

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
CAVE CREEK (6L RANCH)  
MARICOPA COUNTY, ARIZONA**  
Resolution Copper

Prepared for:



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Project Number: 807.211

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## EXECUTIVE SUMMARY

WestLand Resources, Inc. (WestLand) was contracted by Resolution Copper Mining, LLC (Resolution; the “User”) to perform a Phase I Environmental Site Assessment (ESA) for approximately 149 acres referred to as the Cave Creek parcel, also known as the 6L Ranch (“the Property”). The Property is presently under non-federal ownership (Resolution), but proposed as part of a land exchange with the U.S. Forest Service (USFS) under the Southeast Arizona Land Exchange and Conservation Act of 2013. The Property is a private inholding within the Tonto National Forest, located along Cave Creek approximately 6 miles north of the town of Cave Creek. The nearest large metropolitan community is Phoenix, Arizona, located approximately 25 miles south of the Property. The Property is located in a portion of Section 21 of Township 7 North, Range 4 East, in the Gila and Salt River Meridian, Maricopa County, Arizona (**Figure 1**). The Maricopa County Assessor Parcel Number (APN) for the Property is 219-09-001.

An aerial photo showing the Property boundaries is provided in **Figure 2**. Surface management (land ownership) is shown in **Figure 3**. Photographs depicting the site and vicinity are provided in **Appendix A**; photograph locations are provided in **Figure 4**.

This Phase I ESA has been completed in accordance with the guidelines provided in the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property* (ASTM E 2247-16). The purpose of this work was to identify the presence or potential presence of recognized environmental conditions (RECs) resulting from past or present activities. According to ASTM guidelines, a REC is defined as “...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

## Findings

### **Environmental Liens/Activity and Use Limitations**

On June 25, 2020, WestLand engaged Environmental Record Search (ERS), to conduct a search of available land title records for environmental liens and activity use limitations (AULs) on the Property. A search was completed for Maricopa County APN 219-09-001 and no records of environmental liens or AULs associated with the Property were identified. There were no title records reviewed that indicated a REC in connection to the Property.

### **Records Review**

**Environmental Records**—WestLand also contracted with ERS to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search was completed on June 18, 2020, by conducting a search from the boundaries of the Property to the

minimum search distance recommended by the ASTM standard. The Property did not appear on any of the databases searched, and there were no database records for other properties within the ASTM-recommended distance of the Property boundaries. No RECs were identified in connection to known government records in the vicinity of the Property.

The current Mineral Resource Data System (MRDS) search revealed no sites listed within a 0.25-mile range. A prior Phase I ESA (WestLand 2016), the MRDS reported an old mine site approximately 0.6 miles south of the Property—the Silver Cross Mine which operated from 1957 to 1959, mining gold, copper, and silver, though AMCA Resources Ltd is noted to have done exploration drilling and construction of a leach facility between 1984 and 1986, consistent with the ADWR Well records. This mine and related prospects are located downstream of the Property, and the timeframe and scale of production was limited; therefore, mine workings associated with this record are not considered a REC for the Property.

**Prior Environmental Report**—Prior Phase I ESAs were completed by WestLand in April 2004 (WestLand 2004b) and in September 2016 (WestLand 2016). Both the 2004 and 2016 Phase I ESAs revealed no evidence of RECs in connection with the Property.

### **Physical Setting**

The Property is located in the Central Highlands physiographic province in the transition zone between the Basin and Range and Colorado Plateau provinces. The Property is located along the canyon floor and adjacent upland areas of Cave Creek with elevations ranging from 2,560 to 2,800 feet above mean sea level (amsl).

The Property lies in the Galloway Wash-Cave Creek sub-basin within the Salt River Basin surface watershed (HUC 150601). Cave Creek is ephemeral to intermittent, with some perennial reaches in the vicinity of the Property. Cave Creek originally flowed south toward the Salt River in Phoenix. The creek's flow to the Salt River is now intercepted by the Cave Creek Dam in the northern Phoenix Metropolitan Area and the canal system in Phoenix, which divert the stream to discharge into the Agua Fria River (WestLand 2004c).

The Property is located in the Carefree groundwater sub-basin within the larger Phoenix Active Management Area (AMA) groundwater basin. This basin covers approximately 140 square miles within Maricopa County. The general groundwater flow direction for this sub-basin is to the west-southwest. There are no registered wells within the Property; however, eight wells are registered with the Arizona Department of Water Resources (ADWR) within 1 mile from the Property boundaries. Available records for these wells indicate that water levels (likely taken at the time of well installation [circa 1990-2000]) vary between 28 and 195 feet below ground surface (bgs)(ADWR 2020)<sup>1</sup>.

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<sup>1</sup> Accessed online on August 5, 2020.

### **Historical Use**

Modern land use at the Property has been limited to homesteading and cattle ranching. John W. Lewis established a claim to the land pursuant to the Homestead Act in April 1920. In the 1930s and 1940s, the Property was acquired by the Cartwrights, another cattle rancher in the area. The Property was used for cattle grazing until 2001 when the USFS restricted grazing on public lands, the Cartwright allotment of the Tonto National Forest. In the 1980s, the Johnson Cattle Company acquired the Property from the Cartwright organization, and Swift Current Land & Cattle LLC acquired the Property in 2004. The current owner, Resolution, acquired the property from Swift Current Land & Cattle LLC in 2020. There is no evidence of a formal ranching headquarters that may have stored chemicals at the Property, and development of the Property as a ranch was limited. Use of the Property as a cattle ranch and homestead does not indicate any RECs.

Historical and current land use on land surrounding the Property is largely similar to the Property and may include recreational camping, hunting, or hiking.

### **Site Reconnaissance**

On August 7, 2020 WestLand engineer, Patrick Mette, and environmental specialist, Samantha Blonder, conducted field reconnaissance of the Property to assess existing environmental conditions. Field observations were consistent with the findings of WestLand's historical review of the Property and surrounding properties. The Property is generally characterized as undeveloped open space with evidence of former ranching use.

Several ranching features were observed near the north boundary of the Property, which was likely part of the John Lewis Homestead/Lewis Ranch. Developed features include fencing and a corral area. An upside-down car body was also noted on the Property. Features that were seen in 2017 but were not observed in 2020 included a concrete watering trough, pipes, a steel cistern, a well, a collapsed dry-laid masonry outbuilding with a tin roof, and a wooden cattle chute.

It is likely there was not a formal house at the Property though temporary dwellings may have been constructed. The Homestead Act of 1862 allowed settlers to establish homesteads on public lands. In order to successfully apply for a land patent, homesteaders had to "prove up," or meet the requirements set by the Homestead Act. Habitation on a homestead did not necessarily require a permanent structure to be built; many homesteaders dwelt in crude or semi-permanent structures, such as "the tent-house, that semi-portable, canvas-sided abode so popular in Arizona in the late nineteenth and early twentieth centuries" (Stein 1990). However, no foundations or other evidence of a housing structure were observed.

There is no evidence of current human occupation or considerable recreational use of the site, though dispersed hunting and camping have likely occurred; several campfire rings were observed.

The Property was, however, extensively used and occupied by prehistoric cultures, as petroglyphs, stone structures, and grinding areas are present at several locations along Cave Creek and on ridge tops overlooking the stream.

### **Interviews**

Interviews were conducted with several individuals as part of this assessment:

- The report User and Property owner: Sterling Hundley, representative for Resolution Copper;
- Representatives from the Mayer Fire Department and El Mirage Fire Department were called to determine who may respond to an emergency spill of hazardous materials or petroleum products at the Property. The Mayer Fire Department reported they would not respond to the Property in an emergency. At the time this report was completed, the other fire departments had not yet responded.
- Kevin Smith, Interpretive Ranger for the Maricopa County Parks and Recreation Department, Spur Cross Ranch Conservation Area.
- Ed Childers, consultant to Johnson Cattle Company and the site representative in 2004 (past interview in 2004; WestLand 2004b).

Information provided through the interviews do not indicate the potential for a REC in connection to the Property.

### **Recognized Environmental Conditions**

WestLand has performed this Phase I ESA in conformance with the scope and limitation of ASTM E 2247-16 for the Property. This assessment has revealed no evidence of RECs in connection with the Property.

## I. INTRODUCTION

WestLand Resources, Inc. (WestLand) was contracted by Resolution Copper Mining, LLC (Resolution; the “User”) to perform a Phase I Environmental Site Assessment (ESA) for approximately 149 acres referred to as the Cave Creek parcel, also known as the 6L Ranch (“the Property”). The Property is a private inholding within the Tonto National Forest, located along the Cave Creek drainage approximately 6 miles north of the town of Cave Creek. The nearest large metropolitan community is Phoenix, Arizona, located approximately 25 miles south of the Property. The Property is located in a portion of Section 21 of Township 7 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona (**Figure 1**). The Maricopa County Assessor Parcel Number (APN) for the Property is 219-09-001.

### I.1. PURPOSE

The purpose of this investigation was to conduct an assessment of the Property and surrounding areas to identify the presence or potential presence of recognized environmental conditions (RECs) potentially resulting in environmental impacts to the Property. According to the American Society for Testing and Materials (ASTM) E 2247-16 guidelines, a REC is defined as: *...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.* This term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be *de minimis* are not RECs.

The results of an investigation may be used as part of the due diligence investigation for prospective property owners promulgated pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, a.k.a. Superfund), the Superfund Amendments and Reauthorization Act of 1986 (SARA), and the Small Business Liability Relief and Brownfield’s Revitalization Act of 2002 (the Brownfield Amendments). This Phase I ESA is intended to assist the User in satisfying the requirements to qualify for the innocent landowner, contiguous property owner, or bonafide prospective purchaser limitations of CERCLA. In order to qualify for one of the Landowner Liability Protections, the report User must provide certain information to the environmental professional conducting the Phase I ESA. This information can be provided by completing the User Questionnaire. Failure to provide this information could result in a determination that the All Appropriate Inquiry is not complete. Additionally, the Property owner has continuing obligations, if applicable, to receive liability protections in addition to the All Appropriate Inquiry. The continuing obligations include: 1) compliance with land use restrictions; 2) not impeding the effectiveness or integrity of institutional controls; 3) taking reasonable steps to prevent releases; 4) providing assistance and access to the U.S. Environmental Protection Agency (EPA), state, or other



parties conducting response or restoration actions; 5) complying with CERCLA information requests and subpoenas; and 6) providing legally required notices.

## **I.2. SCOPE OF SERVICES**

This Phase I ESA has been completed in accordance with the guidelines provided in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property* (ASTM E 2247-16). This standard satisfies the requirements of the EPA All Appropriate Inquiry provisions, which became effective November 1, 2006 (40 CFR Part 312). This protocol requires the review of readily available environmental records, historical and current land use, interviews with persons knowledgeable about the Property, and a field reconnaissance to observe on-site conditions and adjoining properties.

The User of this report has responsibilities for addressing some of the mandatory provisions of the standard. ASTM E 2247-16 Section 6 (User Responsibilities) describes tasks that will help identify the possibility of RECs in connection with the Property that do not require the expertise of an environmental professional, including checking title records for environmental liens and activity and use limitations (AULs). WestLand commissioned a title search for environmental liens and AULs on the User's behalf.

This Phase I ESA does not assess ASTM non-scope considerations, including asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (including vapor intrusion), biological agents, mold, or other nuisances.

## **I.3. LIMITATIONS AND EXCEPTIONS**

This Phase I ESA evaluates potential sources of hazardous substances or petroleum products that could be considered a REC and a liability due to their presence in significant concentrations, or the potential for contamination migration through exposure pathways. Unless otherwise noted, this assessment did not include any testing or sampling of materials. This report is intended to provide further recommendations regarding potential RECs related to the Property; conclusive identification of hazardous substances and petroleum products can be accomplished only through sampling and laboratory analysis.

Field reconnaissance does not provide information regarding potential sources of contamination below the ground surface. However, in cases of subsurface contamination, aboveground indicators such as obvious stress to plant life or staining are noted. All findings are based on observations and information collected at one point in time and is based on conditions during the site visit. A change of those conditions may alter the findings and conclusions of this report.

A Phase I ESA cannot, within its scope of assessment, wholly eliminate uncertainty regarding the potential presence of RECs. WestLand believes that the information in this report is reliable; however, WestLand cannot guarantee that the information provided by all the sources contained in this report is complete and accurate. This report is intended to decrease, but not eliminate, uncertainty regarding the potential for RECs in connection with a property given reasonable limits of cost and time, and in a manner consistent with the customary practices of the environmental consulting industry, under similar circumstances at the time services were performed and in similar localities. It should be noted that the conditions at the Property could change as a result of natural processes or be altered by human activities at the Property and/or nearby sites.

#### **I.4. SPECIAL TERMS AND CONDITIONS**

No special terms or conditions are associated with this report.

#### **I.5. USER RELIANCE**

This Phase I ESA has been prepared for use by Resolution and the U.S. Forest Service (USFS) in support of the Southeastern Land Exchange and Conservation Act of 2013. It may not be relied upon by any other person or entity without the written consent of WestLand.

#### **I.6. CONTINUED VIABILITY**

ASTM E 2247-16 guidelines require that certain components of a Phase I ESA be completed less than 180 days prior to the date of acquisition or the intended transaction if no acquisition is involved; therefore, its useful life is limited. The following components of the Phase I ESA are presumed valid only within 180 days prior to the date of acquisition or other intended transaction:

- Interviews
- Searches for environmental liens
- Government records review
- Site reconnaissance
- Declaration by the environmental professional

Other components of the Phase I ESA are valid for 1 year. The above-listed components can be updated separately in order to eliminate redundant environmental due diligence efforts within 1 year. After 1 year has passed, all Phase I ESA components should be redone. The prior Phase I ESA report may be used as a reference during completion of the new investigation and analysis.

## **2. SITE DESCRIPTION**

This section describes the location, general characteristics, and current uses of the Property. The current uses of adjoining properties are also described.

