Meters):	3496922.8
Elevation:	4796 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).

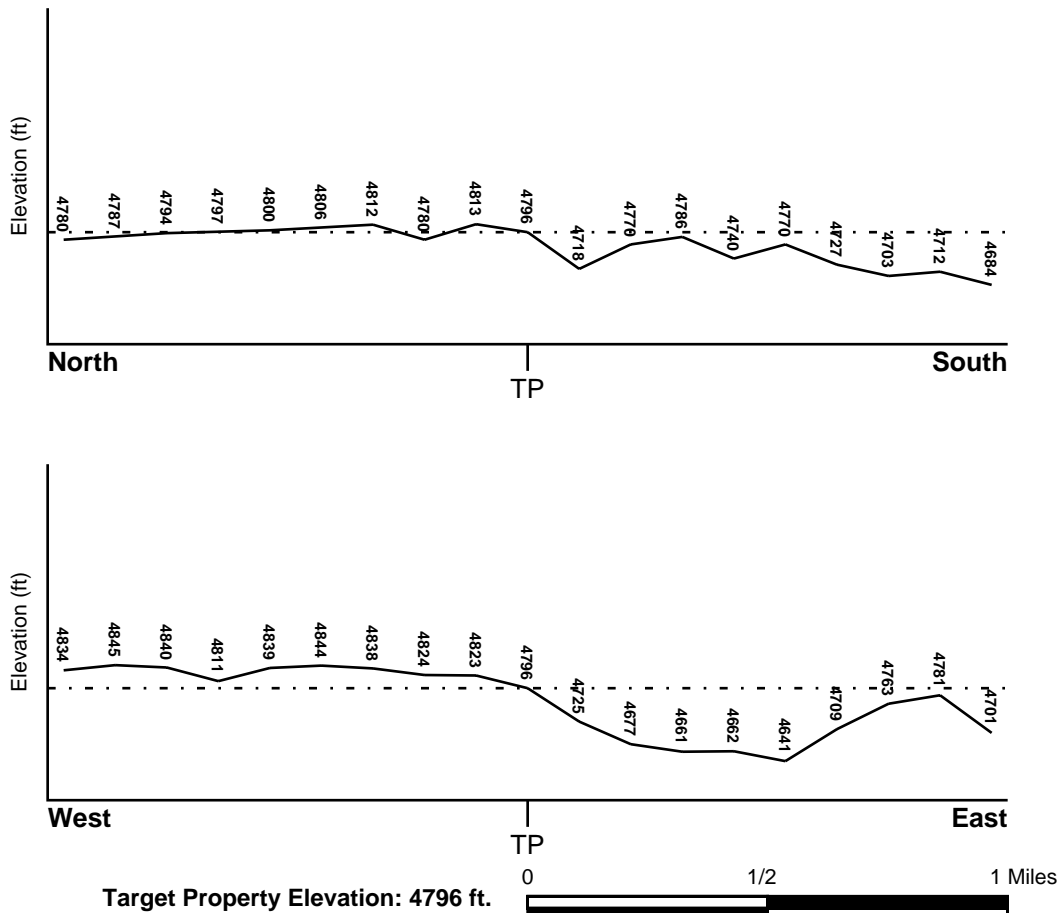
TOPOGRAPHIC INFORMATION

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: 31110-E4 PYEATT RANCH, AZ
General Topographic Gradient: General ENE
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
SANTA CRUZ, AZ

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

Flood Plain Panel at Target Property: 0400900100A

Additional Panels in search area: 0400900225A

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
PYEATT RANCH

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

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
Code: Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

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: WHITE HOUSE

Soil Surface Texture: gravelly - loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine 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: HIGH

Depth to Bedrock Min: > 60 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	gravelly - loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.20	Max: 6.50 Min: 5.60
2	3 inches	26 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 6.10
3	26 inches	49 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 8.40 Min: 7.90
4	49 inches	60 inches	gravelly - sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 8.40 Min: 7.90

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: very gravelly - loam

Surficial Soil Types: very gravelly - loam

Shallow Soil Types: gravelly - clay loam
gravelly - loam

Deeper Soil Types: gravelly - sandy loam
very gravelly - loam

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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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>
4	USGS0055889	1/2 - 1 Mile South

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

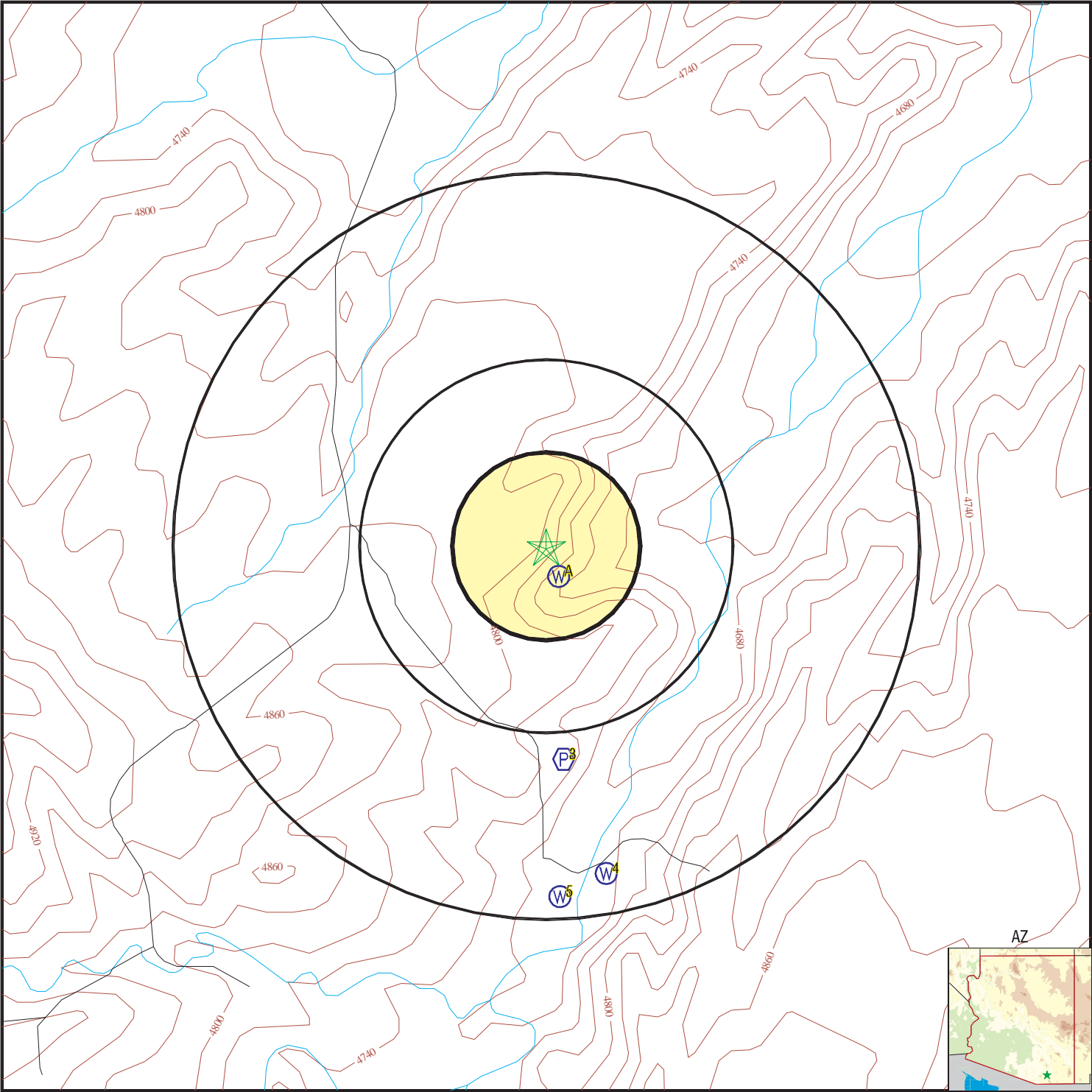
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	AZ0410243	1/2 - 1 Mile South

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>
A1	AZWR566294	0 - 1/8 Mile SSE
A2	AZWR805300	0 - 1/8 Mile SSE
5	AZWR631543	1/2 - 1 Mile South

PHYSICAL SETTING SOURCE MAP - 1136478.8s



- 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: Appleton Ranch Parcels 2-9
ADDRESS: Santa Cruz County
CITY/STATE/ZIP: Elgin AZ 85611
LAT/LONG: 31.6081 / 110.4942

CUSTOMER: Westland Resources
CONTACT: Christopher Rife
INQUIRY #: 1136478.8s
DATE: February 26, 2004 5:59 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
SSE
0 - 1/8 Mile
Lower

AZ WELLS AZWR566294

Registryid:	566294	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	14	Acre160:	SW
Acre40:	NW	Acre10:	NW
Utmx:	548093.6	Utmy:	3496782.9
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	OTHER - PRODUCTION
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	06/22/1998 00:00:00
Driller:	25	Welldepth:	260
Waterlevel:	70	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	260	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	0	Testrate:	0
Drawdown:	0	Drilllog:	X
Lastname:	Not Reported	Firstname:	Not Reported
Company:	RESEARCH RANCH		
Address:	HC1 BOX 44		
City:	ELGIN	State:	AZ
Zipcode:	85611	Cancelled:	Not Reported
Driller:	25		
Company:	B-J DRILLING COMPANY, INC.		
Address:	P.O. BOX 815		
	BENSON, AZ 85602		

A2
SSE
0 - 1/8 Mile
Lower

AZ WELLS AZWR805300

Registryid:	805300	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	14	Acre160:	SW
Acre40:	NW	Acre10:	NW
Utmx:	548093.6	Utmy:	3496782.9
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	STOCK
Wateruse2:	Not Reported	Wateruse3:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Approved:	Not Reported	Installed:	12/15/1966 00:00:00
Driller:	0	Welldepth:	0
Waterlevel:	0	Casingtype:	Not Reported
Casingdeep:	0	Casingwide:	2
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	4	Testrate:	0
Drawdown:	0	Drilllog:	Not Reported
Lastname:	APPLETON - TRUST,	Firstname:	Not Reported
Company:	Not Reported		
Address:	1244 N STONE #8		
City:	CHICAGO	State:	IL
Zipcode:	60610	Cancelled:	Not Reported

Driller:	0
Company:	NO DRILLER SPECIFIED
Address:	Not Reported
	AZ

3
South
1/2 - 1 Mile
Lower

FRDS PWS AZ0410243

PWS ID:	AZ0410243	PWS Status:	Active
Date Initiated:	8712	Date Deactivated:	Not Reported
PWS Name:	UNIVERSAL RANCH STORE BOX 1 ARIVACA, AZ 85601		

Addressee / Facility: System Owner/Responsible Party
UNIVERSAL RANCH STORE
15785 W. UNIVERSAL RANCH RD
ARIVACA, AZ 85601

Facility Latitude:	31 34 28	Facility Longitude:	111 19 54
Facility Latitude:	31 35 59	Facility Longitude:	110 29 34
City Served:	ARIVACA		
Treatment Class:	Untreated	Population:	00000025

PWS currently has or had major violation(s) or enforcement: Yes

VIOLATIONS INFORMATION:

Violation ID:	9432086	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	02/01/94	Vio. end Date:	02/28/94	Vio. Period:	001 Months
Num required Samples:	Not Reported	Number of Samples Taken:	Not Reported		
Analysis Result:	Not Reported	Maximum Contaminant Level:	Not Reported		
Analysis Method:	Not Reported				
Violation Type:	Monitoring, Routine Major (TCR)				
Contaminant:	COLIFORM (TCR)				
Vio. Awareness Date:	031494				

Violation ID:	9432087	Source ID:	Not Reported	PWS Phone:	Not Reported
Vio. beginning Date:	03/01/94	Vio. end Date:	03/31/94	Vio. Period:	001 Months
Num required Samples:	Not Reported	Number of Samples Taken:	Not Reported		
Analysis Result:	Not Reported	Maximum Contaminant Level:	Not Reported		
Analysis Method:	Not Reported				
Violation Type:	Monitoring, Routine Major (TCR)				
Contaminant:	COLIFORM (TCR)				
Vio. Awareness Date:	041294				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation ID: 9432089 Source ID: Not Reported PWS Phone: Not Reported
Vio. beginning Date: 05/01/94 Vio. end Date: 05/31/94 Vio. Period: 001 Months
Num required Samples: Not Reported Number of Samples Taken: Not Reported
Analysis Result: Not Reported Maximum Contaminant Level: Not Reported
Analysis Method: Not Reported
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Vio. Awareness Date: 061694

Violation ID: 9432088 Source ID: Not Reported PWS Phone: Not Reported
Vio. beginning Date: 04/01/94 Vio. end Date: 04/30/94 Vio. Period: 001 Months
Num required Samples: Not Reported Number of Samples Taken: Not Reported
Analysis Result: Not Reported Maximum Contaminant Level: Not Reported
Analysis Method: Not Reported
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Vio. Awareness Date: 051294

Violation ID: 9415083 Source ID: Not Reported PWS Phone: Not Reported
Vio. beginning Date: 12/01/93 Vio. end Date: 12/31/93 Vio. Period: 001 Months
Num required Samples: Not Reported Number of Samples Taken: Not Reported
Analysis Result: Not Reported Maximum Contaminant Level: Not Reported
Analysis Method: Not Reported
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Vio. Awareness Date: 011294

Violation ID: 9415108 Source ID: Not Reported PWS Phone: Not Reported
Vio. beginning Date: 10/01/93 Vio. end Date: 10/31/93 Vio. Period: 001 Months
Num required Samples: Not Reported Number of Samples Taken: Not Reported
Analysis Result: Not Reported Maximum Contaminant Level: Not Reported
Analysis Method: Not Reported
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Vio. Awareness Date: 121793

Violation ID: 9415109 Source ID: Not Reported PWS Phone: Not Reported
Vio. beginning Date: 11/01/93 Vio. end Date: 11/30/93 Vio. Period: 001 Months
Num required Samples: Not Reported Number of Samples Taken: Not Reported
Analysis Result: Not Reported Maximum Contaminant Level: Not Reported
Analysis Method: Not Reported
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Vio. Awareness Date: 121793

Violation ID: 9415110 Source ID: Not Reported PWS Phone: Not Reported
Vio. beginning Date: 01/01/94 Vio. end Date: 01/31/94 Vio. Period: 001 Months
Num required Samples: Not Reported Number of Samples Taken: Not Reported
Analysis Result: Not Reported Maximum Contaminant Level: Not Reported
Analysis Method: Not Reported
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Vio. Awareness Date: 021494

ENFORCEMENT INFORMATION:

System Name: UNIVERSAL RANCH STORE
Violation Type: Monitoring, Routine Major (TCR)
Contaminant: COLIFORM (TCR)
Compliance Period: 2000-07-01 - 2000-07-31 Analytical Value: 0000000.000000000
Violation ID: 0000430 Enforcement ID: Not Reported
Enforcement Date: Not Reported Enf. Action: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-08-01 - 2000-08-31	Analytical Value:	0000000.000000000
Violation ID:	0000431	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-11-01 - 1999-11-30	Analytical Value:	0000000.000000000
Violation ID:	0002869	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-12-01 - 1999-12-31	Analytical Value:	0000000.000000000
Violation ID:	0002870	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-09-01 - 1999-09-30	Analytical Value:	0000000.000000000
Violation ID:	0002871	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-10-01 - 1999-10-31	Analytical Value:	0000000.000000000
Violation ID:	0002872	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-01-01 - 2000-01-31	Analytical Value:	0000000.000000000
Violation ID:	0002873	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2000-02-01 - 2000-02-29	Analytical Value:	0000000.000000000
Violation ID:	0002874	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-01-01 - 1994-01-31	Analytical Value:	00000000.00
Violation ID:	9472069	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-02-01 - 1994-02-28	Analytical Value:	00000000.00
Violation ID:	9472070	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-03-01 - 1994-03-31	Analytical Value:	00000000.00
Violation ID:	9472071	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-04-01 - 1994-04-30	Analytical Value:	00000000.00
Violation ID:	9472072	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-05-01 - 1994-05-31	Analytical Value:	00000000.00
Violation ID:	9472073	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-06-01 - 1994-06-30	Analytical Value:	00000000.00
Violation ID:	9472074	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-09-01 - 1994-09-30	Analytical Value:	00000000.00
Violation ID:	9564515	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Repeat Minor (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-10-01 - 1994-10-31	Analytical Value:	00000000.00
Violation ID:	9564516	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Max Contaminant Level, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-10-01 - 1994-10-31	Analytical Value:	00000000.00
Violation ID:	9564517	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-11-01 - 1994-11-30	Analytical Value:	00000000.00
Violation ID:	9564518	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1994-12-01 - 1994-12-31	Analytical Value:	00000000.00
Violation ID:	9564519	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-01-01 - 1995-01-31		
Violation ID:	9564520		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-02-01 - 1995-02-28		
Violation ID:	9564521		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-03-01 - 1995-03-31		
Violation ID:	9564522		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-04-01 - 1995-04-30		
Violation ID:	9564523		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-05-01 - 1995-05-31		
Violation ID:	9564525		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-06-01 - 1995-06-30		
Violation ID:	9564527		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-07-01 - 1995-07-31		
Violation ID:	9564528		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-08-01 - 1995-08-31		
Violation ID:	9564529		
Enforcement Date:	1997-12-31		
System Name:	UNIVERSAL RANCH STORE	Analytical Value:	00000000.00
Violation Type:	Monitoring, Routine Major (TCR)	Enforcement ID:	9800001E
Contaminant:	COLIFORM (TCR)	Enf. Action:	EPA Generated Implicit TCR RTC
Compliance Period:	1995-09-01 - 1995-09-30		
Violation ID:	9664531		
Enforcement Date:	1997-12-31		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-10-01 - 1995-10-31	Analytical Value:	00000000.00
Violation ID:	9664533	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-11-01 - 1995-11-30	Analytical Value:	00000000.00
Violation ID:	9664536	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-12-01 - 1995-12-31	Analytical Value:	00000000.00
Violation ID:	9664537	Enforcement ID:	9800001E
Enforcement Date:	1997-12-31	Enf. Action:	EPA Generated Implicit TCR RTC
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-04-01 - 1998-04-30	Analytical Value:	0000000.000000000
Violation ID:	98026009	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-06-01 - 1998-06-30	Analytical Value:	0000000.000000000
Violation ID:	98026022	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-02-01 - 1998-02-28	Analytical Value:	0000000.000000000
Violation ID:	98026025	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-01-01 - 1998-01-31	Analytical Value:	0000000.000000000
Violation ID:	98026026	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-07-01 - 1998-07-31	Analytical Value:	0000000.000000000
Violation ID:	98026027	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-05-01 - 1998-05-31	Analytical Value:	0000000.000000000
Violation ID:	98026028	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-08-01 - 1998-08-31	Analytical Value:	0000000.000000000
Violation ID:	98026030	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported
System Name:	UNIVERSAL RANCH STORE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-03-01 - 1998-03-31	Analytical Value:	0000000.000000000
Violation ID:	98026033	Enforcement ID:	Not Reported
Enforcement Date:	Not Reported	Enf. Action:	Not Reported

4 South 1/2 - 1 Mile Lower

FED USGS USGS0055889

Agency:	USGS	Site ID:	313543110292701
Site Name:	D-21-18 23BCA		
Dec. Latitude:	31.59537		
Dec. Longitude:	-110.49147		
Coord Sys:	NAD83		
State:	AZ		
County:	Santa Cruz County		
Altitude:	4685.00		
Hydrologic code:	15050202		
Topographic:	Undulating		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	120VLCC		
Aquifer type:	Not Reported		
Well depth:	Not Reported		
Hole depth:	Not Reported	Source:	Not Reported
Project no:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1982-06-16	17.00	

5 South 1/2 - 1 Mile Lower

AZ WELLS AZWR631543

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Registryid:	631543	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	23	Acre160:	NW
Acre40:	SW	Acre10:	SW
Utmx:	548105.7	Utmy:	3495402.2
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	DOMESTIC
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	Not Reported
Driller:	0	Welldepth:	0
Waterlevel:	0	Casingtype:	Not Reported
Casingdeep:	0	Casingwide:	0
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	0	Testrate:	0
Drawdown:	0	Drilllog:	Not Reported
Lastname:	NATL AUDUBON SOCIETY,	Firstname:	Not Reported
Company:	Not Reported		
Address:	3365 E SECOND ST		
City:	TUCSON	State:	AZ
Zipcode:	85716	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: AZ Radon

Radon Test Results (pCi/L)

Zip	City	Result (pCi/L)
85611	ELGIN	< 0.50
85611	ELGIN	= 2.30
85611	ELGIN	= 2.40
85611	ELGIN	= 3.80
85611	ELGIN	= 5.70
85611	ELGIN	= 14.50

Federal EPA Radon Zone for SANTA CRUZ 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 SANTA CRUZ COUNTY, AZ

Number of sites tested: 11

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.609 pCi/L	91%	9%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.100 pCi/L	100%	0%	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^R 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 A-3

PARCEL 10



The EDR Radius Map with GeoCheck®

**Appleton Ranch Parcel 10
Santa Cruz County
Elgin, AZ 85611**

Inquiry Number: 1136478.11s

February 26, 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

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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

SANTA CRUZ COUNTY
ELGIN, AZ 85611

COORDINATES

Latitude (North):	31.583300 - 31° 34' 59.9"
Longitude (West):	110.533100 - 110° 31' 59.2"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	544300.6
UTM Y (Meters):	3494157.5
Elevation:	4868 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	31110-E5 O'DONNELL CANYON, 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

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

FEDERAL ASTM SUPPLEMENTAL

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

STATE OR LOCAL ASTM SUPPLEMENTAL

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

EDR PROPRIETARY HISTORICAL DATABASES

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

BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites
Inst Control	DEUR Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

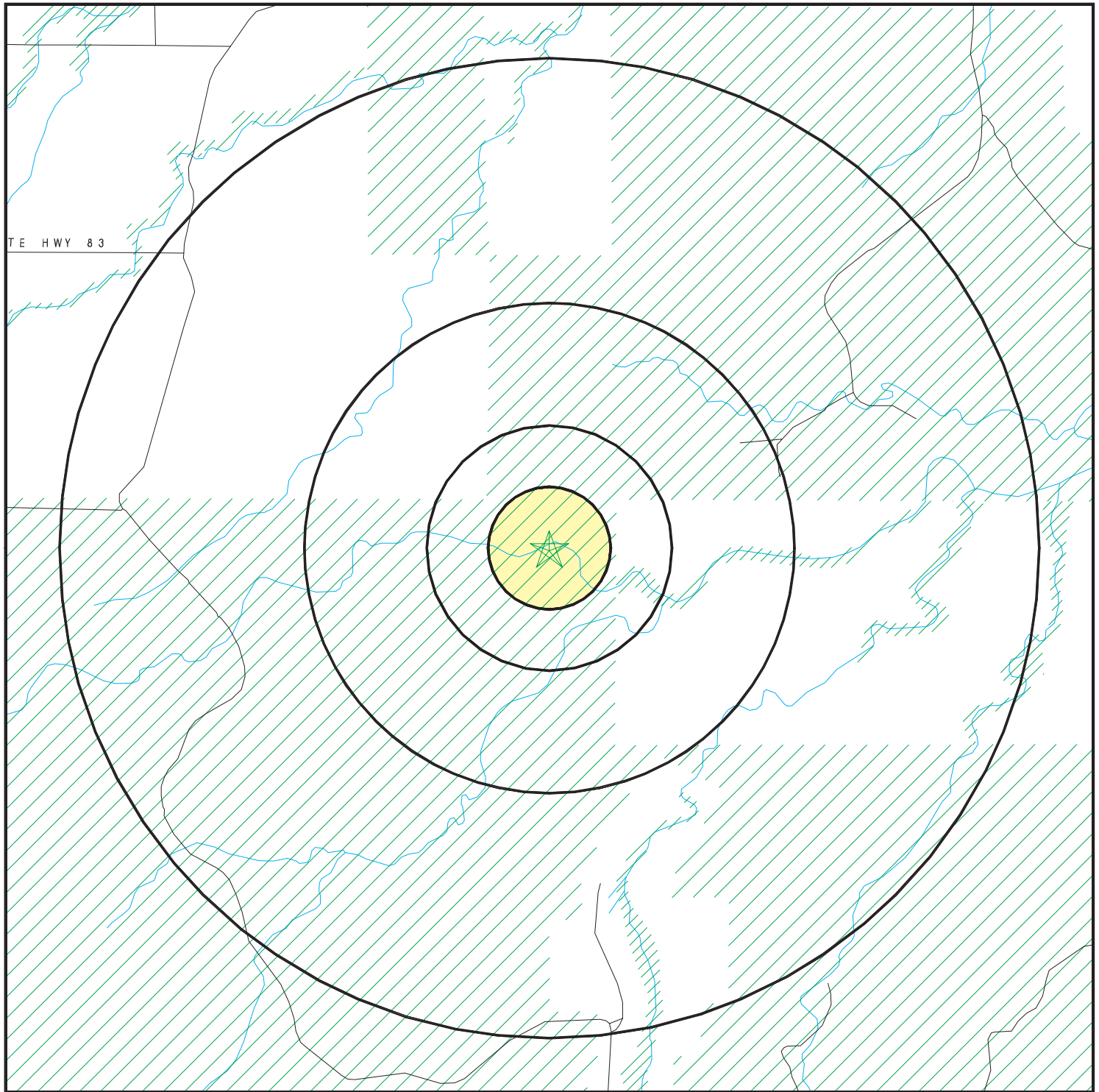
Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
USDA FOREST SERV. MANSFIELD CANYON	SHWS
TUBAC	SWF/LF
RIO RICO	SWF/LF
SONOITA-ELGIN	SWF/LF
NOGALES	SWF/LF
TOWN OF PATAGONIA	SWF/LF
RIO RICO	SWF/LF
SANTA CRUZ COUNTY	SWF/LF

OVERVIEW MAP - 1136478.11s - 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