### **2.1. LOCATION AND LEGAL DESCRIPTION**

The Property is a private inholding within the Tonto National Forest, located along Cave Creek approximately 6 miles north of the town of Cave Creek. The nearest large metropolitan community is Phoenix, Arizona, located approximately 25 miles south of the Property. The Property is located in Maricopa County in a portion of Section 21 of Township 7 North, Range 4 East in the Gila and Salt River Baseline and Meridian, in Arizona (**Figure 1**). The Maricopa County APN for the Property is 219- 09-001.

### **2.2. SITE AND VICINITY GENERAL CHARACTERISTICS**

The Property comprises 149 acres and is located along the canyon floor and adjacent upland areas of Cave Creek with elevations ranging from 2,560 to 2,800 feet above mean sea level (amsl). The Property and surrounding areas are comprised of rugged canyons and mesas; the area was formerly used as a homestead and for cattle grazing. The Property and its vicinity are largely devoid of development such as buildings or major earthwork.

### **2.3. CURRENT USE OF THE PROPERTY**

There is no evidence of current human occupation or considerable recreational use of the site, though it is likely that dispersed hunting and camping have recently occurred; several campfire rings were observed on the Property and shell casings were observed on adjacent land. There has been no recent use of the Property by the current owner.

### **2.4. DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SITE**

Several historical ranching features were observed near the north boundary of the Property including a corral area and fencing. Previous site visits noted more ranching features that are no longer present.

The Property was, however, extensively used and occupied by prehistoric cultures, as petroglyphs, stone structures, and grinding areas are present at several locations along Cave Creek and on ridge tops overlooking the stream.

### **2.5. CURRENT USES OF ADJOINING PROPERTIES**

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

A mining operation was previously located approximately 0.6 miles downstream of the Property, to the south. There are no current commercial or industrial uses on adjoining lands.

### 3. USER-PROVIDED INFORMATION

The report User and land owner is Resolution who provided relevant information about the Property. The User and Owner representative is Sterling Hundley. Copies of the User and Owner Questionnaires are provided as **Appendix B**.

On August 6, 2020, WestLand contacted representatives for the USFS and requested that the User Questionnaire be completed for the Property in support of the Southeastern Land Exchange and Conservation Act. As of the date of this report, the USFS had not yet responded to this request. If the User Questionnaire is received after this report is finalized, it may be incorporated into the Phase I ESA report as an addendum to assist the USFS in qualifying for landowner liability protections.

#### 3.1. TITLE RECORDS

As part of prior interview efforts, the report User provided copies of title information in connection to the Property, which was transmitted on April 6, 2004, from the title company (Land America Commercial Services) to Swift Current Land & Cattle LLC. This included a copy of Lawyers Title Cooperation Title Commitment dated March 10, 2004. The accompanying title insurance requirements and exceptions typically list known land encumbrances (i.e., taxes, deed restrictions, easements, liens) and may provide an indication of the potential for contamination at the Property (**Appendix C**). Based on WestLand's review, the listed standard and specific encumbrances do not indicate the release or threat of a release of a hazardous material or petroleum product at the Property.

WestLand reviewed U.S. Department of the Interior Bureau of Land Management General Land Office homestead records and identified a Record of Patent for the Property. This record identifies John W. Lewis as establishing a claim to the land pursuant to the Homestead Act (BLM 2020). The Record of Patent is dated April 28, 1920. In 2004, the then-Property owner representative (Ed Childers) identified Mr. Lewis as the original land landowner. According to Ed Childers, the land was acquired by the Cartwrights, another cattle rancher in the area, in the 1930s or 1940s and the Johnson Cattle Company acquired the Property from the Cartwright organization in 1980 (WestLand 2016). This informal chain-of-title record does not indicate the presence of any RECs associated with the Property owners.

#### 3.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User is not aware of any environmental liens or AULs for the Property.

WestLand engaged Environmental Record Search (ERS) to conduct a search of available land title records for environmental liens and activity and use limitations (AULs) on the Property on behalf of the User. A search for environmental liens and AULs was completed for each parcel on June 25, 2020; no records of environmental liens or AULs associated with the Property were identified



(**Appendix D**). Copies for the deed associated with the Property is included in the environmental lien and AULs report.

WestLand was also provided the current deed for the Property that accompanied the search of available land title records for environmental liens and AULs on the Property (Maricopa County APN 219-09-001). The Special Warranty Deed was executed in March 2020 and recorded the following month conveying ownership from Swift Current Land & Cattle LLC to Resolution (a Delaware limited liability company). The deed does not indicate that there are any environmental liens or AULs on the Property. A copy of the deed is included with **Appendix D**.

### **3.3. SPECIALIZED KNOWLEDGE**

The User provided no information regarding specialized knowledge regarding the Property beyond information described as “commonly known” or “reasonable ascertained”, see **Section 3.4**.

### **3.4. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

The User indicated that until 2001 the Property was used for cattle grazing, and to their knowledge, was largely devoid of development such as buildings or major earthwork and that currently the Property is vacant. The User has no knowledge or evidence of chemical storage at the Property. No other commonly known or reasonably ascertainable information relevant to potential RECs was provided by the User.

### **3.5. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The User reports that there is no information indicating the value of the Property has been reduced as a result of environmental issues.

### **3.6. REASON FOR PERFORMING A PHASE I ESA**

The User states that the Phase I ESA was being performed to identify RECs requiring additional investigation relating to a land exchange property transaction with the USFS under the Southeast Arizona Land Exchange and Conservation Act of 2013.

### **3.7. OTHER**

Based on the User’s knowledge of, and experience related to the Property, no obvious indicators point to the presence or likely presence of contamination on the Property of which the User is aware. No other information relevant to potential RECs was provided by the User.

## **4. RECORDS REVIEW**

WestLand reviewed a variety of regulatory records to determine if any past uses of the Property or uses within adjoining areas may have led to RECs on the Property.

### **4.1. ENVIRONMENTAL RECORD SOURCES**

WestLand contracted with ERS to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search (RecCheck Area Report Results) was conducted on June 18, 2020, and included standard and additional federal, tribal, state, local, and supplemental database records, as well as ERS proprietary database records. The regulatory agency databases were queried by conducting a search from the boundaries of the Property to the minimum search distance recommended by the ASTM standard. A copy of the ERS environmental reports that describes the databases searched, search distances, record details for the search results, and the dates the databases were last updated are provided in **Appendix E**.

The Property did not appear on any of the databases searched and there were not any database records of other environmental records within the ASTM-recommended distance of the Property boundaries. Additionally, there were no un-mappable (orphan) sites identified.

### **4.2. PRIOR ENVIRONMENTAL REPORTS**

Two prior Phase I ESAs have been completed for the Property, in April 2004 (WestLand 2004b) and September 2016 (WestLand 2016). No evidence of any RECs was observed on the Property nor were there any indications of past or current activities leading to RECs on the Property or adjoining parcels. Relevant information from the prior reports have been incorporated and referenced in this report.

### **4.3. PHYSICAL SETTING**

The Property's physical setting was evaluated by WestLand to gain a comprehensive understanding of the Property's geophysical characteristics. These geophysical characteristics, including surface topography, soils, geology, hydrology, and hydrogeology may relate to the potential migration of hazardous substances and petroleum products.

#### **4.3.1. Topography**

The Property is located in the Central Highlands physiographic province in the transition zone between the Basin and Range and Colorado Plateau provinces. The Property is located along the canyon floor and adjacent upland areas of Cave Creek with elevations ranging from 2,560 to 2,800 feet amsl. Cave Creek is the dominant stream in the immediate area; numerous named and unnamed tributaries feed this creek. Cave Creek flows to the south through the Property. The main tributaries are Bronco Creek, Springs Wash, Little Maggie May, Big Maggie May, Grays Gulch, and Matty's Fork.

Significant springs in the watershed include Quien Sabe Spring, C P Spring, Walnut Spring, and Maggie May Spring (WestLand 2004a, 2004b, 2016). Cave Creek drains the southern portion of the New River Mountains, a rugged range defining the eastern extent of the Agua Fria River valley. Notable peaks in the vicinity of the Property include Skill Mesa (rising to 4,436 feet) immediately east of the Property, Sugarloaf Mountain (rising to 3,875 feet) southwest of the Property, and Black Mesa (rising to 4,745 feet) west and north of the Property.

Within the Property, the topography is comprised of nearly flat floodplains with terraces adjacent to the stream that are up to approximately 6 feet above the active channels. Upland areas displace moderate to steep slopes with some vertical sections where erosion has removed sedimentary (alluvial [stream bed] or lacustrine [lake bed]) deposits (WestLand 2004a, 2004b, 2016). The elevation of the Cave Creek channel as it enters the northern (upstream) portion of the Property is approximately 2,620 feet while the elevation is 2,520 feet at the southern (downstream) portion. The channel bed within the Property is relatively level (0.017 slope), dropping approximately 100 feet in 1.05 miles.

#### **4.3.2. Soils**

The National Cooperative Soil Survey through Web Soil Survey (Soil Survey Staff 2020)<sup>2</sup> had no available digital data for the Property. The Property was previously mapped for the 2016 Phase I ESA (WestLand 2016) with Arizona Land Resource Information System (ALRIS) General Soils Map<sup>3</sup>. The ALRIS General Soils Map indicates that the Property is located within Lithic-Torriorthents-Lithic Haplustolls-Rock Outcrop soil association (HA3). The soils of this association are well-drained, shallow soils and rock outcrops that occur on semiarid, mid-elevation hills and mountains. These soils formed in residuum weathered from many rock types including granite, gneiss, rhyolite, andesite, tuffs, limestone, sandstone, and basalt. Lithic Torriorthents make up nearly 30 percent, Lithic Haplustolls 25 percent, rock outcrop 25 percent, and Haplargids, Torrifluvents, and other minor soils make up the other 20 percent of the association. Smoother areas of this soil association have good potential for livestock grazing. Characteristics of these soils that limit their use include steep slopes, shallow depth to bedrock, and rock fragments on the surface (Hendricks 1985).

#### **4.3.3. Geology**

The geology of the Cave Creek area within the New River Mesa 7.5-minute quadrangle, and including the Property, has been described as mountainous (Ferguson 1998, Gilbert 1998). Bedrock dominates most of the land surface in this area, with colluvium and alluvium accumulations on valley and canyon floors. Because of the steep slopes, recent colluvium, or landslides cover bedrock at the toes of the mesa cliffs and slopes. Alluvium is present only in and along narrow stream channels. The New River Mountains are comprised of Quaternary and Tertiary basalt-covered tablelands cut by mountain-fed

<sup>2</sup> Accessed online on August 3, 2020.

<sup>3</sup> Arizona Land Resource Information System (ALRIS). 1975. Regional Soils: GIS Cover. Online data retrieved at <http://www.azland.gov/alris/layers.html>. Accessed March 2015. This tool is no longer available online.

streams through Precambrian metamorphic rocks (Chronic 1983). Cave Creek has carved a canyon approximately 1,300 feet deep through large mesa-forming Tertiary lava flows. On the upper slopes of the canyon, the walls are generally steep, even cliff-forming; the lower slopes are less steep in most places. A notable feature of the lower slopes is the high number of large igneous boulders that have slid, tumbled, or slumped from the mesas above.

The surface geology underlying the majority of the Property is mapped as Middle Miocene to Oligocene Volcanic and Sedimentary Rocks, Undivided (Tsv) (Richard et al. 2000). Middle Miocene to Oligocene Volcanic and Sedimentary Rocks consist of a sequence of diverse volcanic rocks with abundant interbedded sedimentary rocks. A small portion of the northern and southern tips of the Property is mapped as Early Proterozoic Metavolcanic Rocks (Xmv) (Richard et al. 2000). Early Proterozoic Metavolcanic Rocks are weakly to strongly metamorphosed volcanic rocks including basalt, andesite, dacite, and rhyolite deposited as lava or tuff, related sedimentary rock, and shallow intrusive rocks.

Cave Creek itself somewhat parallels a Tertiary fault, and the canyon was likely formed by erosion of the weakened rock along the fault line (Ferguson 1998). The fault runs through the extreme northwest corner of the Property. Two earthquakes occurred near Cave Creek on December 19 and 23, 1974 and have been described as 2.5 and 3.0 on the Richter magnitude scale. This suggests that deep faults occur in the New River Mesa area and indicate that there are still at least some locally active deep faults in the region of the Property.

#### **4.3.4. Hydrology**

The Property lies in the Galloway Wash-Cave Creek sub-basin within the Salt River Basin surface watershed (HUC 150601). Cave Creek originally flowed south toward the Salt River in Phoenix. The creek's flow to the Salt River is now intercepted by the Cave Creek Dam in the northern Phoenix Metropolitan Area and the canal system in Phoenix, which divert the stream to discharge to the Agua Fria River (WestLand 2004c).

Cave Creek is ephemeral to intermittent, with some perennial reaches in the vicinity of the Property. The map of the perennial streams of Arizona compiled by Brown et al. (1981) indicate that there is an approximately 4-mile long stretch of perennial flow in Cave Creek upstream of the Property with the lower reach at least 1.5 miles above the northern boundary of the Property. This perennial reach of Cave Creek has been identified by the Arizona Department of Environmental Quality (ADEQ) as "Inconclusive" regarding attainment of water quality standards for designated uses (Fish Consumption, Full Body Contact, Agricultural Livestock Watering, and Aquatic and Wildlife [warm water]) (ADEQ 2015). Additional sampling for a suite of parameters has been recommended.

The National Wetlands Inventory map identifies no wetlands within the Property (USFWS 2020)<sup>4</sup>. Hydriparian and mesoriarian habitat is present along the stream channel. Facultative and obligate wetland species, and (to a limited extent) hydric soils, were present surrounding the perennial pools and intermittently along the stream channel. Based on these observations, an area of approximately one acre of wetlands occurs along Cave Creek within the Property.