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

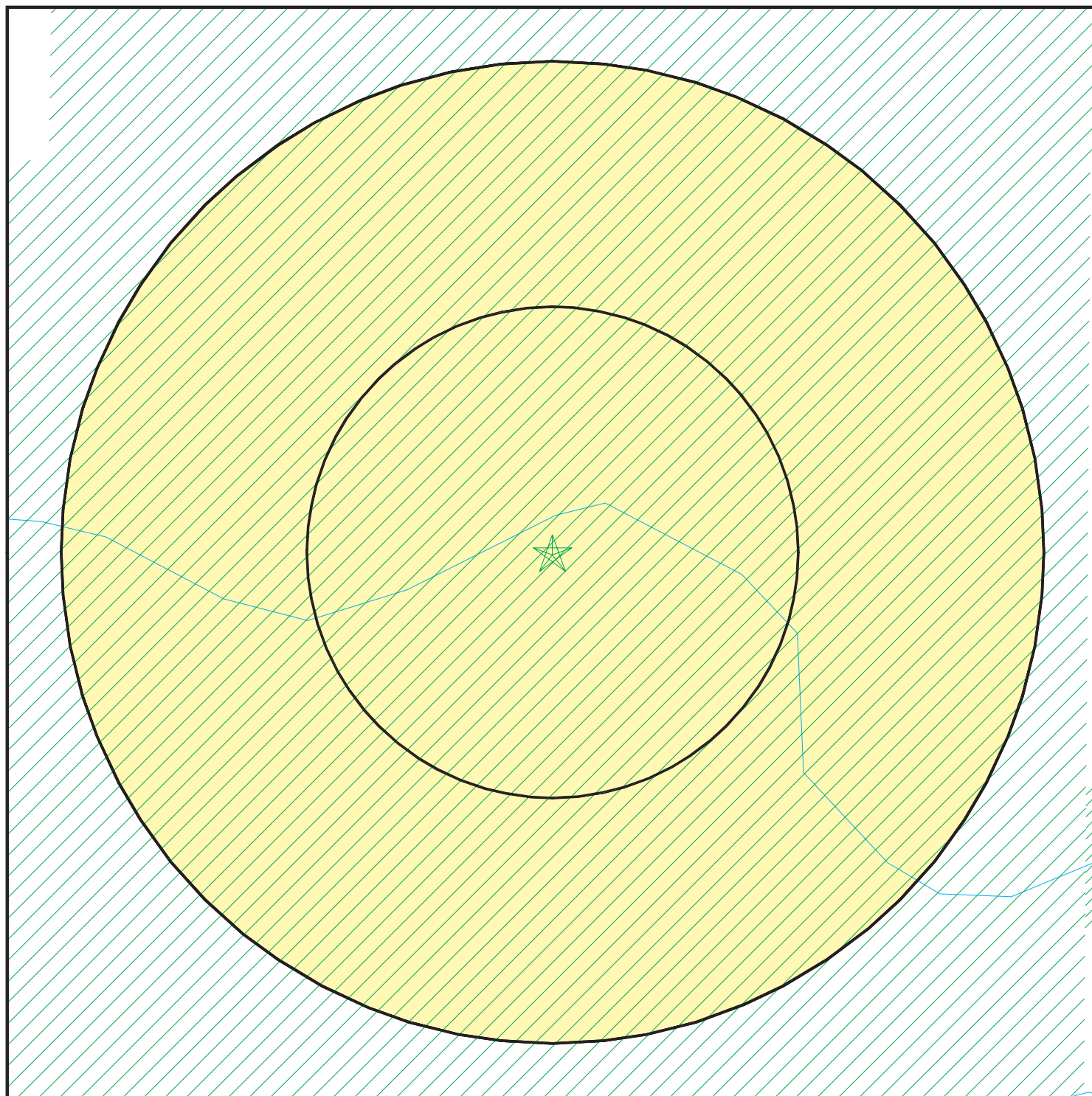
DOD Sites: AZ DEQ
Water Quality Assurance
Revolving Fund Areas



TARGET PROPERTY: Appleton Ranch Parcel 10
ADDRESS: Santa Cruz County
CITY/STATE/ZIP: Elgin AZ 85611
LAT/LONG: 31.5833 / 110.5331

CUSTOMER: Westland Resources
CONTACT: Christopher Rife
INQUIRY #: 1136478.11s
DATE: February 26, 2004 5:56 pm

DETAIL MAP - 1136478.11s - 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
- ⚡ 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



TARGET PROPERTY: Appleton Ranch Parcel 10
 ADDRESS: Santa Cruz County
 CITY/STATE/ZIP: Elgin AZ 85611
 LAT/LONG: 31.5833 / 110.5331

CUSTOMER: Westland Resources
 CONTACT: Christopher Rife
 INQUIRY #: 1136478.11s
 DATE: February 26, 2004 5:56 pm

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
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
<u>STATE ASTM STANDARD</u>								
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
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
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
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
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
Aquifer		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

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

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

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

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

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SANTA CRUZ COUNTY	S103931933	USDA FOREST SERV. MANSFIELD CANYON	CORONADO NF NOGALES RD (SANTA CRUZ COUNTY)		SHWS
SANTA CRUZ COUNTY	S102519523	TUBAC	WEST FROM I-19 AT EXIT 40, THEN .7		SWF/LF
SANTA CRUZ COUNTY	S100293382	RIO RICO	1.0 MILES N OF THE PECK CANYON EXCH		SWF/LF
SANTA CRUZ COUNTY	S100293383	SONOITA-ELGIN	3.1 MILES S EAST OF AZ.82 ON AZ. 83		SWF/LF
SANTA CRUZ COUNTY	S103277982	NOGALES	.5 MILES EAST OF US 89 NORTH .5 MILES ON BANKYARD		SWF/LF
SANTA CRUZ COUNTY	S103895041	TOWN OF PATAGONIA	2.1 MILES NORTH OF AZ 82 ON FIRST AVE.		SWF/LF
SANTA CRUZ COUNTY	S103278234	RIO RICO	WEST ON FRONTAGE ROAD 1 MILE N. PECK CANYON RD.EXI		SWF/LF
SANTA CRUZ COUNTY	S103895040	SANTA CRUZ COUNTY	RIO RICOLANDFILL 1 MILE NORTH OF PECK CANYON RD.		SWF/LF

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: 10/21/03

Date Made Active at EDR: 12/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/03/03

Elapsed ASTM days: 35

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: 10/14/03

Date Made Active at EDR: 12/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/01/03

Elapsed ASTM days: 7

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: 12/08/03

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: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
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: 12/16/03
Date of Next Scheduled EDR Contact: 03/15/04

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: 07/09/03

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: 10/21/03

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: 10/23/03

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: 10/16/03

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: 11/21/03
Date of Next Scheduled EDR Contact: 02/23/04

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: 09/30/03
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: 703-648-5920

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: 12/17/03
Date of Next Scheduled EDR Contact: 03/15/04

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 12/08/03
Date of Next Scheduled EDR Contact: 03/08/04

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: 10/16/03
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: 10/16/03
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: 12/01/03

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: 11/01/00
Date Made Active at EDR: 02/01/01
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/02/01
Elapsed ASTM days: 30
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: 07/01/03
Date Made Active at EDR: 08/20/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/11/03
Elapsed ASTM days: 9
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: 02/14/03
Date Made Active at EDR: 03/06/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 02/24/03
Elapsed ASTM days: 10
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: 12/05/03

Date Made Active at EDR: 12/31/03

Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/05/03

Elapsed ASTM days: 26

Date of Last EDR Contact: 11/24/03

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: 11/24/03

Date of Next Scheduled EDR Contact: 02/23/04

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: 11/01/01

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/26/03

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/03/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/16/04

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

EDR PROPRIETARY HISTORICAL DATABASES

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

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.

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: 11/10/03

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

APPLETON RANCH PARCEL 10
SANTA CRUZ COUNTY
ELGIN, AZ 85611

TARGET PROPERTY COORDINATES

Latitude (North):	31.583300 - 31° 34' 59.9"
Longitude (West):	110.533096 - 110° 31' 59.1"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	544300.6
UTM Y (Meters):	3494157.5
Elevation:	4868 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).

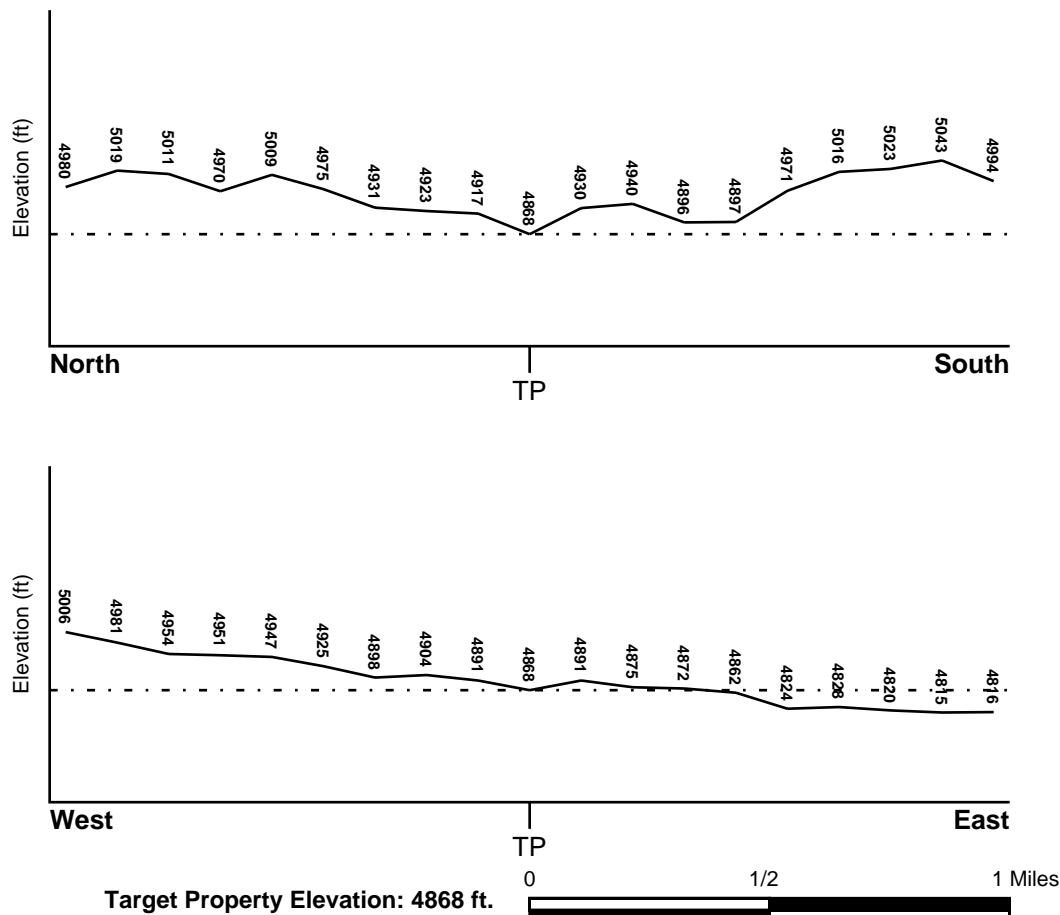
TOPOGRAPHIC INFORMATION

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: 31110-E5 O'DONNELL CANYON, AZ
General Topographic Gradient: General ESE
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
SANTA CRUZ, AZ

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

Flood Plain Panel at Target Property: 0400900225A

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
ODONNELL CANYON

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		

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
Code: Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

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: FLUVENTIC USTOCHREPTS

Soil Surface Texture: 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: > 60 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	10 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 6.00 Min: 2.00	Max: 8.40 Min: 7.90
2	10 inches	60 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 6.00 Min: 2.00	Max: 8.40 Min: 7.90

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: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: very gravelly - sand

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>A2</u>	<u>USGS0055819</u>	<u>1/2 - 1 Mile ENE</u>

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

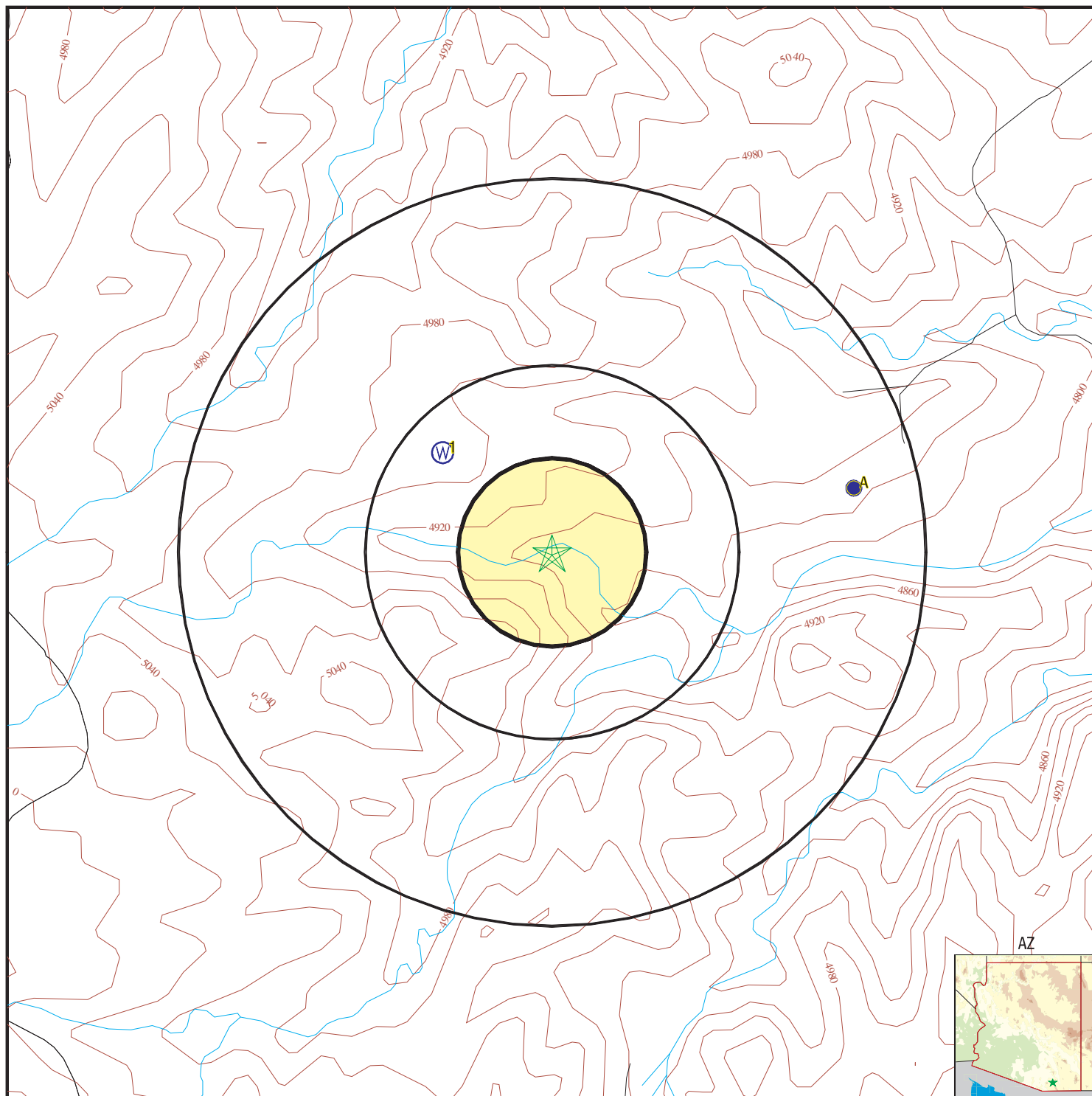
MAP ID	WELL ID	LOCATION FROM TP
<u>No PWS System Found</u>	<u></u>	<u></u>

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>1</u>	<u>AZWR628327</u>	<u>1/4 - 1/2 Mile NW</u>
A3	AZWR650978	1/2 - 1 Mile East

PHYSICAL SETTING SOURCE MAP - 1136478.11s



- 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: Appleton Ranch Parcel 10
ADDRESS: Santa Cruz County
CITY/STATE/ZIP: Elgin AZ 85611
LAT/LONG: 31.5833 / 110.5331

CUSTOMER: Westland Resources
CONTACT: Christopher Rife
INQUIRY #: 1136478.11s
DATE: February 26, 2004 5:56 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
NW
1/4 - 1/2 Mile
Higher

AZ WELLS AZWR628327

Registryid:	628327	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	20	Acre160:	SW
Acre40:	SE	Acre10:	SE
Utmx:	543888	Utmy:	3494574.6
Welltype:	EXEMPT	Welluse1:	Not Reported
Welluse2:	Not Reported	Wateruse1:	Not Reported
Wateruse2:	Not Reported	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	01/01/1968 00:00:00
Driller:	0	Welldepth:	180
Waterlevel:	0	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	180	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	0	Testrate:	0
Drawdown:	0	Drilllog:	Not Reported
Lastname:	JELKS JR,J R	Firstname:	Not Reported
Company:	Not Reported		
Address:	ST RT 380		
City:	ELGIN	State:	AZ
Zipcode:	85611	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

A2
ENE
1/2 - 1 Mile
Higher

FED USGS USGS0055819

Agency:	USGS	Site ID:	313510110310901
Site Name:	D-21-18 28ABB		
Dec. Latitude:	31.5862		
Dec. Longitude:	-110.5198		
Coord Sys:	NAD83		
State:	AZ		
County:	Santa Cruz County		
Altitude:	4875.00		
Hydrologic code:	15050202		
Topographic:	Undulating		
Site Type:	Ground-water other than Spring		
Const Date:	Not Reported	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported		
Well depth:	196.00		
Hole depth:	196.00	Source:	owner
Project no:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground-water levels, Number of Measurements: 2

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1990-12-06	88.10				
Note: The site was being pumped.					
1982-06-16	73.00				

A3
East
1/2 - 1 Mile
Lower

AZ WELLS AZWR650978

Registryid:	650978	Program:	55
County:	SANTA CRUZ	Watershed:	SAN PEDRO RIVER
Basin:	UPPER SAN PEDRO	Subbasin:	SIERRA VISTA
Township:	21	Northsouth:	S
Range:	18	Eastwest:	E
Section:	28	Acre160:	NE
Acre40:	NW	Acre10:	NW
Utmx:	545696.3	Utmx:	3494385.8
Welltype:	EXEMPT	Welluse1:	WATER PRODUCTION
Welluse2:	Not Reported	Wateruse1:	DOMESTIC
Wateruse2:	STOCK	Wateruse3:	Not Reported
Approved:	Not Reported	Installed:	06/09/1947 00:00:00
Driller:	0	Welldepth:	196
Waterlevel:	74	Casingtype:	STEEL - PERFORATED OR SLOTTED CASING
Casingdeep:	170	Casingwide:	6
Pumptype:	Not Reported	Pumppower:	Not Reported
Pumprate:	2	Testrate:	2
Drawdown:	0	Drilllog:	Not Reported
Lastname:	APPLETON, ARIEL,	Firstname:	Not Reported
Company:	Not Reported		
Address:	3365 E SECOND ST		
City:	TUCSON	State:	AZ
Zipcode:	85716	Cancelled:	Not Reported
Driller:	0		
Company:	NO DRILLER SPECIFIED		
Address:	Not Reported		
	AZ		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: AZ Radon

Radon Test Results (pCi/L)

Zip	City	Result (pCi/L)
85611	ELGIN	< 0.50
85611	ELGIN	= 2.30
85611	ELGIN	= 2.40
85611	ELGIN	= 3.80
85611	ELGIN	= 5.70
85611	ELGIN	= 14.50

Federal EPA Radon Zone for SANTA CRUZ 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 SANTA CRUZ COUNTY, AZ

Number of sites tested: 11

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.609 pCi/L	91%	9%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.100 pCi/L	100%	0%	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^R 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 AND RESEARCH RANCH WELL DATA

APPENDIX B-1

ADWR DATA

03/16/04

Appleton

Arizona Department of Water Resources
Wells-55 Registry*

3-16-04; 2:59PM;ADWR, Tucson AMA

; 3

3/ 3

Location	Regist	Name	Type	GPM	DEPTH	DIAM	WTR LVL	COMMENTS	cx	App/Reg Date	Driller	WLL	H2O	Drill Date
D-21-18 14 CBB	566294	RESEARCH RANCH	E		260	6	70			12/22/97	25	W	O	06/22/98
D-21-18 15 BAA	805300	APPLETON - TRUST,	E	4	0	2	0	PETER BRYCE		11/18/88	0	W	J	12/15/66
	588540	NATIONAL AUDUBON	E		185	5	45			08/20/01	25	W	O	11/20/01
D-21-18 17 ACB	648930	APPLETON SARAH	E	2	100	0	0			06/14/82	0	W	J	
			E	2	100	0	0			06/14/82	0	W	J	
D-21-18 28 AAB	650979	DOORNBOS, LINDA KAYE,	E	25	428	8	45			07/12/82	0	W	D	04/29/66
D-21-18 28 ABB	650978	APPLETON, ARIEL,	E	2	196	6	74			07/13/82	0	W	D	04/29/66
														06/09/47
														06/09/47

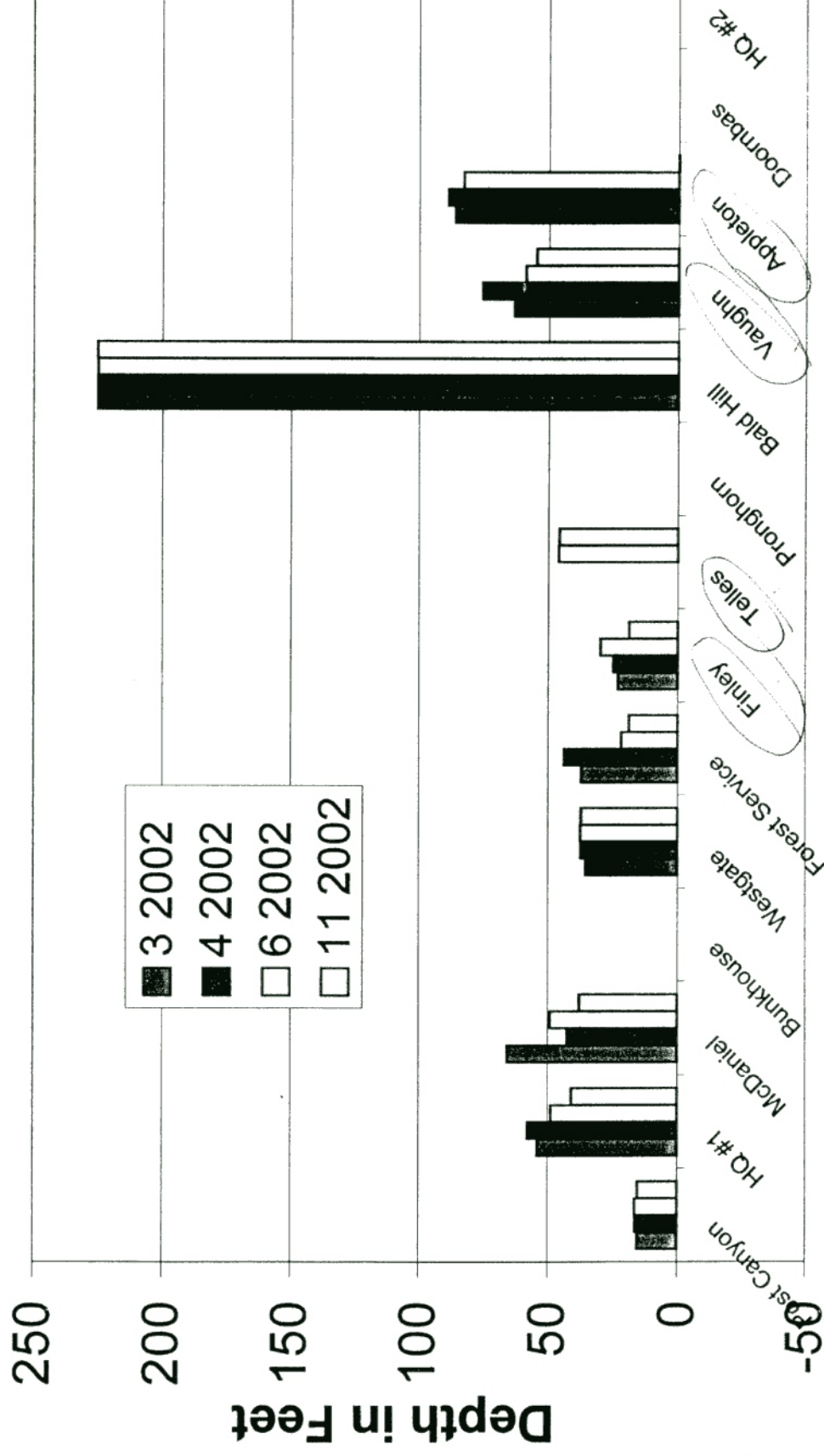
*Information contained in Wells-55 Registry has been submitted by the well owner or driller. This data has generally not been verified for accuracy by ADWR.

a100well.btw

APPENDIX B-2

RESEARCH RANCH DATA

Depth to Groundwater



Well locations

Audubon Research Ranch

Wells & Water



ARR Boundary

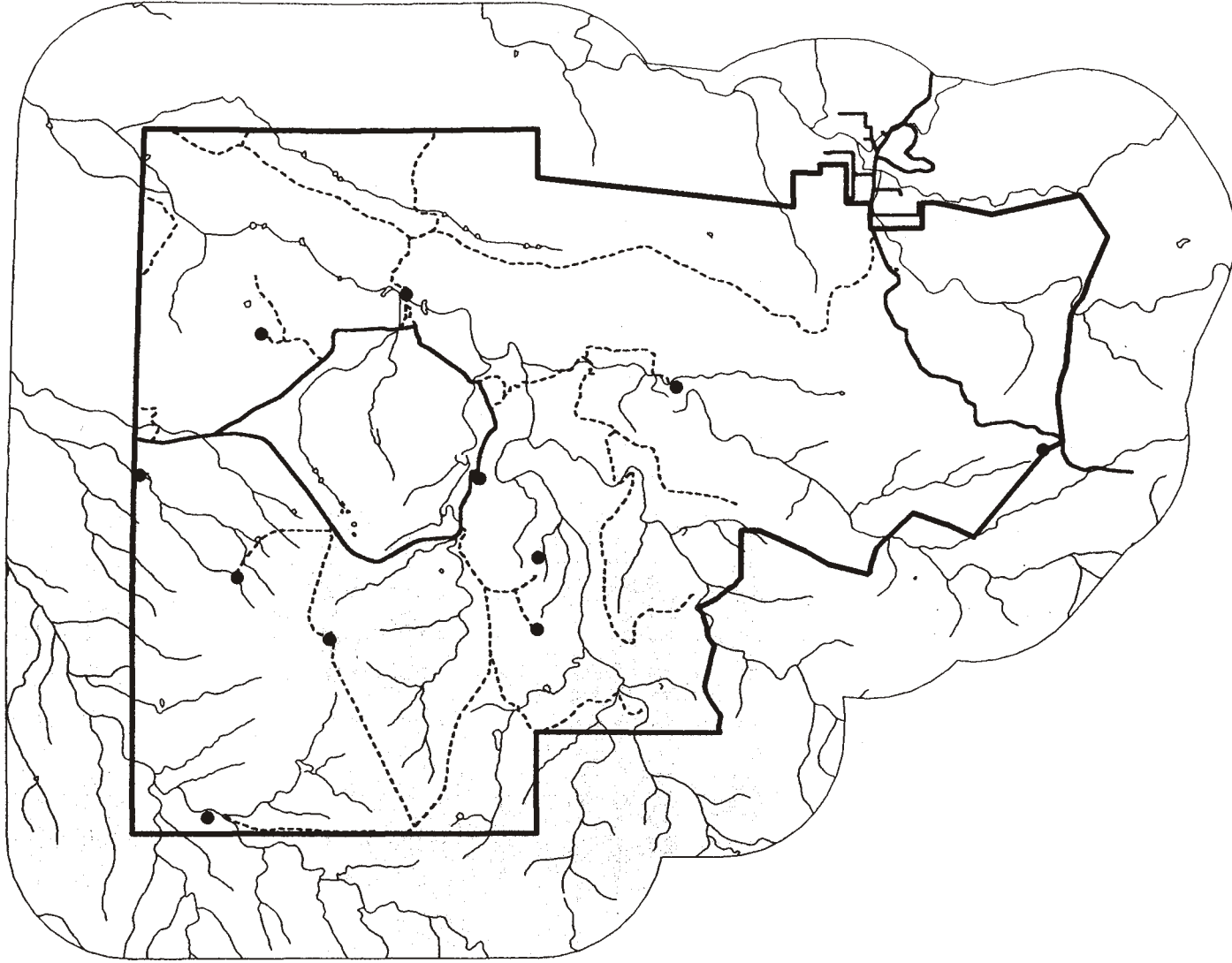
Road
Trail

Stream Beds
Wells

Buffer

UTM zone 12 North (nad27)