The area has been mapped by the Federal Emergency Management Agency as flood Zone D, an area of undetermined flood hazard. Based on field observations, the floodplain within the Property follows the stream channel for the 1.5-mile reach passing through the Property, averaging approximately 0.15 miles wide. Thus, the floodplain within the Property is estimated to encompass 0.2 square miles (WestLand 2004b, 2016).

The Property has active, registered surface water rights in the Salt River watershed sourced from the 6L Ranch spring, and another sourced from Cave Creek (WestLand 2004c).

#### **4.3.5. Hydrogeology**

The Property is located in the Carefree sub-basin within the larger Phoenix Active Management Area (AMA) groundwater basin. This basin covers approximately 140 square miles within Maricopa County, bounded on the west by the Bradshaw Mountains and on the east by the New River Mountains. Groundwater flow direction for this sub-basin is generally to the west-southwest (ADWR 2010). Recharge to the aquifer occurs primarily along mountain fronts and from streambed recharge. The major aquifers consist of recent stream alluvium and basin fill. Some ground water is found in the sedimentary rock in the area (ADWR 2010).

The ADWR Well Registry spatial database was queried to review any data for wells within the boundaries of the Property. There were no registered wells identified within the Property (ADWR 2020)<sup>5</sup>. The searched area was expanded to one mile from the Property and eight registered wells were identified. Available records for these wells indicate that water levels, likely taken at the time of well installation [circa 1990-2000], vary between 28 and 195 feet below ground surface (bgs) (ADWR 2010). Two of these wells were used for mineral exploration and six are exempt wells. Five of the wells are associated with AMCA Industries, sometimes listed under the family name Kokaska, and are mapped near the abandoned mining operation south of the Property. One of the well records indicates that the water was being used as a source for leaching water for mineral extraction. The wells associated with AMCA Industries were drilled in the early to mid-1980s. There are no records of groundwater monitoring wells on or near the Property.

An unregistered hand-dug well was reported in 2004 and observed during the site visit in 2016, but not observed in 2020. This well was located near the north boundary of the Property with other

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<sup>4</sup> Accessed online August 5, 2020.

<sup>5</sup> Accessed online August 5, 2020.



historical ranching features including a concrete watering trough, pipes, a steel cistern, a collapsed dry-laid masonry outbuilding with a tin roof, a wooden cattle chute and corral area, most of which are no longer present. WestLand theorizes that the cistern once housed a pump, which drew water from the well and diverted it toward the water trough. The well was lined with stone and was covered with a wooden board. The well was approximately 5 feet in diameter and appeared to have been approximately 20 feet deep. No water was observed in the well during the 2017 site visit.

#### **4.4. HISTORICAL USE INFORMATION ON THE PROPERTY AND ADJOINING PROPERTIES**

The purpose of reviewing historical sources is to develop a history of the previous uses of a property and surrounding area in order to help identify past uses that may have led to RECs in connection with the Property. According to the ASTM standard, obvious uses of a property shall be identified from the present back to the property's first developed use, or back to 1940, whichever is earlier. This requires reviewing only as many standard historical sources as are reasonably ascertainable and likely to be useful.

##### **4.4.1. Historical Topographic Maps**

WestLand reviewed U.S. Geological Survey (USGS) topographic maps of the Property and its vicinity dated 1930, 1939, 1964, 1987, 1994, 2006, 2011, and 2014 at various scales (**Appendix F**). Topographic maps depict both natural and developed features, including wells, structures, and other indications of historical use. The summary below presents WestLand's review of the identified mapped features on or near the Property in chronological sequence.

The 1930 30-minute Cave Creek quadrangle (1:96,000 scale) depicts the majority of the Property as undeveloped vacant land. A trail is shown running in a northerly direction through approximately the center of the Property to the northern portion, where the trail turns to the east, exiting the Property before intersecting with a north-south trail outside of the Property boundaries. A structure appears to be shown in the northern portion as well.

The 1939 30-minute Cave Creek quadrangle (1:125,000 scale) depicts Cave Creek running through the center of the Property. The trail shown in the 1939 map is depicted as crossing Cave Creek twice near the center of the Property, but generally is located on the eastern side of the creek. The structure at the northern portion of the Property is labeled as Lewis Ranch. This is the suspected location of the original homestead where several historical features were identified during previous site visits but not observed during WestLand's 2020 visit.

The 1964 7.5-minute New River Mesa quadrangle (1:24,000 scale) identifies the trail as a "jeep trail" along Cave Creek within the Property boundaries. It also depicts Cave Creek and its tributaries in more detail, showing water features flowing to Cave Creek from the west and the east of the Property boundaries. Shrubland along Cave Creek on the Property is shown. A structure is still depicted at the

northwest portion of the Property where the road changes from northbound to eastbound. There are several mine prospects identified south of the Property.

The 1987 7.5-minute New River Mesa quadrangle (1:24,000 scale) depicts the same features on the Property and in the surrounding area as the 1964 map.

The 1994 30-minute by 60-minute Theodore Roosevelt Land quadrangle (1:100,000 scale) identifies the road that enters the Property from the east as a four-wheel drive road. This map does not depict the structure previously identified at the Property but appears to provide less detail overall.

The 2006 7.5-minute New River Mesa quadrangle (1:24,000 scale) identifies the road through the center of the Property as an unimproved road as it travels in a north-south direction. Where the road exits the Property near the northern extent in an east-west direction, it is shown as a four-wheel drive road or a trail. It is labeled as a trail outside the Property boundaries where it travels in a north-south direction. The shrubland surrounding Cave Creek is depicted on this map. This map again identifies the structure at the northwest portion of the Property, as shown on the 1987 map. A full-size version of this quadrangle (not provided in appendices) shows an unnamed mine 0.6 miles south of the Property, near the previously identified prospects.

The 2011 7.5-minute New River Mesa quadrangle (1:24,000 scale) depicts the unimproved north-south road in the center of the Property but does not depict the road traveling east-west at the northern extent of the Property and to the east of the Property. The creek and shrubland are depicted as with the previous maps. This map does not depict the structure foundation on the Property.

The 2014 7.5-minute New River Mesa quadrangle (1:24,000 scale) shows the same road as the 2011 map. No additional roads or structures are depicted on the Property.

#### **4.4.2. Historical Aerial Photographs**

WestLand obtained 11 historical aerial photographs depicting the Property and vicinity dating from 1953, 1962, 1965, 1971, 1981, 1992, 1997, 2003, 2009, 2013, and 2016 (**Appendix G**). WestLand reviewed the photographs for evidence of anthropomorphic disturbance and to identify any historical land uses that might have involved the use, treatment, storage, disposal, or generation of hazardous substances, or petroleum products.

As depicted in the aerial photographs, development at the Property is extremely limited. None of the aerial photographs definitively display developed features at the Property other than the roads and trails as previously described on the topographic maps. Roads and trails can be seen on land surrounding the Property in all of the aerial photographs. The locations of these trails and roads correspond to those depicted in the quadrangle maps. The structure shown in the topographic maps is visible in the 1953 and 1962 photographs but cannot be seen clearly in the later photographs. A developed area approximately 0.6 miles south of the Property, at the end of FR 48, can be clearly seen

beginning in the 1981 photograph, though some land disturbance may be visible as early as the low-resolution 1962 photograph. This downstream area appears to be a mine site and is likely associated with the prospects first identified on the 1964 topographic maps. This downstream use is not a REC, given its distance and hydrologic location relative to the Property.

#### **4.4.3. Property Tax Files**

WestLand obtained the property tax maps for the Property and adjoining areas from the Maricopa County Assessor. The Property map and assessor parcel details are included in **Appendix H**. The files from Maricopa County indicate that the Property is vacant land with no assessed buildings or other improvements.

#### **4.4.4. Local Street Directories**

Based on the lack of development in the immediate vicinity of the Property, WestLand did not conduct a city directory search.

#### **4.4.5. Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps typically cover development in the first half of the 20<sup>th</sup> century. Considering the lack of development at the Property, WestLand did not commission a search for these maps.

#### **4.4.6. U.S. Geological Survey – Mineral Resource Data System**

Historical aerial and topographical map review identified several mine prospects and a mine 0.6 miles south of the Property. WestLand reviewed the USGS Mineral Resource Data System (USGS 2020)<sup>6</sup> to review the nature of this mine. This mine is identified as Silver Cross Mine and is also known as Cave Creek and Heck Claims (Records 10046344 and 10283712, MRDS ID# M241360). Claims associated with this mine occurred in Sections 27, 28, 29, 32, and 33 of Township 7 North, Range 4 East. This record is for a “past producer” that mined gold, copper, and silver. The first reported year of production was in 1957 and the last year was 1959, though AMCA Resources Ltd is noted to have done exploration drilling and construction of a leach facility between 1984 and 1986, consistent with the ADWR Well records. This mine and the associated prospects are located downgradient of the Property and the workings appear to have been limited. Mine work in the area is not considered a REC for the Property.

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<sup>6</sup> Accessed online August 5, 2020.

## 5. SITE RECONNAISSANCE

On August 8, 2020 WestLand engineer, Patrick Mette, and environmental specialist, Samantha Blonder, conducted a field reconnaissance to assess existing environmental conditions for the Property. Photographs documenting pertinent features are provided in **Appendix A**.

### 5.1. METHODOLOGY AND LIMITING CONDITIONS

Prior to conducting the site reconnaissance, WestLand reviewed current and historical aerial photographs and topographic maps (described in **Section 4**) to identify the location of any suspect areas, including roadways, cleared areas, disturbed soils, and structures. Areas of known concentrated human activity were assessed in more detail because these areas presented the greatest potential for impacts by hazardous materials and petroleum products.

During the site reconnaissance, WestLand evaluated the suspect areas of site disturbance through pedestrian surveys. WestLand's reconnaissance included the Property, as well as observations of the adjoining properties from publicly accessible areas. Field observations were consistent with the findings of WestLand's historical review of the Property and surrounding properties.

The Property is accessed from the trailhead of the Spur Cross Ranch Recreation Area north of the town of Cave Creek. To reach the recreation area from Cave Creek, WestLand headed north for 4.25 miles on North Spur Cross Road from the intersection with Cave Creek Road. From the Spur Cross Ranch Recreation Area trailhead, the trail heads north, following the route of Forest Road (FR) 48 for 1.3 miles by off-road vehicle, after which the trail is no longer accessible by vehicle and switches to a single track hiking trail. A 2.1-mile hike following the remnants of FR 48 and parts of TR 4 is then required to access the southern end of the Property.

Field reconnaissance does not provide information regarding potential sources of contamination below the ground surface. However, in cases of subsurface contamination, aboveground indicators such as obvious stress to plant life or staining are noted. All findings are based on observations and information collected at one point in time and is based on conditions during the site visit. A change of those conditions may alter the findings and conclusions of this report.

### 5.2. INDICATIONS OF PAST USES OF THE PROPERTY

The Property is generally characterized as undeveloped open space with evidence of former ranching use. Several ranching features were observed (**Appendix A, Photos 3-6**) near the north boundary of the Property which was likely part of the John Lewis Homestead/Lewis Ranch. Developed features still present include fencing and a corral area. An upside-down car body was also noted on the Property. Features seen in 2017 but not observed in 2020 were a concrete watering trough, pipes, a steel cistern, a well, a collapsed dry-laid masonry outbuilding with a tin roof, and a wooden cattle chute.

It is likely there was not a formal house at the Property though temporary dwellings may have been constructed. The Homestead Act of 1862 allowed settlers to establish homesteads on public lands. In order to successfully apply for a land patent, homesteaders had to “prove up,” or meet the requirements set out by the Homestead Act. Habitation on a homestead did not necessarily require a permanent structure to be built; many homesteaders dwelt in crude or semi-permanent structures, such as “the tent-house, that semi-portable, canvas-sided abode so popular in Arizona in the late nineteenth and early twentieth centuries” (Stein 1990). foundations or other indications of housing structures were observed at the Property.

There is no evidence of current human occupation or intense recreational use of the site, though dispersed hunting and camping have likely occurred (several campfire rings were observed on the Property, and shell casings were observed on adjacent property).

### **5.3. EXTERIOR OBSERVATIONS**

#### **5.3.1. Hazardous Substances and Petroleum Product Containers in Connection with Identified Uses**

No hazardous substances and petroleum product containers in connection with identified uses were observed at the Property or on land immediately adjoining the Property.

#### **5.3.2. Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses**

No hazardous substances and petroleum product containers not in connection with identified uses were observed at the Property or on land immediately adjoining the Property.

#### **5.3.3. Storage Tanks (Aboveground and Underground)**

No indications of above- or underground storage tanks potentially used for hazardous substances or petroleum products were observed on the Property or on adjoining properties.

#### **5.3.4. Unidentified Substance Containers**

No unidentified substance containers were observed on the Property or on adjoining properties during the site reconnaissance.

#### **5.3.5. Drums**

No drums were observed on the Property or on adjoining properties.



#### **5.3.6. Odors**

No strong, pungent, or noxious odors were detected on the Property or on adjoining properties during the site reconnaissance.

#### **5.3.7. Pools of Liquid, Pits, Ponds, or Lagoons**

No pools of liquid, pits, ponds, or lagoons were observed on the Property or on adjoining properties. Furthermore, no such features were observed in connection with waste disposal or treatment.

#### **5.3.8. Wastewater**

No features associated with wastewater storage and disposal were observed during the site reconnaissance.

#### **5.3.9. Septic Systems**

There is no indication that septic systems are present on the Property.

#### **5.3.10. Wells**

An unregistered hand-dug well was observed on the Property in 2004 and 2016 but was not observed in 2020. This well was located near the north boundary of the Property with other historical ranching features. The well was lined with stone and was covered with a wooden board. The well was approximately 5 feet in diameter and appeared to have been approximately 20 feet deep. No water was observed in the well during the 2016 site reconnaissance (WestLand 2016).