Appleton-Whittell Research Ranch
National Audubon Society
Santa Cruz County
Elgin, AZ 85611
520.455.5522
researchranch@audubon.org



APPENDIX C

HISTORICAL TOPOGRAPHIC MAPS

APPENDIX C-1

PARCEL 1



EDR® Environmental
Data Resources Inc

The EDR-Historical Topographic Map Report

**Appleton Ranch Parcel 1
Santa Cruz County
Elgin, AZ 85624**

March 2, 2004

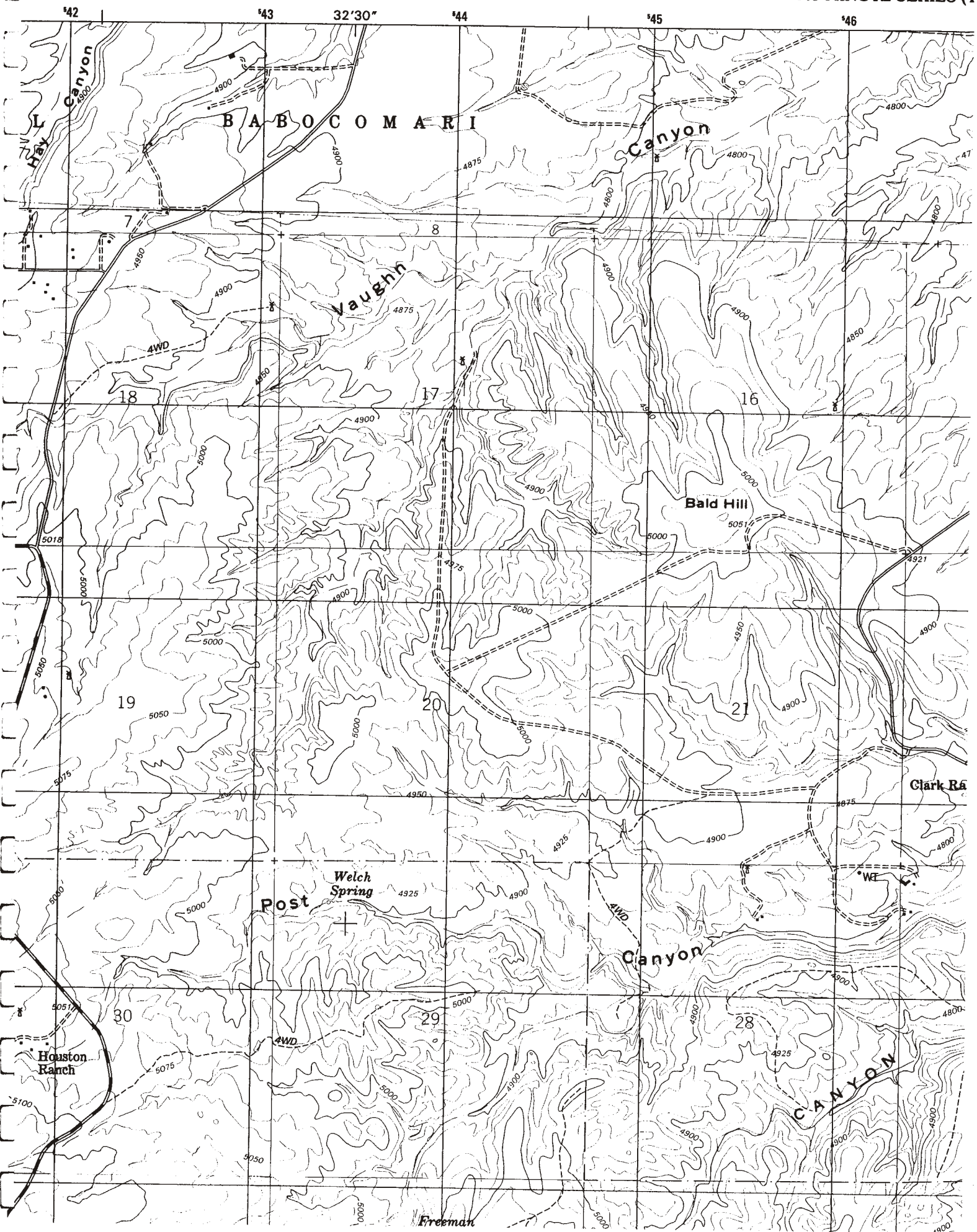
Inquiry Number: 1136478-7

The Standard In Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

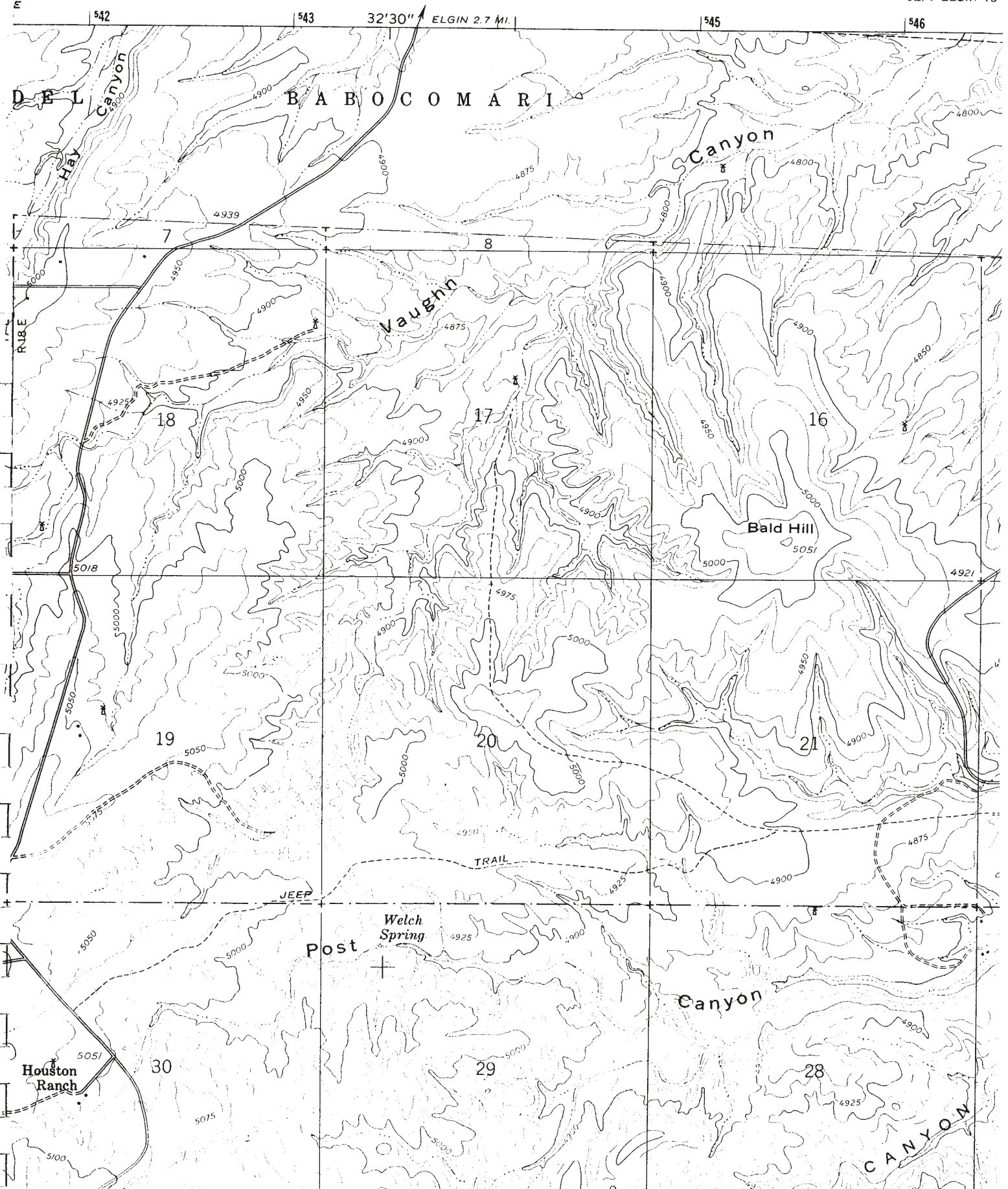
Nationwide Customer Service

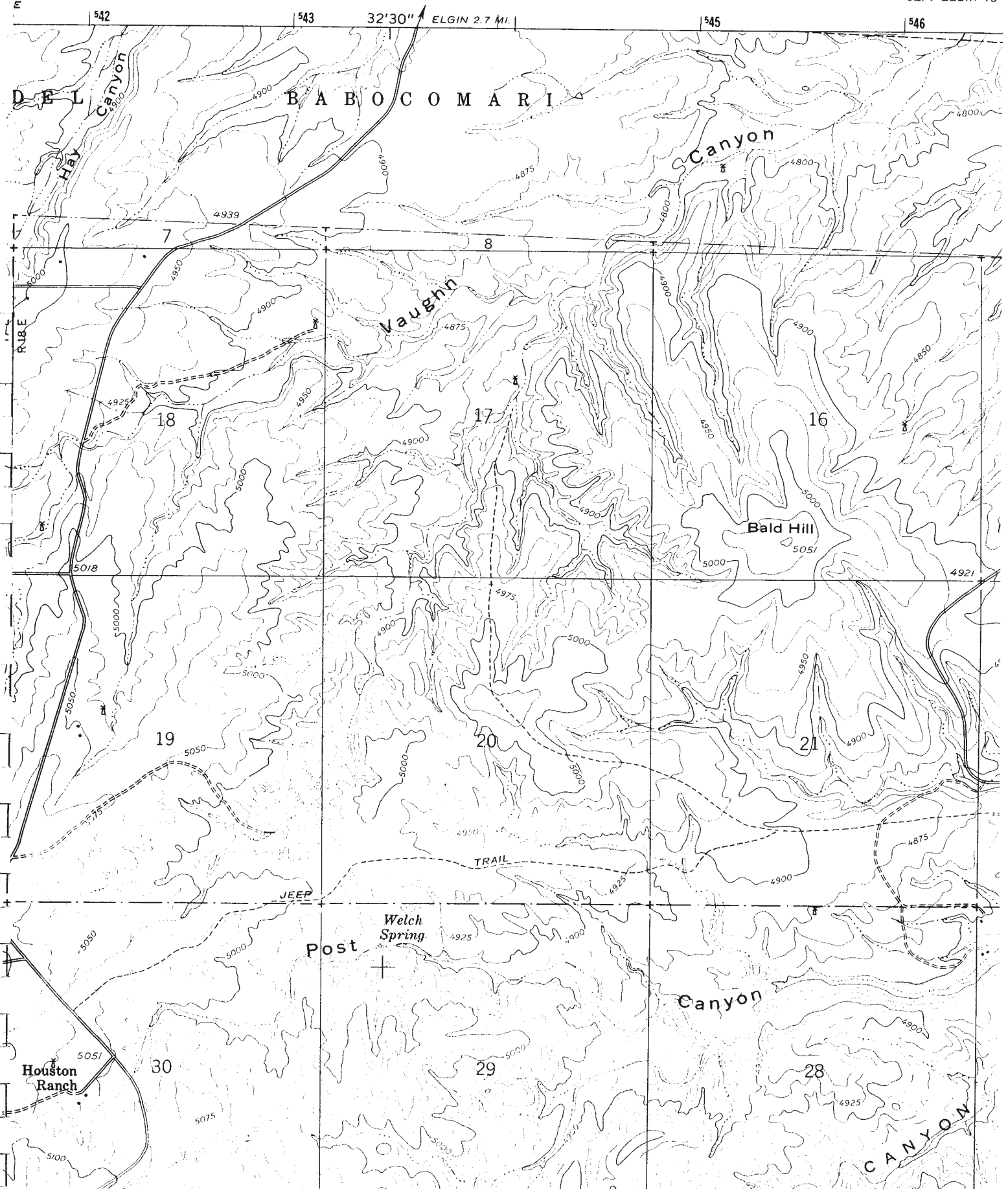
Telephone: 1-800-352-0050
Fax: 1-800-231-6802



STATES
THE ARMY
ENGINEERS

O'DONNELL CANYON
ARIZONA-SAN
7.5 MINUTE SERIES
SE/4 ELGIN 15'





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.*

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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).