#### **5.3.11. Stained Soil or Pavement**

No stained soil or pavement was noted.

#### **5.3.12. Stressed Vegetation**

Vegetation across the Property appeared to be in good health. There was no indication of stressed vegetation on the Property or adjoining properties likely attributed to hazardous substances or petroleum products.

#### **5.3.13. Solid Waste Disposal**

The Resource Conservation Recovery Act (RCRA) was enacted by Congress in 1976 and amended in 1984. RCRA's primary goal is to protect human health and the environment from the potential hazards of waste disposal. Unauthorized solid waste disposal provides the potential for hazardous and regulated substances to impact a property in the absence of waste-generating activities.

The Property appears to be generally clean of solid waste with the exception of an overturned car body on the Property.

#### **5.3.14. PCB Equipment**

Concern over the toxicity and persistence in the environment of polychlorinated biphenyls (PCBs) led Congress in 1976 to enact §6(e) of the Toxic Substances Control Act (TSCA), which included prohibitions on the manufacture, processing, and distribution in commerce of PCBs. Historically, electrical transformers contained a cooling liquid that had PCBs. If present, electrical transformers or hydraulic equipment could provide the potential for release of PCBs onto the Property. In 1984, manufacturers began producing non-PCB transformers that contain less than 50 parts per million of PCBs.

No PCB equipment was observed at the Property.

#### **5.4. INTERIOR OBSERVATIONS**

Not applicable.

## **6. INTERVIEWS**

### **6.1. INTERVIEWS WITH OWNER**

On August 6, 2020, Sterling Hundley completed the User questionnaire and the Owner questionnaire for the Property. He indicated that until 2001, the Property was used for cattle grazing, and except for homesteading, was largely devoid of development such as buildings or major earthwork. Currently, the Property is vacant. Based on the User's knowledge of, and experience related to the Property, no obvious indicators point to the presence or likely presence of contamination on the Property of which the User is aware. He is not aware of any indication of above- or underground storage tanks, PCB equipment, wastewater treatment facilities, septic systems, contaminated dirt fill, or drains. He also is not aware of any indications of a petroleum or chemical storage or releases at the Property. He is not aware of any information potentially pointing to a REC for the Property. Responses to specific inquiries are included in **Appendix B**.

### **6.2. INTERVIEWS WITH OCCUPANTS**

There are no current occupants of the Property.

### **6.3. INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

WestLand attempted to interview representatives from the Mayer Fire Department at (928) 632-9534 and the El Mirage Fire Department at (623) 583-7968 in August 2020 to inquire whether or not they have responded to fuel/chemical spills or if they were aware of any chemical or petroleum product storage at the Property or adjoining properties. The Mayer Fire Department reported they would not respond to the Property in an emergency due to inaccessibility. At the time this report was completed El Mirage Fire Department had not yet responded. In the past, representatives of these departments, as well as the Black Canyon Fire Department, responded that they have no knowledge of any such spills or storage at the Property or on land in the immediate vicinity. Representatives also stated that their respective departments would likely not respond to the Property based on their district boundaries.

WestLand interviewed Kevin Smith, (602) 525-2128, the Interpretive Ranger for the Maricopa County Parks and Recreation Department, Spur Cross Ranch Conservation Area on August 13, 2020. He reported that the Property was previously used as a cattle ranch in approximately the 1930s and 1940s and not much remains to this day except for the body of an old automobile and a corral site. He also reported that there was an offsite mine downstream of property that included leach pads. This was "approximately 1 mile away" and within today's Tonto National Forest boundaries. The county has a collection of photos from the 1980s that show people using the Property for recreation when there was an accessible road to the Property. He is not aware of any environmental cleanups that have taken place at or near the Property or any spills or chemicals/petroleum product releases that have taken

place at or near the Property. WestLand also made an inquiry to the District Ranger at the Tonto National Forest, Cave Creek Ranger District (the District) on August 11, 2020, by telephone (480) 595-3300. However, as of the date of this report, WestLand has not received information as to whether or not the District has responded to the Property or adjoining properties with regard to fuel/chemical spills or if they were aware of any chemical or petroleum product storage at the Property.

#### **6.4. INTERVIEWS WITH OTHERS**

The prior Phase I ESA (WestLand 2004b) included interviews with the past Property owner's representative, Ed Childers. In 2004, Ed Childers reported the original landowner was Mr. Lewis and the land was sold to the Cartwright organization, another rancher in the area, in the 1930s or 1940s. The Property was transferred from the Cartwright organization to Johnson Cattle Company in the 1980s. The Johnson Cattle Company sold the Property to the current owners in the 2000s. This chain of title record does not indicate use of the Property that is indicative of a REC.

No other individuals were interviewed as part of this investigation.

## 7. FINDINGS AND OPINIONS

Based on the findings of the environmental records search, historical review, physical setting of the Property, field reconnaissance of the Property, prior reports, and interviews, WestLand provides the following findings and opinions pertaining to the Property:

- On June 18, 2020, WestLand engaged ERS, to conduct a search of available land title records for environmental liens and AULs on the Property. A search was completed for Maricopa County APN 219-09-001; no records of environmental liens or AULs associated with the Property were identified. The current deed for the Property, a Special Warranty Deed, was executed in March 2020 and recorded the following month, conveying ownership from Swift Current Land & Cattle LLC to Resolution, the current Property owner.
- WestLand contracted with ERS to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search was conducted on June 18, 2020, and included standard and additional federal, tribal, state, local, and supplemental database records, as well as ERS proprietary database records. The regulatory agency databases were queried by conducting a search from the boundaries of the Property to the minimum search distance recommended by the ASTM standard. The Property did not appear on any of the databases searched and there were not any database records within the ASTM-recommended distance of the Property boundaries.
- WestLand obtained the property tax maps and parcel detail reports for the Property. This information indicates that the Property is vacant land with no assessed buildings or other improvements.
- The ADWR Well Registry spatial database was queried to review any data for wells within the boundaries of the Property. There are no registered wells within the Property (ADWR 2020). A hand-dug well was reported in 2004 and observed during the site visit in 2016 but was not observed in 2020. This well was located near the north boundary of the Property with other historic ranching features. The well was lined with stone and was covered with a wooden board. The well was approximately 5 feet in diameter and appeared to have been approximately 20 feet deep. No water was observed in the well during the site reconnaissance in 2016.
- On August 8, 2020, WestLand performed a field reconnaissance to assess existing environmental conditions for the Property. Field observations were consistent with the findings of WestLand's historical review of and interviews about the Property and surrounding properties. The Property is generally undeveloped open space with evidence of homesteading and ranching use. Several ranching features were observed near the north boundary of the Property which was likely associated with the John Lewis Homestead/Lewis Ranch. Developed features still present include a corral area and fencing. An upside-down car body was also observed on the Property.

It is likely there was not a formal house at the Property though temporary dwellings may have been constructed. The Homestead Act of 1862 allowed settlers to establish homesteads on public lands. In order to successfully apply for a land patent, homesteaders had to “prove up,” or meet the requirements set out by the Homestead Act. Habitation on a homestead did not necessarily require a permanent structure to be built; many homesteaders dwelt in crude or semi-permanent structures, such as “the tent-house, that semi-portable, canvas-sided abode so popular in Arizona in the late nineteenth and early twentieth centuries.” WestLand did not observe any foundations or other indications of housing structures.

There is no evidence of current human occupation or intense recreational use of the Property or adjacent land, though dispersed hunting and camping have likely occurred (campfire rings, shell casings). There is no evidence of a formal ranching headquarters that may have stored chemicals associated with grazing.

- Historical aerial and topographical map review identified several mine prospects and a mine approximately 0.6 miles south of the Property. These workings are associated with Silver Cross Mine, also known as Cave Creek and Heck Claims. Claims associated with this mine occurred in Sections 27, 28, 29, 32, and 33 of Township 7 North, Range 4 East. This record is for a “past producer” that mined gold, copper, and silver. The first reported year of production was in 1957 and the last year was 1959. This mine and the associated prospects are located downgradient of the Property and the workings appears to have been limited. Mine work in the area is not considered a REC for the Property because of its downstream location.
- The report User, Resolution, is also the landowner, and Sterling Hundley completed the User questionnaire and provided responses to a separate Owner questionnaire. The Property was used for cattle grazing and was largely devoid of development such as buildings or major earthwork and that currently the Property is vacant. Based on the User’s knowledge of, and experience related to the Property, no obvious indicators point to the presence or likely presence of contamination on the Property of which the User is aware. No other information relevant to potential RECs was provided by the User.
- Westland interviewed Kevin Smith, the Interpretive Ranger for the Maricopa County Park and Recreation Department - Spur Cross Ranch Conservation Area on August 13, 2020. He assisted WestLand with access to the Property and is familiar with the area. He reported that the Property was previously used as a cattle ranch in approximately the 1930s/40s. He also reported that there was an offsite mine downstream of property that included leach pads. This was approximately a mile away and within today’s Tonto National Forest boundaries. He is not aware of any environmental cleanups that have taken place at or near the Property or any spills or chemicals/petroleum product releases that have taken place at or near the Property.

## 8. CONCLUSION

WestLand has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 2247-16 for the Property (**Figure 1**). Any exceptions to, or deletions from, this practice are described in **Section 9** of this report.

WestLand's assessment has revealed no evidence of a potential REC in connection with the Property. WestLand also did not identify any historical or controlled RECs, or *de minimis* conditions for the Property.



## 9. DEVIATIONS

The purpose of reviewing historical sources is to develop a history of the previous uses of a property and surrounding area in order to help identify past uses that may have led to RECs in connection with the Property. According to the ASTM standard, obvious uses of a property shall be identified from the present back to the property's first developed use, or back to 1940, whichever is earlier. This requires reviewing only as many standard historical sources as are reasonably ascertainable and likely to be useful.

Considering that use of the Property is limited and that the Property is located in a relatively remote area and that there is no documented or suspected use of the Property indicating a REC, WestLand did not conduct a city directory search, Sanborn fire insurance map search, building department record search or other similar historic record searches for this rural property.

At the time this report was completed, the Cave Creek Ranger District had not yet responded to the request for information regarding whether or not they have responded to the Property or adjoining properties for fuel/chemical spills or if they were aware of any chemical or petroleum product storage at the Property nor had a local fire department. Considering the known history of the Property and results of WestLand's site reconnaissance, along with the prior Phase I ESA and other completed research, the lack of a response from the entities does not constitute a data gap; this assessment is considered complete.

No other site access limitations, physical obstructions to observations, outstanding information requests, or historical data failure, etc. occurred over the course of this inquiry.

On August 6, 2020, WestLand contacted representatives for the USFS and requested that the User Questionnaire be completed for the Property in support of the Southeastern Land Exchange and Conservation Act of 2013. As of the date of this report, a returned questionnaire has not yet been received. If the User Question is received after this report is finalized, the Questionnaire may be incorporated into the Phase I ESA report as an addendum to assist the USFS in qualifying for landowner liability protections.

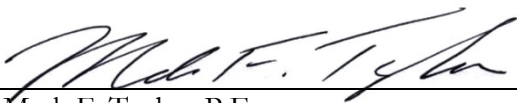
## **10. ADDITIONAL SERVICES**

No additional services beyond the standard ASTM scope were considered as part of this assessment.

## II. QUALIFICATIONS AND SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Mark F. Taylor, P.E. believes that, to the best of his professional knowledge, he meets the definition of “environmental professional” as defined in §312.10 of 40 CFR 312. Mark Taylor possesses the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. He has developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Mark Taylor is the leading environmental professional assigned to perform project oversight for this ESA. Patrick Mette and Samantha Blonder conducted the site reconnaissance under the direction of Christopher Rife. Diana Sandoval conducted the interviews, regulatory inquiries, and historical research. Christopher Rife reviewed the findings in this report. Their work was conducted under the supervision of the above-named environmental professional. Mark Taylor reviewed, interpreted, and declared the information included in this report as complete. Resumes for the key individuals participating in the preparation of this report are provided in **Appendix I**.



Mark F. Taylor, P.E.