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Please call EDR Nationwide Customer Service at
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APPENDIX C-2

PARCELS 2-9



EDR® Environmental
Data Resources Inc

The EDR-Historical Topographic Map Report

**Appleton Ranch Parcels 2-9
Santa Cruz County
Elgin, AZ 85624**

March 2, 2004

Inquiry Number: 1136478-10

The Standard In Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

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

Quadrangle Relation Chart

Inquiry # 1136478.10

Adjoining

Target

O'Donnell
Canyon, AZ

Pyeatt Ranch, AZ

11°37'30"
000 METERS
(CENTRAL)

N 86° 00' 00"

97

96

95

35'

94

93

PIPELINE

SAN IGNACIO DEL BABOCCO

Canyon

LANDING

STOP

15

14

13

18

O'Donnell

East Tank

SANTA CRUZ CO
GOCHISE CO

Swinging B Ranch

Water Tank

22

23

24

19

NAT FOREST BOUNDARY

27

26

25

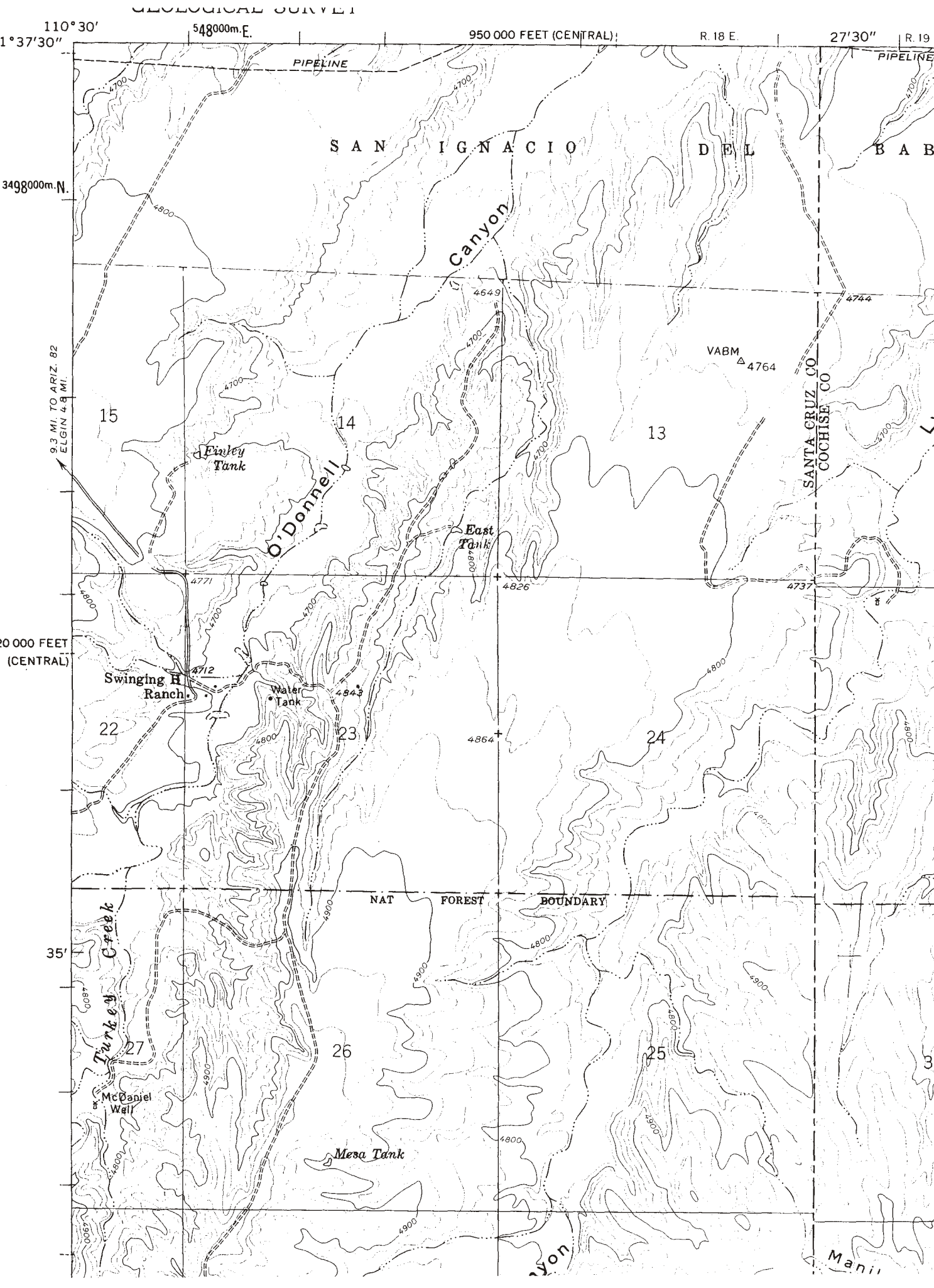
30

McDaniel Well

Mesa Tank

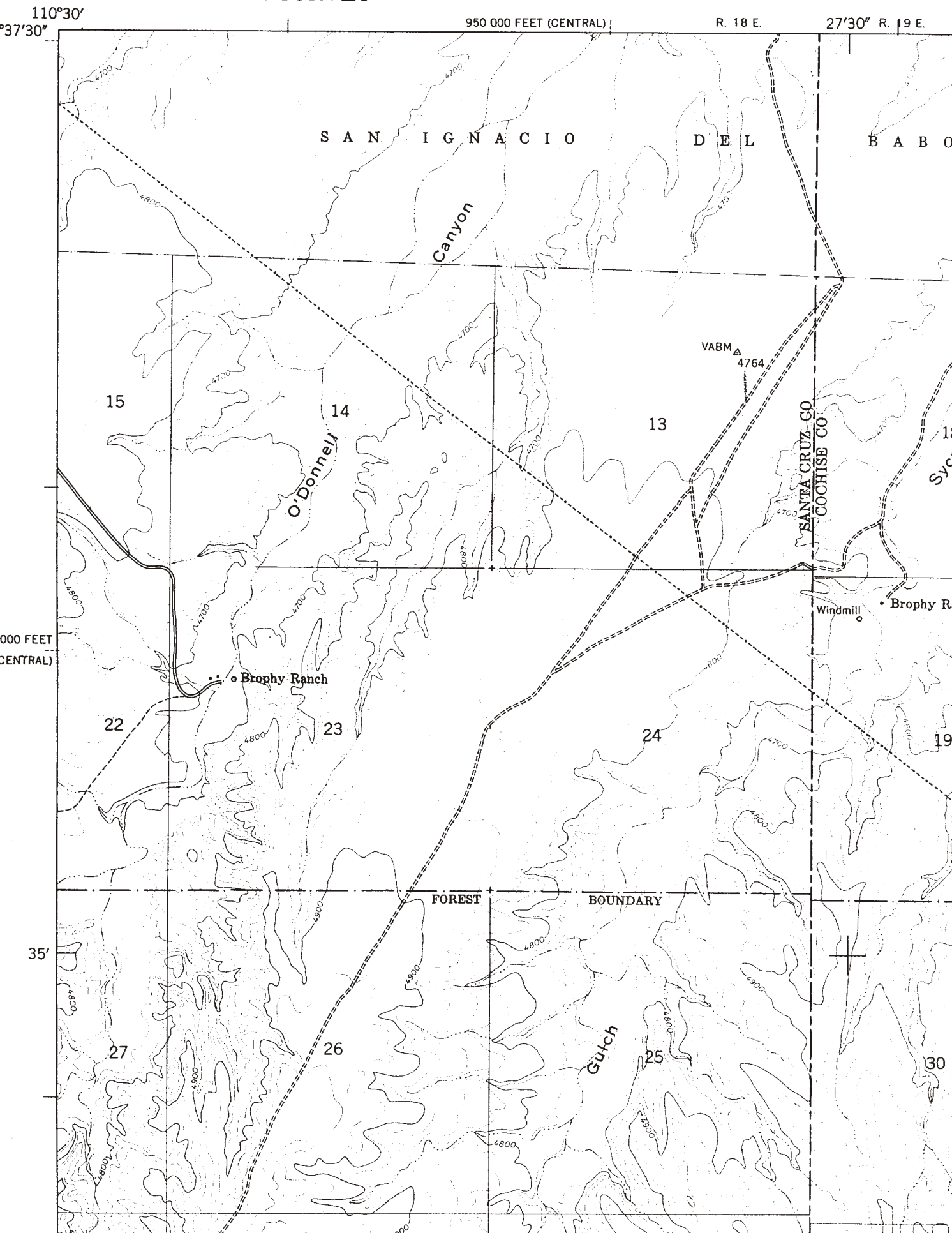
Canyon

Manila

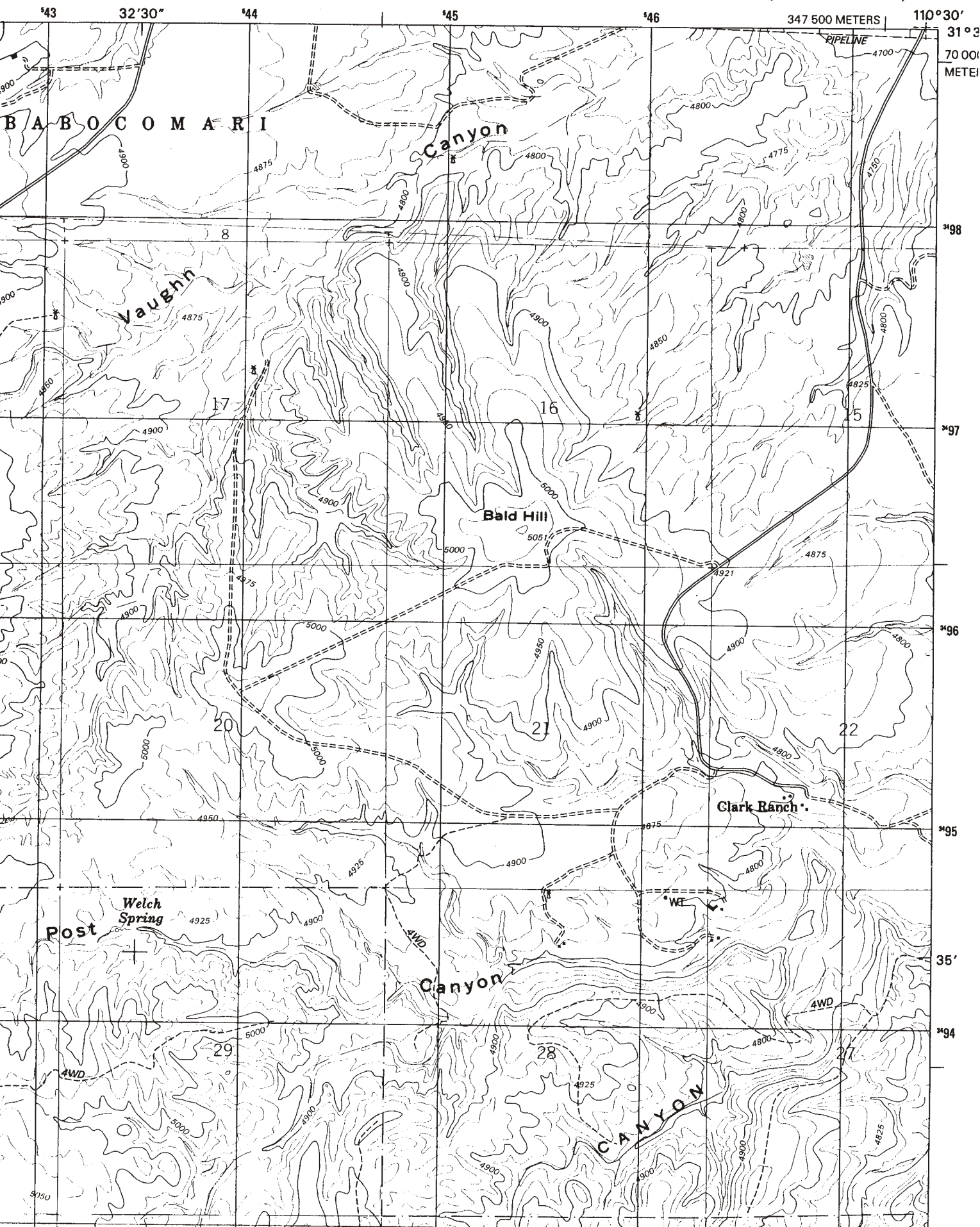


31N)

GEOLOGICAL SURVEY



O'DONNELL CANYON QUADRANGLE
ARIZONA-SANTA CRUZ CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)