09/04/2020

Date

## 12. REFERENCES

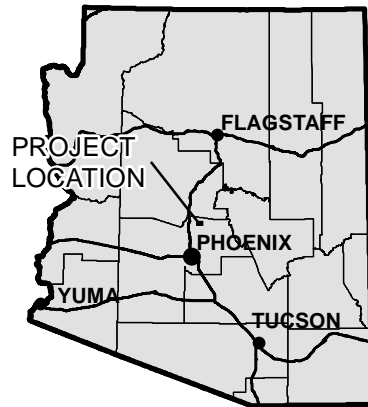
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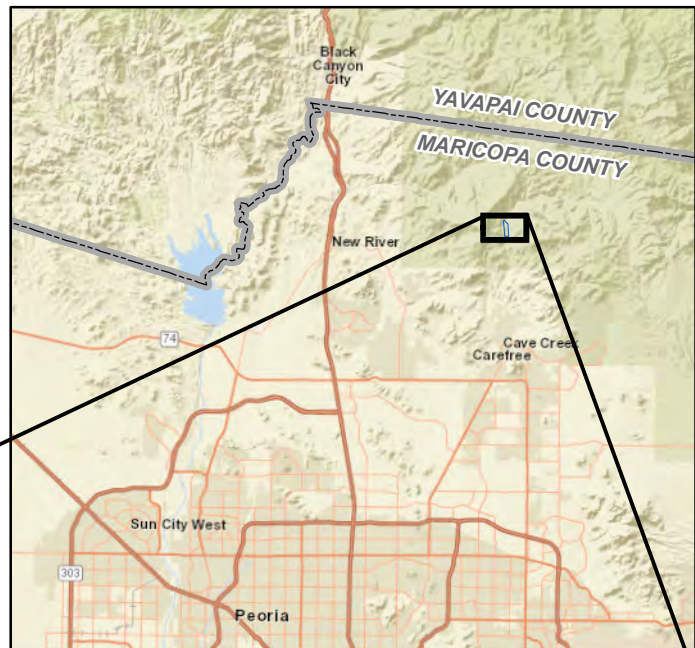
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# FIGURES

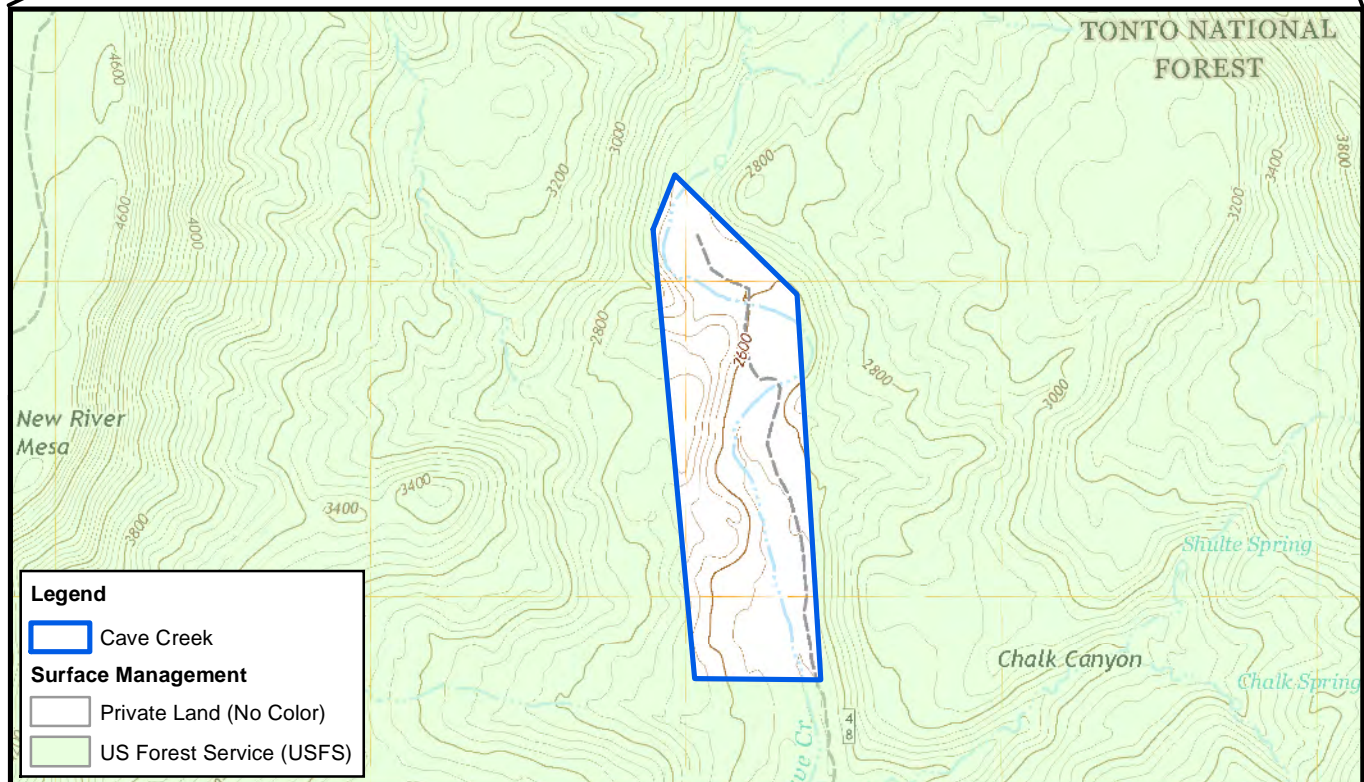
## ARIZONA



## PROJECT VICINITY



Approximate Scale 1 Inch = 12 Miles



T7N, R4E, Portion of Section 21 (Protracted Block 47)  
 Maricopa County, Arizona,  
 New River Mesa USGS 7.5' Quadrangle (2018)  
 Surface Management: BLM 2019, WRI modified 2019  
 Image Source: ArcGIS Online, World Street Map

## RESOLUTION COPPER

Phase I ESA for  
Cave Creek

VICINITY MAP

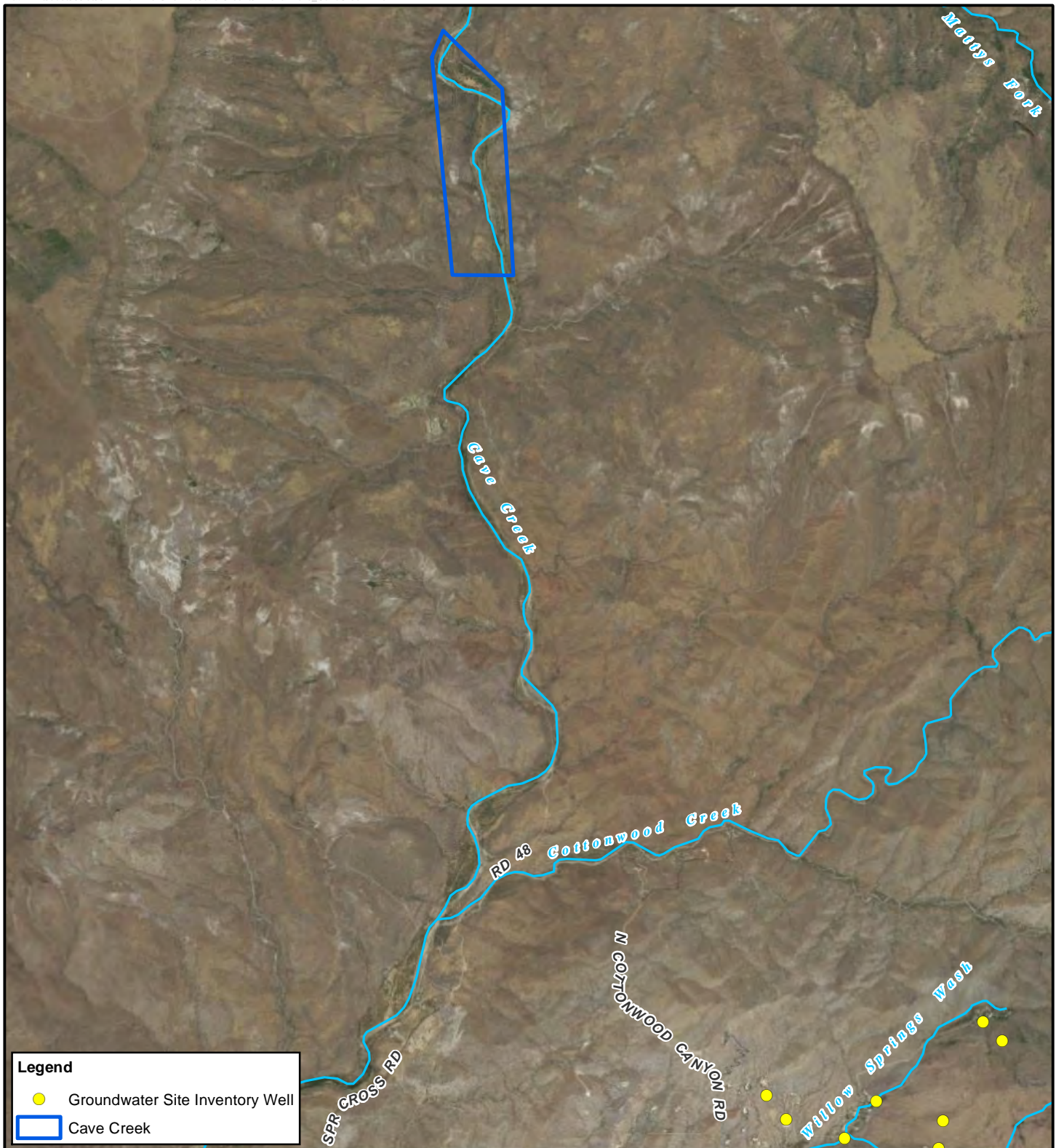
Figure 1



0 1,000 2,000  
Feet

0 300 600  
Meters



**Legend**

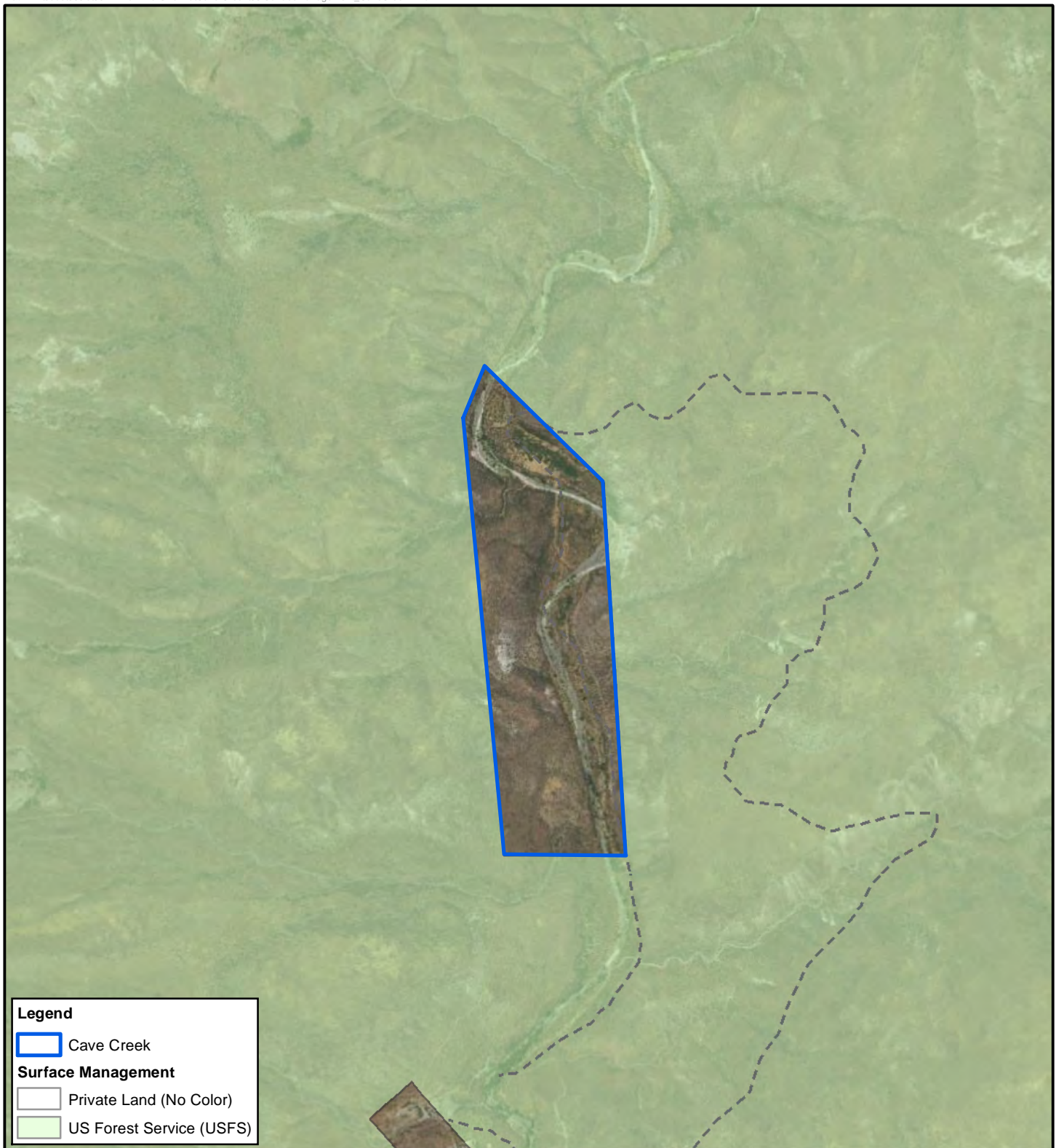

- Groundwater Site Inventory Well
- ▭ Cave Creek

T7N, R4E, Portion of Section 21 (Protracted Block 47)  
Maricopa County, Arizona  
Data Source: ADWR, Groundwater Site Inventory 01/07/2020  
Image Source: USDA NAIP 2019

**RESOLUTION COPPER****Phase I ESA for  
Cave Creek**

AERIAL OVERVIEW WITH  
ADWR REGISTERED WELLS

Figure 2

**Legend** Cave Creek**Surface Management** Private Land (No Color) US Forest Service (USFS)

T7N, R4E, Portion of Section 21 (Protracted Block 47)  
Maricopa County, Arizona  
Surface Management: BLM 2019, WRI modified 2019  
Image Source: USDA NAIP 2019

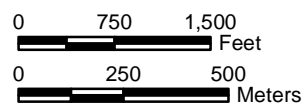
## RESOLUTION COPPER

### Phase I ESA for Cave Creek

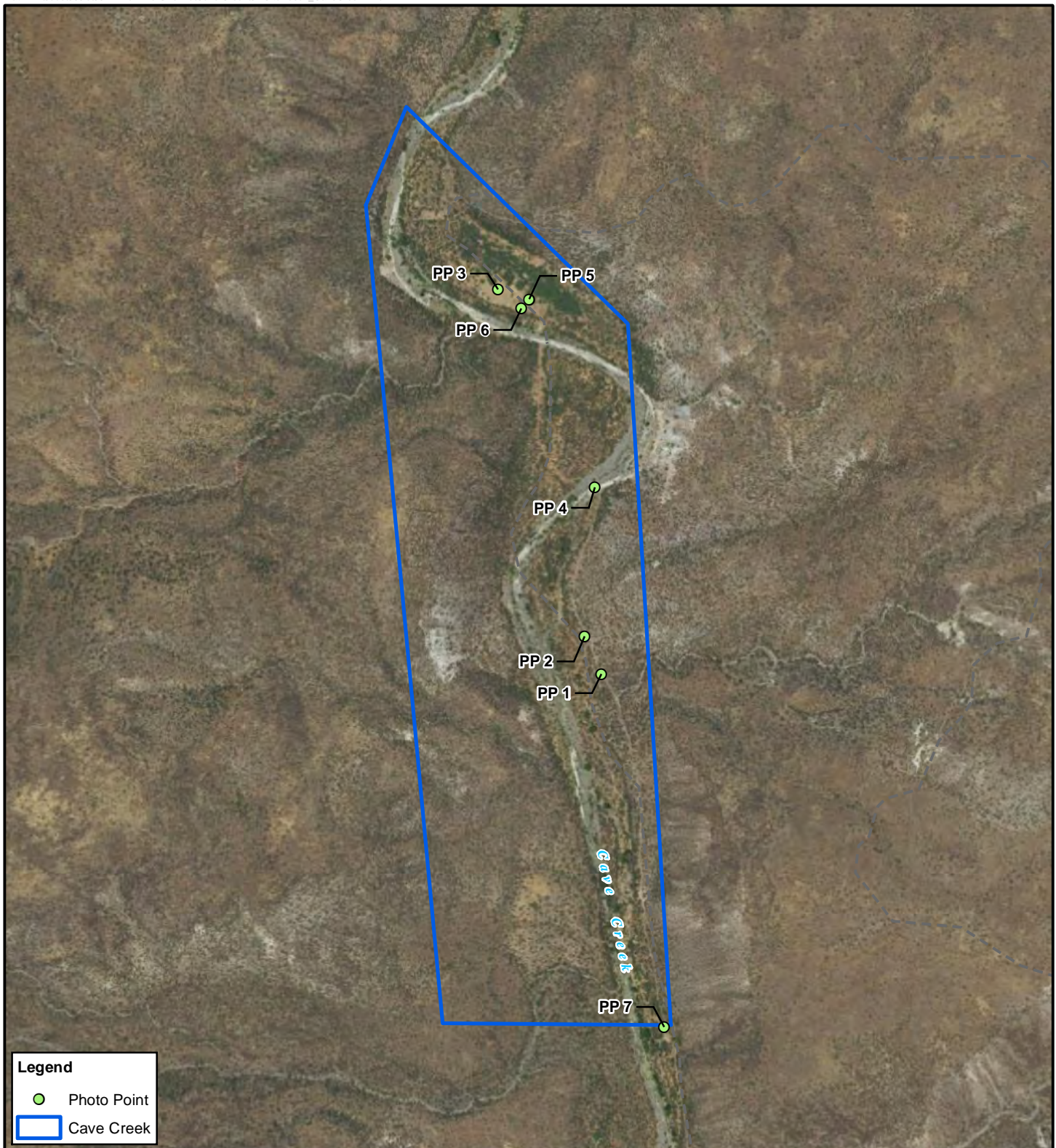
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SURFACE MANAGEMENT

Figure 3







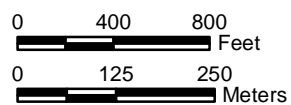
T7N, R4E, Portion of Section 21 (Protracted Block 47)  
Maricopa County, Arizona  
Image Source: USDA NAIP 2019

## RESOLUTION COPPER

### Phase I ESA for Cave Creek

SITE RECONNAISSANCE MAP  
WITH SELECT FEATURES

Figure 4



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## **APPENDIX A**

### **Site Photographs**





**Photo 1.**  
Site Overview.



**Photo 2.**  
Old overturned rusted out car in the middle of the parcel path to the northern edge.



**Photo 3.**  
Evidence of campfire on the site.





**Photo 4.**  
Dry creek bed of the ephemeral cave creek near the northern side of the Property, along the corral area.



**Photo 5.**  
Cleared corral area, located near the northern part of the Parcel.



**Photo 6.**  
Fencing around corral, on the northern part of the Property.



**Photo 7.**  
Gated entrance to the southern boundary of the Property. The old road is now overgrown and inaccessible by vehicle.



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## **APPENDIX B**

### **User and Owner Questionnaires**

## PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-13 & 2247-08)

### USER QUESTIONNAIRE

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that “*all appropriate inquiries*” is not complete.

---

**(1). Environmental cleanup liens that are filed or recorded against the *property* (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

No

**(2). Activity and land use limitations that are in place on the *Property* or that have been filed or recorded against the *property* (40 CFR 312.26).** Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

**(3). Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

As the user of this ESA do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

NO

**(4). Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).** Does the purchase price/lease being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

No indications from price paid that there were any environmental issues.

**(5). Commonly known or reasonably ascertainable information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

(a.) Do you know the past uses of the *property*?

Until 2001 cattle grazing, devoid of buildings or major earthwork

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

**(6). The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the user of this *ESA*, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

No

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes:

(a) The reason why the Phase I is required

Land exchange with US government

(b) The type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.

Exchange

(c) The complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful).

Not required - see map below

(d) The scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527/2247 are to be considered).

Standard

(e) Identification of all parties who will rely on the Phase I report.

Resolution Copper, US Forest Service

(f) Identification of the site contact and how the contact can be reached. - Are there previous site contacts that should be interviewed?

Sterling Hundley - see below

(g) Any special terms and conditions which must be agreed upon by the environmental professional.

No

(h) Any other knowledge or experience with the *property* that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the *property* and its environmental condition).

No

---

***Name, Title, and Organization of person interviewed:***

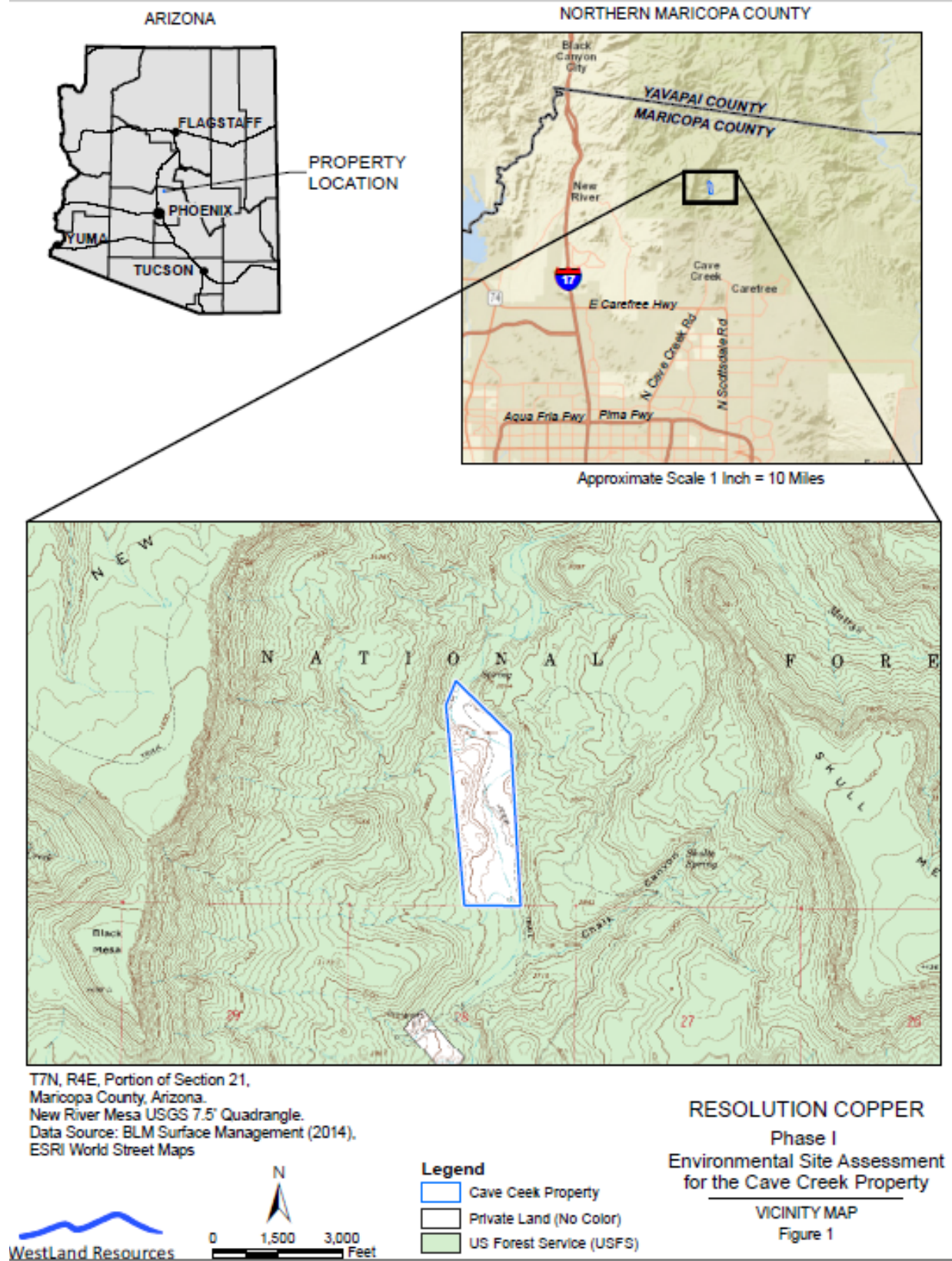
Sterling Hundley, Controller, RESOLUTION COPPER COMPANY

***Interview Medium (phone, email, in-person):***

Email and phone

***Date of Interview:***

08/06/2020



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**OWNER/ OPERATOR/OCCUPANT QUESTIONNAIRE**

---

**Please respond to the questions provided below and expand your responses as appropriate:**

(1). Please describe the current uses of the *property*, if known.

Vacant land

(2). Please describe the past/historic use(s) of the *property*, if known.

Until 2001 cattle grazing, devoid of buildings or major earthwork.

(3). Name the current and any past owners or occupants of the *property*, if known.

Current: Resolution Copper Mining LLC. Previous: Johnson Cattle Co.

(4). Please describe the past and/or current uses of adjoining properties, if known.

Public lands for recreation and grazing.

(5). Please describe the general past and/or current uses of the surrounding area, if known. (i.e. residential, commercial, agricultural, industrial etc.)

Cattle grazing.

(6). Are you aware of any chemicals/petroleum products in individual containers greater than 5-gallons that are present or once were present at the *property* (including used automotive/industrial batteries, pesticides, paints, solvents acids, bases, antifreeze, gasoline, diesel, fuel oil, kerosene, lubricating oil, benzene, etc)? This includes industrial drums (typically 55-gallons).

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X \_\_\_\_\_

(7). Do you know of spills or other chemical releases that have taken place at the *property*?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X \_\_\_\_\_

(8). Do you know of any environmental cleanups that have taken place at the *property*?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X \_\_\_\_\_

(9). Are you aware of any environmental cleanup liens against the *property*?

Yes \_\_\_\_\_ No X \_\_\_\_\_ Unknown \_\_\_\_\_

(10). Are you aware of any engineering controls (capping, slurry walls or water treatment), land use restrictions or institutional controls (deed restriction, restrictive covenants, easements or zoning) intended to reduce exposure of a hazardous substance or petroleum product at the *property*?

Yes \_\_\_\_\_ No X \_\_\_\_\_ Unknown \_\_\_\_\_

(11). Are there any above ground storage tanks, underground storage tanks, vent pipes or access ways indicating storage tanks at the *property*?

Yes \_\_\_\_\_ No X \_\_\_\_\_ Unknown \_\_\_\_\_

(12). Are there any PCBs (transformers, hydraulic equipment) at the *property*?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X \_\_\_\_\_

(13). Have you observed stained soil/pavement, corrosion, or stressed vegetation that may indicate a petroleum or chemical spill at the *property*?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(14). Have you observed pits, ponds, or lagoons associated with wastewater treatment/disposal at the *property*?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(15). Are you aware of any wastewater/stormwater facilities at the *property* (drains, sumps, ditches, washes)?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(16). Are you aware of any wells located at the *property* (dry, irrigation, injection, or abandoned)?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(17). Are you aware of any septic systems at the *property*?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(18). Has the *property* been used for landfill, dump, battery storage, junkyard, or other disposal purposes?

Yes \_\_\_\_\_ No X Unknown \_\_\_\_\_

(19). Has dirt fill been brought to the *property* that originated from a site of unknown origin or from a contaminated site?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(20). Are there or has there ever been any flooring, drains, or walls located within the facility that are stained by substances other than water or emitting odors?

Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown X

(21). Are you aware of any other information that may be pertinent to identifying past and present environmental conditions at the property or copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition?

Yes \_\_\_\_\_ No X Unknown \_\_\_\_\_

(22). Are you aware of (1) any pending, threatened, or past litigation relevant to *hazardous substances* or *petroleum products* in, on, or from the *property*; (2) any pending, threatened, or past administrative proceedings relevant to *hazardous substances* or *petroleum products* in, on, or from the *property*; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to *hazardous substances* or *petroleum products*?