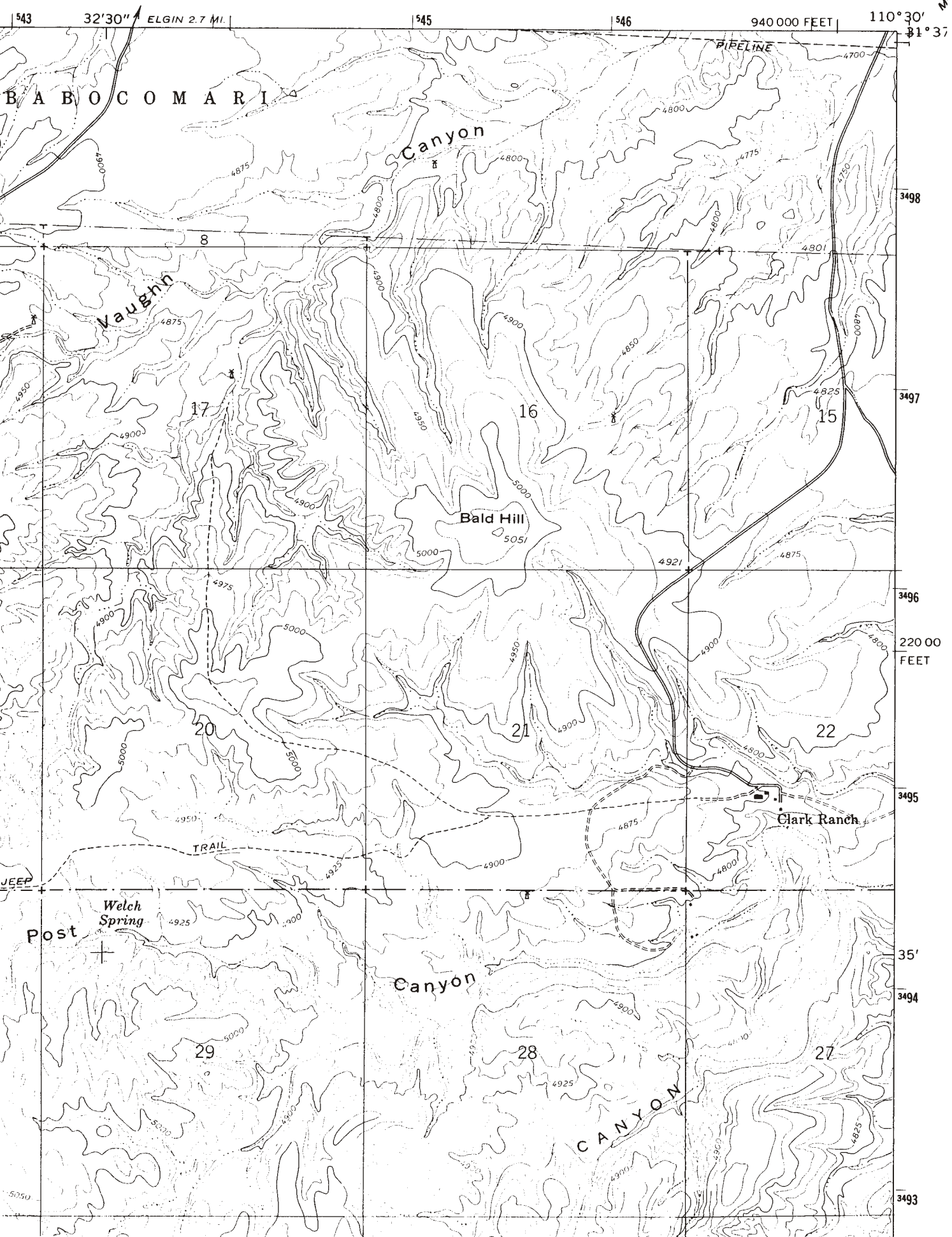


O'DONNELL CANYON QUADRANGLE

ARIZONA-SANTA CRUZ CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)

SE/4 ELGIN 15' QUADRANGLE

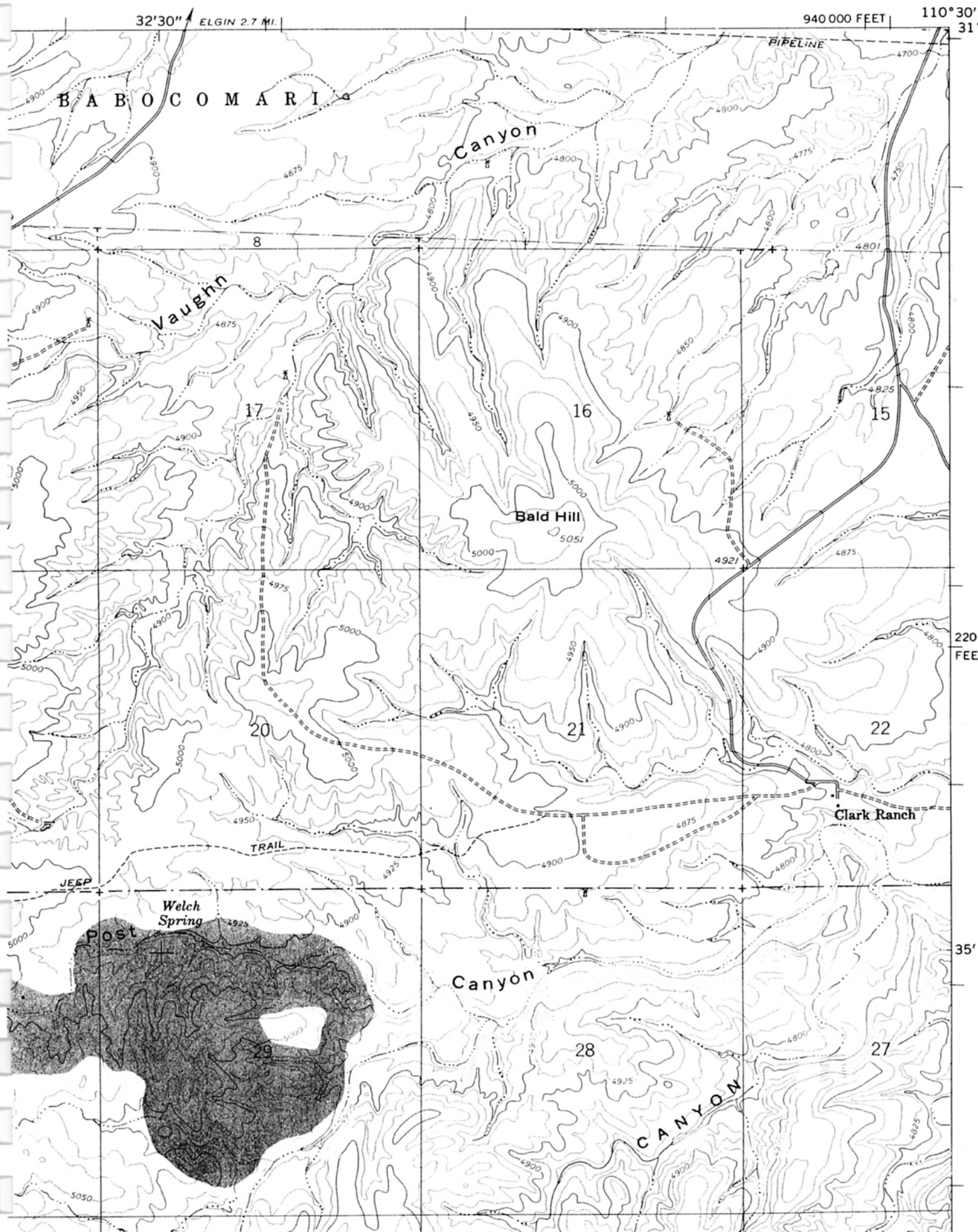


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SE/4 ELGIN 15' QUADRANGLE



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APPENDIX C-3

PARCEL 10



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**Appleton Ranch Parcel 10
Santa Cruz County
Elgin, AZ 85624**

March 2, 2004

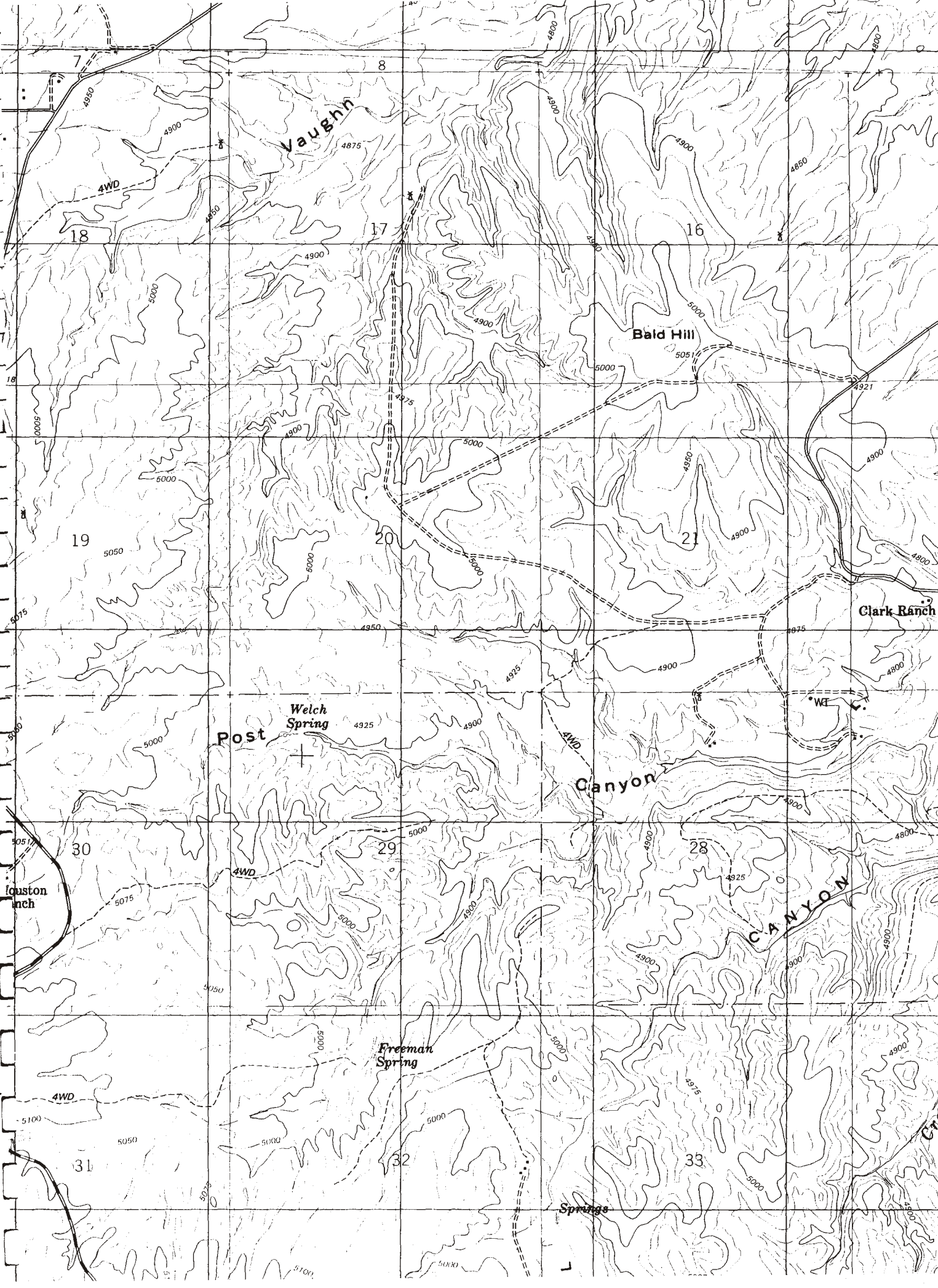
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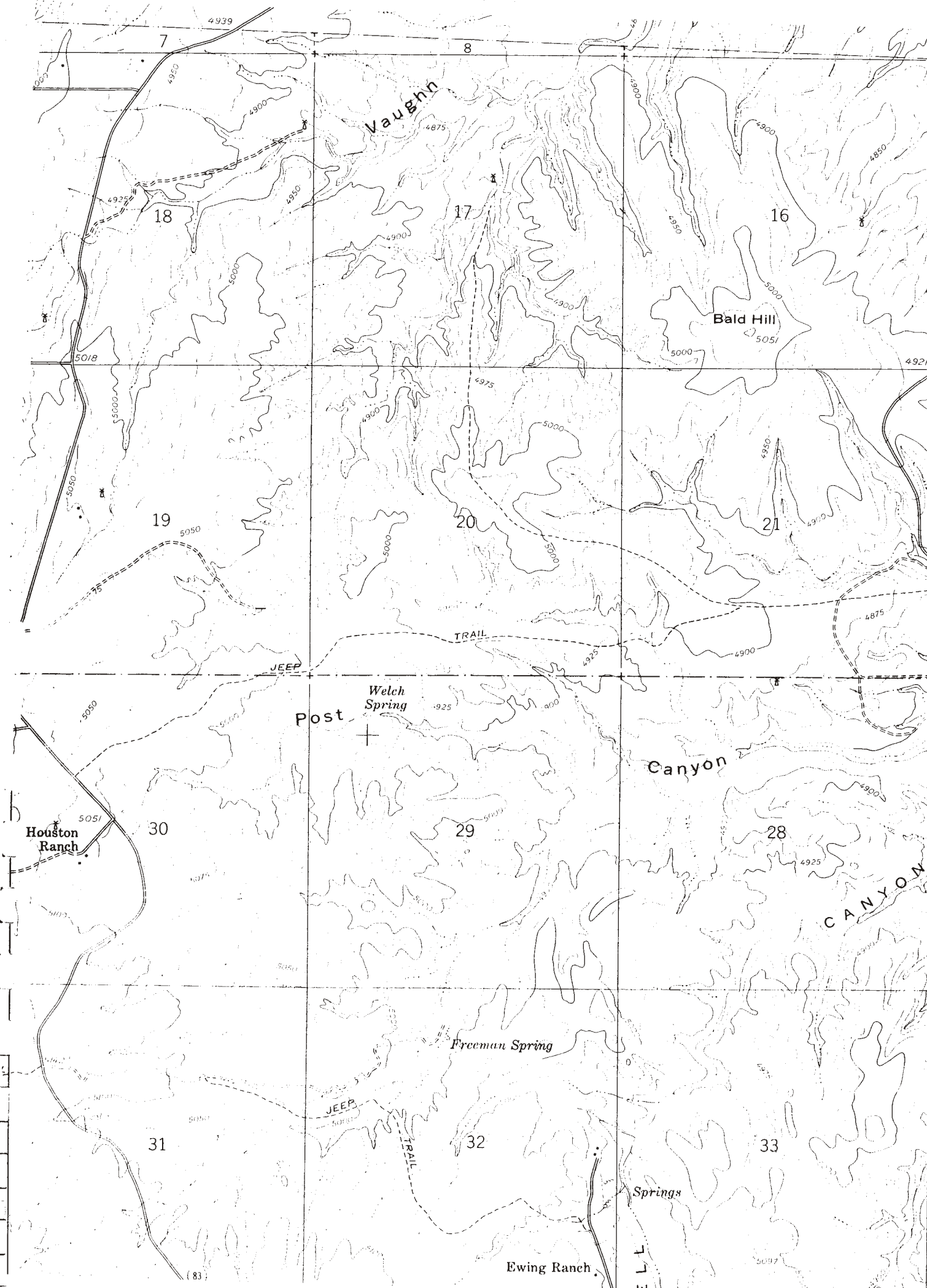
The Standard In Environmental Risk Management Information