Yes \_\_\_\_\_ No X Unknown \_\_\_\_\_

---

**Name, Title, and Organization of person interviewed:**

Sterling Hundley, Controller, RESOLUTION COPPER COMPANY

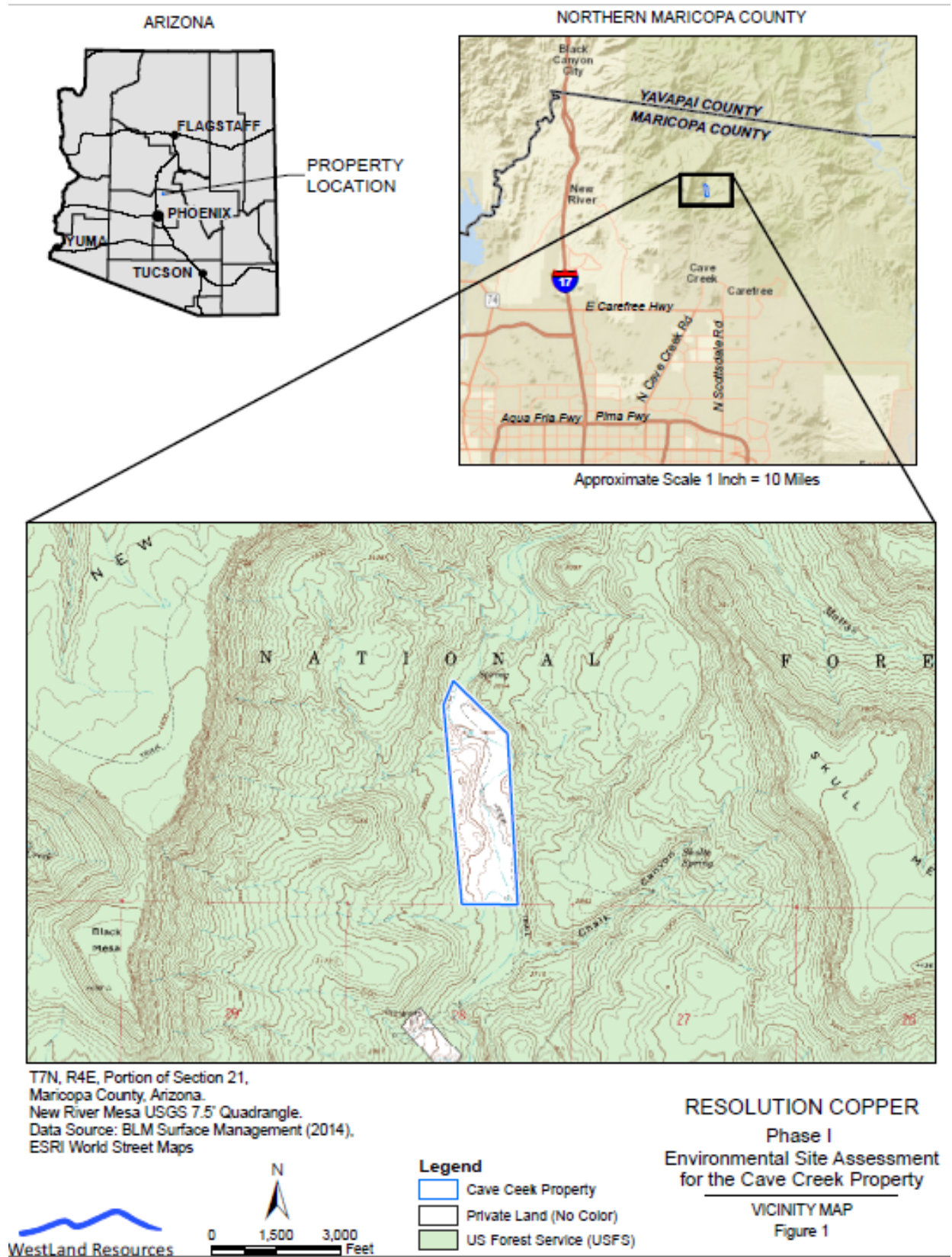
**Interview Medium (phone, email, in-person):**

Email and phone

**Date of Interview:**

08/06/2020







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## **APPENDIX C**

### **Titles and Encumbrances**



FILE COPY

1850 North Central Avenue  
Suite 300  
Phoenix, AZ 85004  
Watts 1.800.523.0358  
Facsimile 1.602.263.0433  
Main 1.602.287.3500

April 6, 2004

HAND DELIVERED

Swift Current Land & Cattle LLC  
2525 E. Arizona Biltmore Cr., Suite C-135  
Phoenix, AZ 85016

Re: Lawyers Title Insurance Corporation Escrow No.: N04-43147 KLS  
Property: H.E.S. 317, Maricopa County, AZ  
JOHNSON CATTLE COMPANY/SWIFT CURRENT LAND & CATTLE LLC

Gentlemen:

Enclosed is one copy of Lawyers Title Insurance Corporation Title Commitment No. 1343452 with Effective Date of March 10, 2004. Also enclosed is a copy of the Assessor's Map and one copy of each of the recorded documents referred to in Exceptions No. 3 and 4 of Schedule B-Section II.

If you have any questions regarding these enclosures, please call me at (602) 287-3526, or send via e-mail to: [kstockstill@landam.com](mailto:kstockstill@landam.com).

Very truly yours,

LANDAMERICA FINANCIAL GROUP, INC.  
for its subsidiary LAWYERS TITLE INSURANCE CORPORATION

A handwritten signature in cursive script, appearing to read 'K. L. Stockstill'.

Karma L. Stockstill  
National Accounts Administrator

KLS/hs

cc: James M. Balogh, Esq. (Hand Delivered w/copy of each enclosure)  
Johnson Cattle Company (US Mail w/copy of each enclosure)  
Mr. Edward Childers, Dan Schwartz Realty (Hand Delivered w/copy of each enclosure)  
Mr. Con Engelhorn, Headquarters West, Ltd. (Hand Delivered w/copy of each enclosure)

Your Solution for Real Estate Transaction Management

Title and Escrow (Commonwealth, Lawyers Title, Transnation) • Engineering & Environmental Assessment • Valuation • Survey •  
Zoning • Tax Services • Flood Certificates • UCC Insurance • 1031 Exchanges • Environmental Insurance • International

ISSUED BY  
LAWYERS TITLE INSURANCE CORPORATION

Commitment For  
Title Insurance



**LAWYERS TITLE INSURANCE CORPORATION**, a Virginia corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof .

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

**IN WITNESS WHEREOF, LAWYERS TITLE INSURANCE CORPORATION** has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Commitment to become valid when countersigned by an authorized officer or agent of the Company.

**LAWYERS TITLE INSURANCE CORPORATION**

Attest:

A handwritten signature in cursive script, appearing to read 'J. D. Webb'.

Secretary



By:

A handwritten signature in cursive script, appearing to read 'Janet A. Albert'.

President

## **DISCLOSURE NOTICES**

### **Good Funds Law**

Arizona Revised Statutes Section 6-843 regulates the disbursement of escrow funds by an escrow agent. The law requires that funds be deposited in the escrow agent's escrow account and available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company in the form of cashier's checks, certified checks or teller's checks, or checks which are made by an affiliate of a state or federally regulated depository institution when the check is drawn on that institution, may be disbursed the same day as deposited. If funds are deposited with the Company by other methods, recording and/or disbursement may be delayed.

### **Privacy Notice (15 U.S.C. 6801 and 16 CFR Part 313):**

We collect nonpublic personal information about you from information you provide on forms and documents and from other people such as your lender, real estate agent, attorney, escrow, etc. We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law. We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

### **PURCHASER DWELLING ACTIONS NOTICE**

Pursuant to Arizona Revised Statutes Section 12-1363.N, notice is hereby provided to the purchaser of a dwelling of the provisions of Arizona Revised Statutes Sections 12-1361, 1362 and 1363. These statutory sections set forth the requirements to be met by a purchaser prior to bringing an action against the seller of a dwelling arising out of or related to the design, construction, condition or sale of the dwelling. "Dwelling" means a single or multifamily unit designed for residential use and common areas and improvements owned or maintained by an association or its members. "Seller" means any person, firm, partnership, corporation, association or other organization engaged in the business of designing, constructing or selling dwellings. The complete statutory sections can be viewed on the Arizona State Legislature's web site: [www.azleg.state.az.us/ars/ars.htm](http://www.azleg.state.az.us/ars/ars.htm).

### **NOTICE:**

Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a Print must be ten-point type (pica) or larger.
- b Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.
- c Each instrument shall be no larger than 8 ½ inches in width and 14 inches in length.

Karma L. Stockstill  
Lawyers Title Insurance Corporation  
LandAmerica Commercial Services  
1850 N. Central Ave., Suite 300  
Phoenix, Az 85004

Escrow no. N04-43147 KLS

COMMITMENT FOR TITLE INSURANCE

*Issued by*

Lawyers Title Insurance Corporation

SCHEDULE A

1. Effective Date: **March 10, 2004** at 7:30 a.m. File No.: 01343452
2. Policy or Policies to be issued: **ALTA Std. Owners Policy 10-17-92**  
Proposed Insured: **Swift Current Land & Cattle LLC,, an Arizona limited liability company**  
Liability: **\$1,647,650.00**  
Policy or Policies to be issued: **None**  
Proposed Insured:  
Liability: **\$**  
Policy or Policies to be issued: **None**  
Proposed Insured:  
Liability: **\$**
3. The estate or interest in the land described or referred to in the Commitment and covered herein is **A FEE**.
4. Title to the said estate or interest in said land is at the effective date hereof vested in:  
**Johnson Cattle Company, an Arizona partnership**
5. The land referred to in this Commitment is situated in the County of Maricopa, State of ARIZONA, and is described as follows:  
**As fully set forth on "Exhibit A" attached hereto and by this reference incorporated herein**

Title Officer: **Anthony Choe/TC3**

Typist: **tc3**

Amended: **No.**

**EXHIBIT "A"**

H. E. Survey No. 317, embracing a portion of, approximately, Section 21, Township 7 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at Corner No. 1, from which U. S. Location Monument No. 317, H.E.S. bears South 59 degrees 57 minutes East 10-58/100ths chains distant;

THENCE South 46 degrees 12 minutes East 26-94/100ths chains to Corner No. 2;

THENCE South 04 degrees 03 minutes East 61 chains to Corner No. 3;

THENCE West 19-84/100ths chains to Corner No. 4;

THENCE North 05 degrees 51 minutes West 71-34/100ths chains to Corner No. 5;

THENCE North 21 degrees 46 minutes East 9-22/100ths chains to Corner No. 1, the POINT OF BEGINNING, according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor-General.

**SCHEDULE B – SECTION I  
REQUIREMENTS**

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the Recorder of the County in which said property is located.

1. PAY second installment 2003 taxes, Parcel No. 219-09-001 7.
2. RECORD Certificate of Partnership executed by all partners for Johnson Cattle Company, an Arizona partnership.
3. Submit fully executed copy of the partnership agreement (and all amendments) of the partnership named below for examination. The right is reserved to make additional requirements upon such examination.

Johnson Cattle Company, an Arizona partnership

4. RECORD Deed from Johnson Cattle Company, an Arizona partnership to buyer(s).

NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

ACCESS NOTE: A cursory search of the title does not indicate a right of access to this property. In order to identify the properties that need to be searched for the purpose of determining the existence of such right, the company requires a sketch showing the physical route taken to and from said land. No further search for access will be attempted until such sketch is received. In the event this transaction is closed prior to a final determination of the existence of an insurable right of access, exception no. 5 shall remain as an item in Schedule B.

**TAX NOTE:**

Year	2003
Parcel No.	219-09-001 7
Total Tax	\$102.16
First Half	\$Paid
Second Half	\$51.08

Arb No. 219-09-001

**END OF SCHEDULE B – SECTION I**



**SCHEDULE B – SECTION II  
EXCEPTIONS**

Schedule B of policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
- 1. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
- 2. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:  
  
2004
- 3. ANY ACTION that may be taken by Flood Control District named below to acquire property or rights of way for flood control as disclosed by instrument:  
  
Recorded in Document No. 98-708623  
District Maricopa County
- 4. MATTERS SHOWN ON SURVEY:  
  
Recorded in Book 330 of Maps  
Page 38
- 5. THE LACK of a legal right of access recorded in insurable form to and from said land to a public street.

**END OF SCHEDULE B – SECTION II**

## COMMITMENT CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act or reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith, (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

### AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE

and

### AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy, (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material) or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim which arises out of the transaction creating the interest of the mortgagee insured by this Policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer, or
  - (b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination, or
  - (c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (i) to timely record the instrument of transfer; or
    - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claim which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

### AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)

And

### AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental policy power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy, (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material) or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by the policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer, or
  - (b) the transaction creating the estate or interest insured by the policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (i) to timely record the instrument of transfer; or
    - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Exceptions:

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claim which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

**AMERICAN LAND TITLE ASSOCIATION  
HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning
  - a. building
  - b. zoning
  - c. land use
  - d. improvements on the Land
  - e. land division
  - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
  - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
  - b. the taking happened before the Policy date and is binding on You if You bought the Land without knowing of the taking.
4. Risks
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date – this does not limit the coverage described in Covered Risk 7, 8d, 22, 23, 24 or 25
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the land.

This Exclusion does not limit the coverage described in Covered Risk 14 or 18.