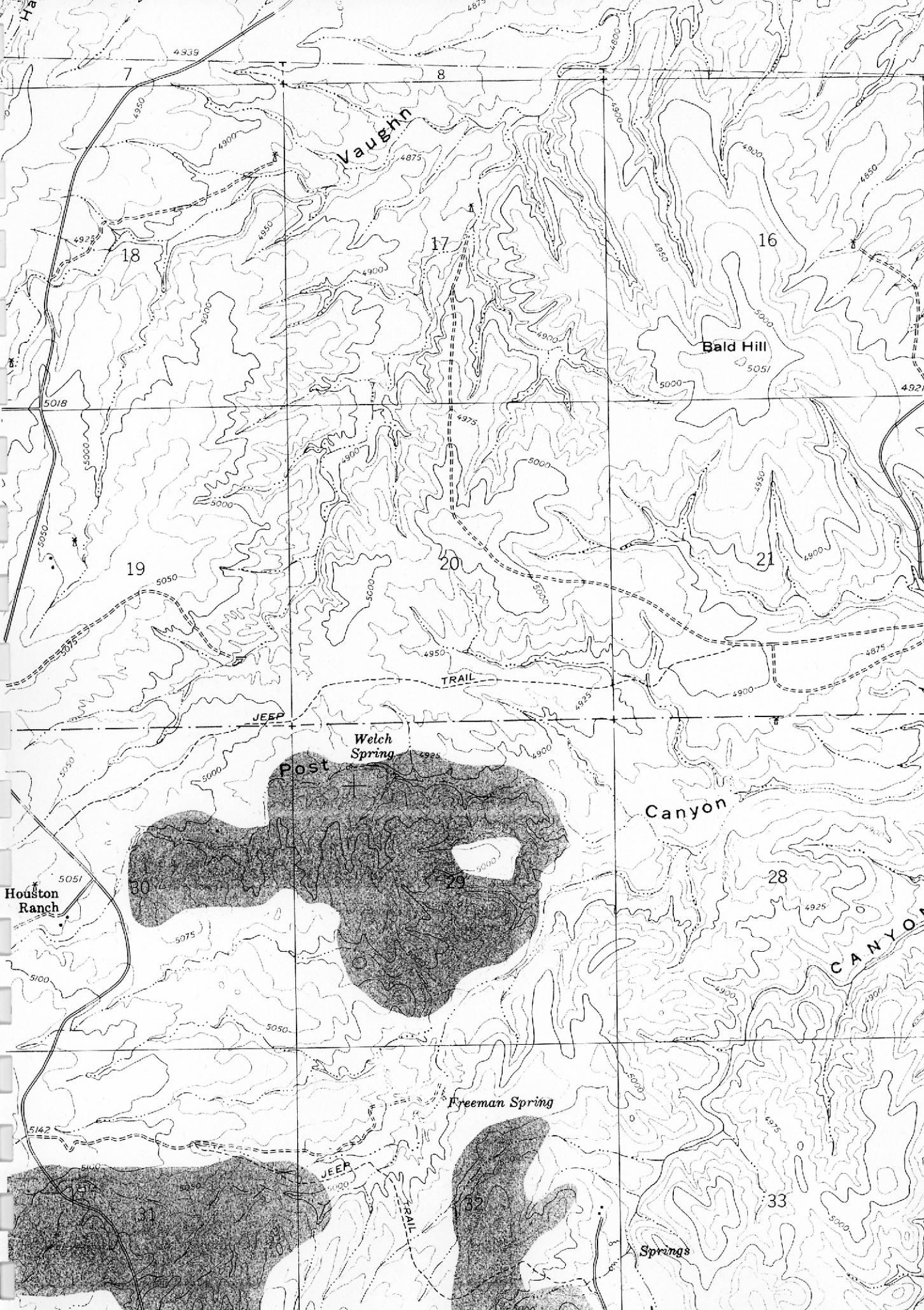
440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

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







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APPENDIX D

HISTORICAL AERIAL PHOTOGRAPHS

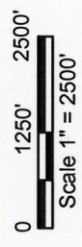
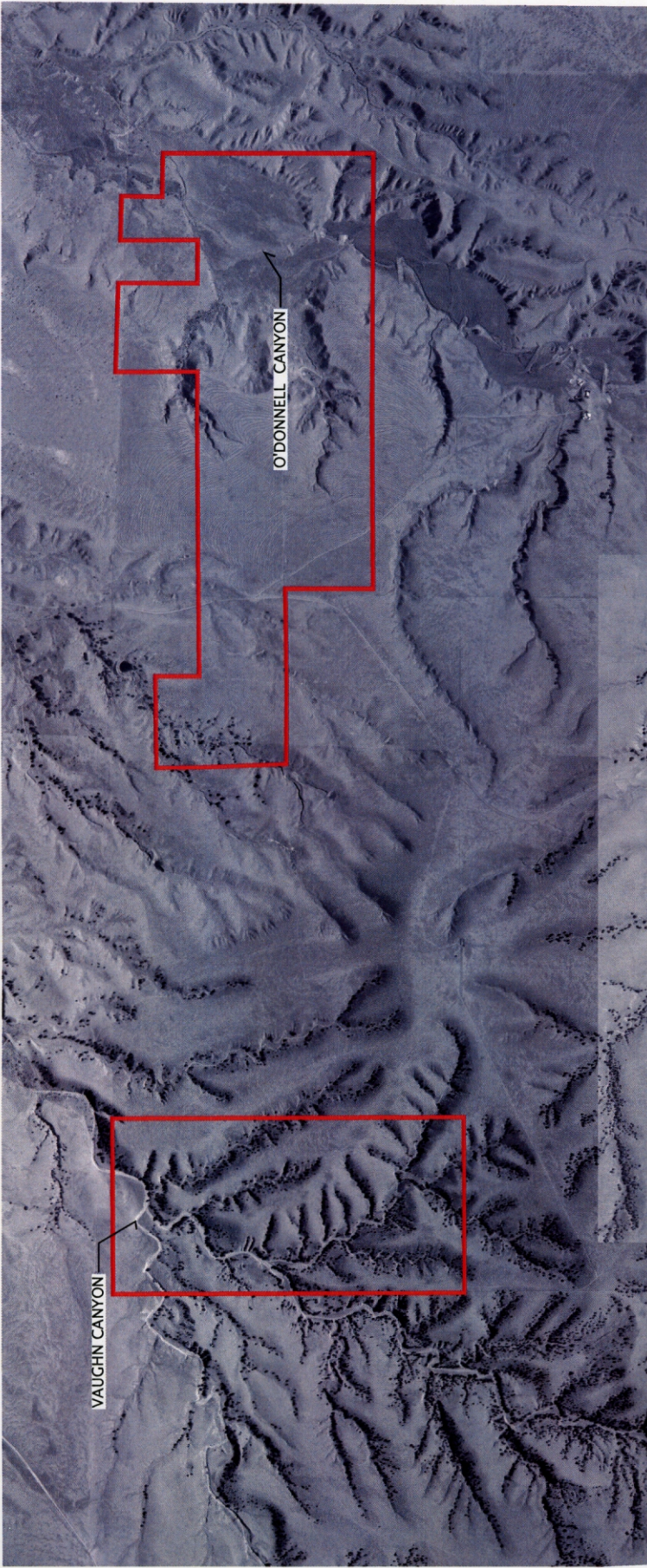


Photo Source: Cooper Aerial Surveys, Co.
Three Unrectified Images, 1976.

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WestLand Resources Inc.
Engineering and Environmental Consultants
2343 E. Broadway Blvd., Suite 202
Tucson, AZ 85719 (520) 206-8665

SWIFT CURRENT LAND & CATTLE CO., LLC APPLETON RANCH

1976 Aerial Photograph
Figure D1

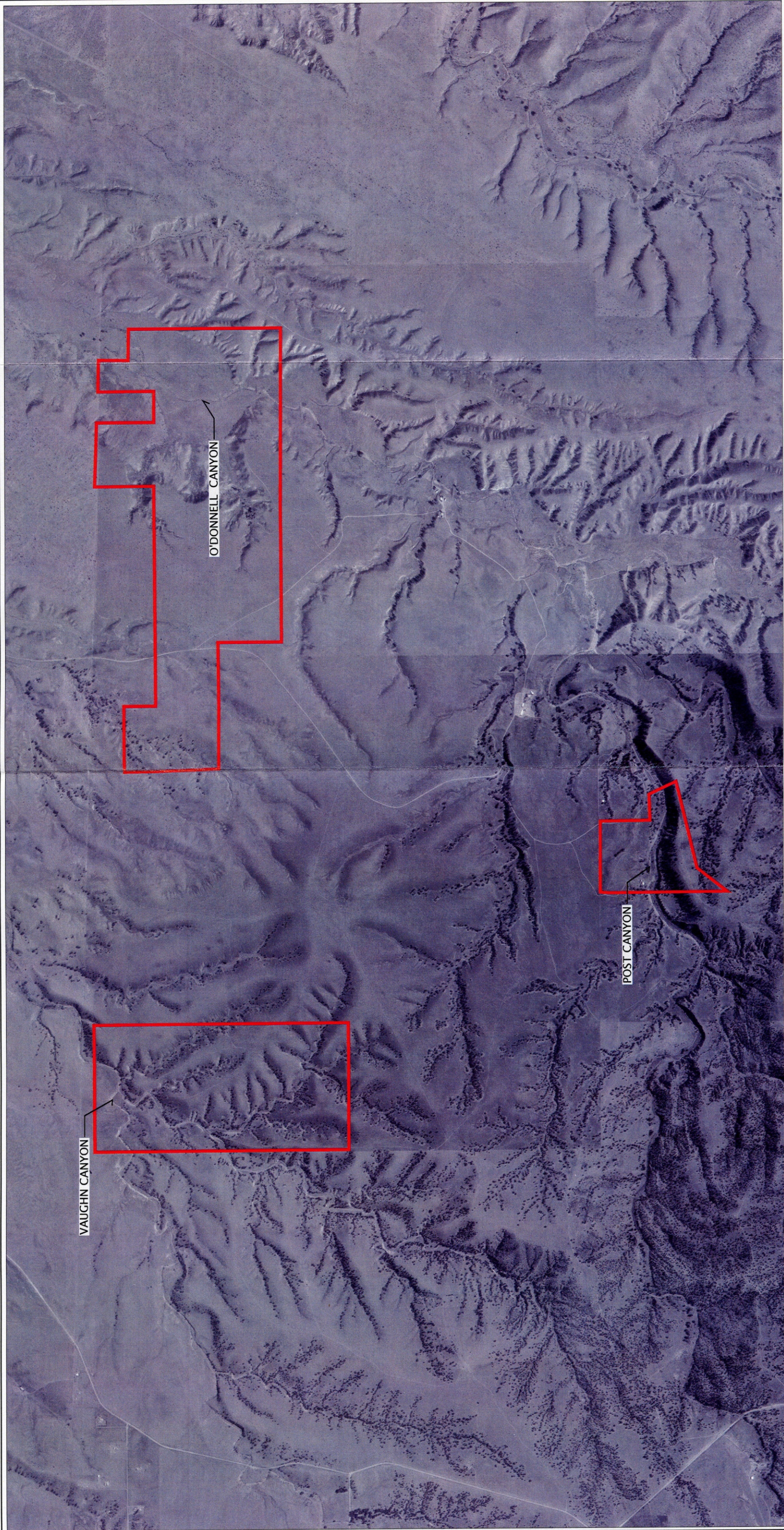
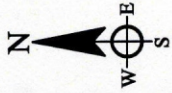


Photo Source: USGS Digital Ortho Quarter Quadrangles.
O'Donnell NE & Pyeatt Ranch NW. 1992.



WestLand Resources Inc.
Engineering and Environmental Consultants
2343 E. Broadway Blvd. Suite 202
Tucson, AZ 85718 (520) 266-9665

— PROPERTY BOUNDARY



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

SWIFT CURRENT LAND & CATTLE CO., LLC
APPLETON RANCH

1992 Aerial Photograph
Figure D2

APPENDIX E

SITE PHOTOGRAPHS



Photograph 1. Parcel 1: Overview facing north from the southwest corner



Photograph 2.

Parcel 1: Windmill in
Vaughn Canyon



Photograph 3. Parcel 1: Frog Pond near windmill



Photograph 4.

Parcel 2: Windmill at
northeast corner of
northwest portion

**SWIFT CURRENT
LAND & CATTLE CO., LLC
APPLETON RANCH**

**SITE PHOTOGRAPHS
Sheet 2**



Photograph 5. Parcel 2: Tellus Tank



Photograph 6. Parcel 7: Overview facing east



Photograph 7. Parcel 10: Overview from south boundary facing north. House site in center.



Photograph 8. Parcel 10: Foundation of house



Photograph 9. Parcel 10: Tortoise enclosure



Photograph 10.

Parcel 10: Windmill at
northwest corner

SWIFT CURRENT
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APPLETON RANCH

SITE PHOTOGRAPHS

Sheet 5