**AMERICAN LAND TITLE ASSOCIATION  
RESIDENTIAL TITLE INSURANCE POLICY (6-2-87)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning
  - Land use
  - Improvements on the land
  - Land division
  - Environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

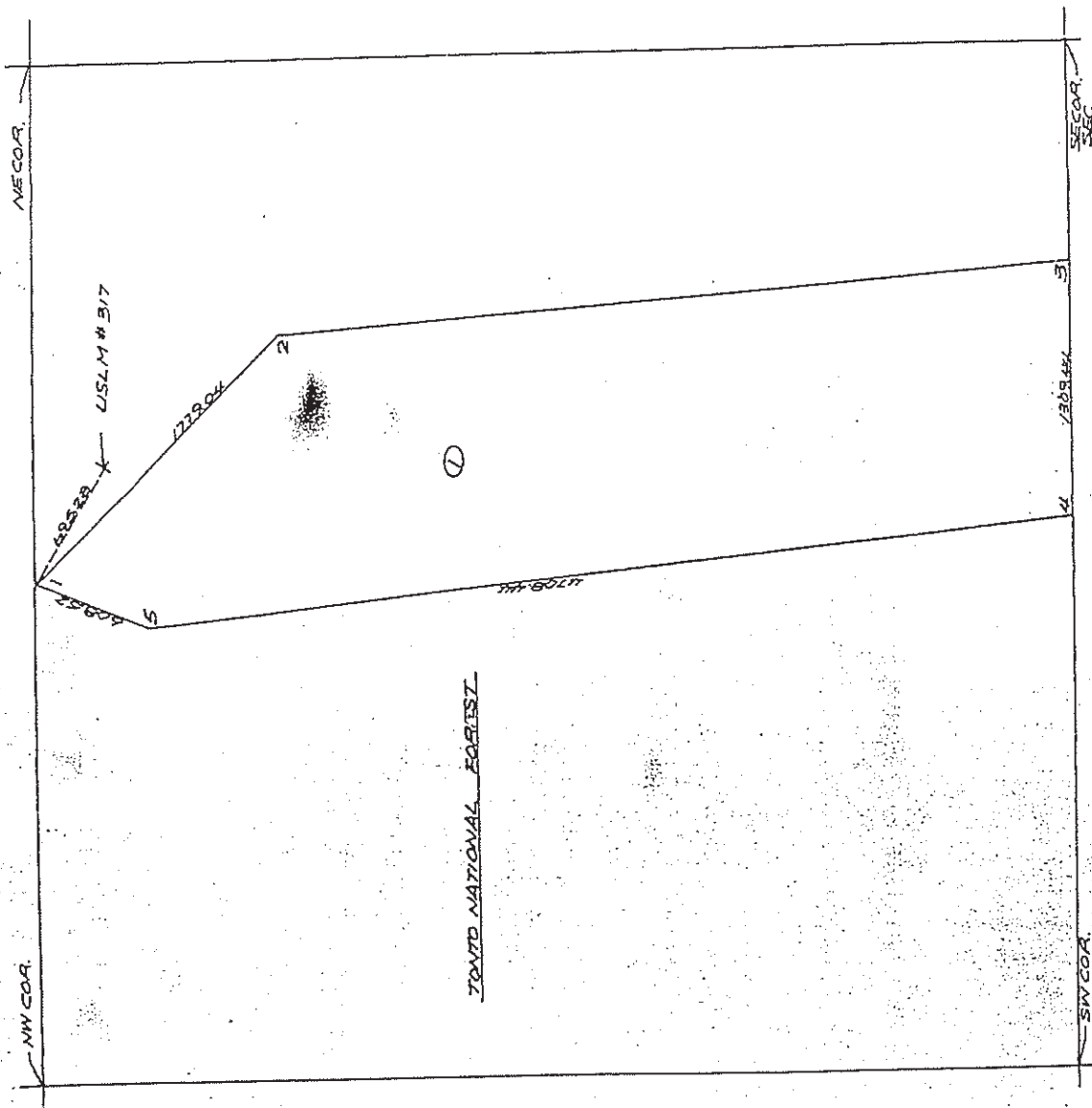
This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless,
  - A notice of exercising the right appears in the public records on the Policy Date
  - The taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - That are created, allowed, or agreed to by you
  - That are known to you, but not to us, on the Policy Date – unless they appeared in the Public Records
  - That result in no loss to you
  - That first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item B of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - To any land outside the area specifically described and referred to in Item 3 of Schedule A
  - OR
  - In streets, alleys, or waterways that touch your land.

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks

BOOK 219  
MAP 9

POR. SEC. 21 T-7N R-4E  
HOMESTEAD ENTRY SURVEY # 317 (149.30 AC)



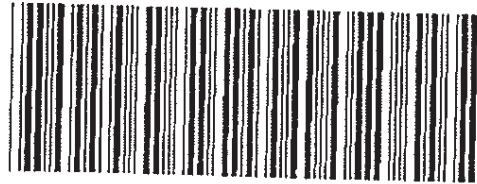
TOYTO NATIONAL FOREST

5/88

When recorded mail to:

FLOOD CONTROL

JOHN PALMERI



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

98-0708623 08/13/98 08:35

CATHY 2 OF 2

**CAPTION HEADING:** \_\_\_\_\_

**DO NOT REMOVE**

**This is part of the official document.**

hazard along Cave Creek from Cave Buttes Dam north to the County boundary. The Study shall recommend a preferred alternative for alleviating the flooding hazard; and,

BE IT FURTHER RESOLVED that the Chief Engineer and General Manager is directed to negotiate and prepare intergovernmental agreements with the City of Phoenix and others, if appropriate, for the coordination of the Upper Cave Creek Watercourse Master Plan Study; subject to the ratification and approval of this Board; and,

BE IT FURTHER RESOLVED that the Chief Engineer and General Manager is hereby authorized and directed to negotiate with landowners and/or appropriate agencies to obtain rights-of-entry and all other necessary land rights required for the Upper Cave Creek Watercourse Master Plan Study at locations identified as below; and,

BE IT FURTHER RESOLVED that the Chief Engineer and General Manager of the District is hereby authorized and directed to hire, retain, or otherwise utilize the professional services of the County Attorney's Office or private counsel to initiate and prosecute actions and proceedings in the manner required by law to condemn any and all rights-of-entry, easements, or real property required for the Upper Cave Creek Watercourse Master Plan which cannot be obtained by donation or purchase in the following locations:

Sections 2, 3, 4, Township 4 North, Range 3 East,  
Sections 1, 2, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 32, 33, 34, 35,  
Township 5 North, Range 3 East,  
Sections 4, 5, 6, 7, 8, 18, Township 5 North, Range 4 East,  
Section 36, Township 6 North, Range 3 East,  
Sections 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33,  
Township 6 North, Range 4 East,  
Sections 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 27, 28, 29, 32,  
33, 34, Township 7 North, Range 4 East,  
Sections 4, 5, 6, 7, 8, 9, 16, 17, 18, Township 7 North, Range 5 East,  
Sections 28, 29, 30, 31, 32, 33, Township 8 North, Range 5 East; of the Gila and  
Salt River Base and Meridian, Maricopa County, Arizona.

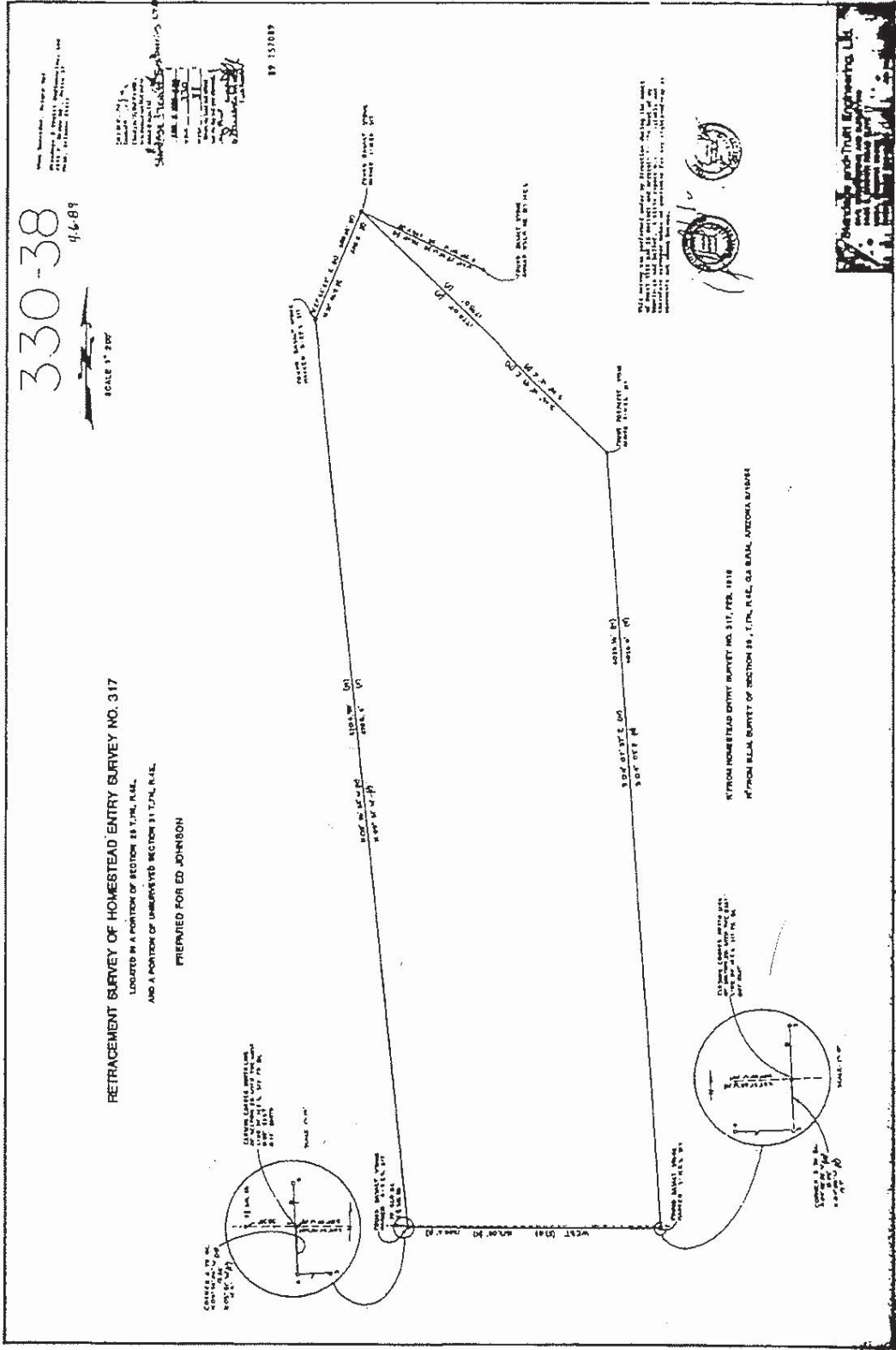
Dated this 5<sup>th</sup> day of November, 1997.

ATTEST:

  
Chairman, Board of Directors

  
Clerk of the Board





330-38  
b  
6-89

RETRACEMENT SURVEY OF HOMESTEAD ENTRY SURVEY NO. 317  
LOCATED IN A PORTION OF SECTION 18 T14N, R14E,  
AND A PORTION OF UNRESERVED SECTION 31 T14N, R14E,  
PREPARED FOR ED. JOHNSON

FROM HOMESTEAD ENTRY SURVEY NO. 317, FEB. 1918  
FROM BLM SURVEY OF SECTION 18, T14N, R14E, OLD BLM, ARIZONA, 1918



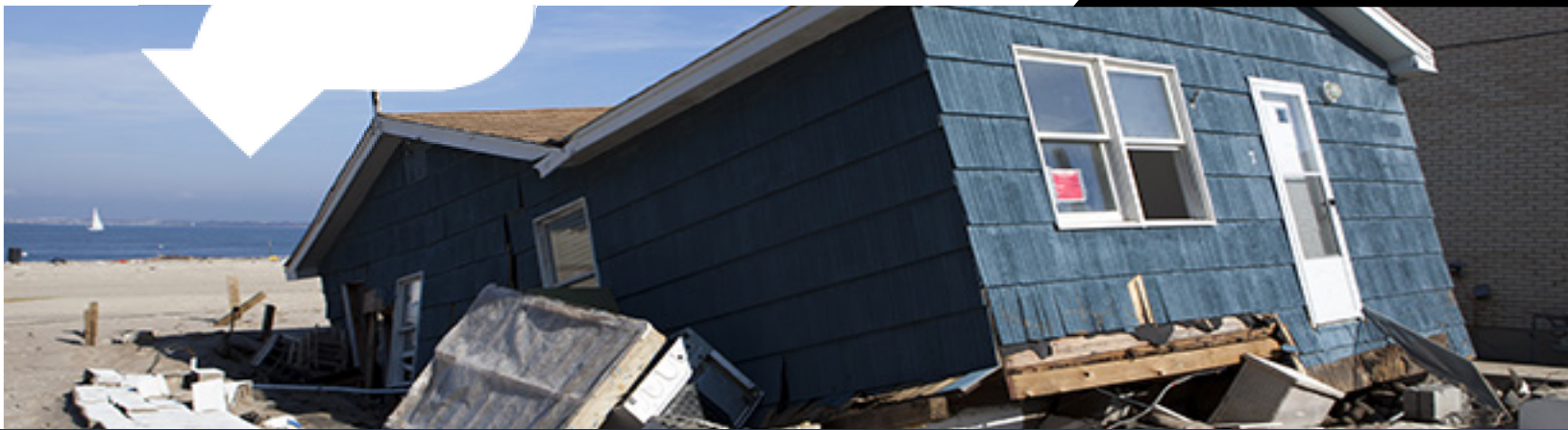
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## **APPENDIX D**

**ERS  
Environmental  
LienSearch  
Report with  
Recorded Deeds**

# Environmental Lien Research Update

REPORT RESULTS



## Report Results for:

Patrick Mette  
WestLand Resources, Inc.  
4001 E Paradise Falls Dr.  
Tucson, AZ 85712  
EL Coversheet  
June 25, 2020

**Subject Site: Cave Creek - Parcel 219-09-001**

*Clients Project #:* **807.211**  
*Address:* **Forest Road 48 and Trail 4**  
*City, State Zip:* **Cave Creek, AZ**

**ERS Order #:****2104724032****Prepared For:**

*Name:* **Patrick Mette**  
*Company:* **WestLand Resources, Inc.**  
*Address:* **4001 E Paradise Falls Dr.**  
*City, State Zip:* **Tucson, AZ 85712**

**Date:****June 25, 2020****Prepared By:**

*Name:* **Nadine Kieselbach**  
*Phone #:* **(714) 669-8096**  
**Ext. 1004**

The Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

**Disclaimer - Copyright and Trademark Notice**

This report was prepared for the use of Environmental Record Search, and Nationwide WestLand Resources, Inc., exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.**

Environmental Record Search specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

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## Environmental Lien and AUL Report Update

### **TARGET PROPERTY INFORMATION**

#### **ADDRESS**

Forest Road 48 and Trial 4  
Cave Creek, AZ

#### **RESEARCH SOURCE**

Source: Maricopa County Assessor  
Maricopa County Recorder

#### **DEED INFORMATION**

Type of Instrument: Warranty Deed

Grantor: Swift Current Land & Cattle LLC

Grantee: Resolution Copper Mining, LLC, a Delaware limited liability company

Deed Dated: 03/24/2020

Deed Recorded: 04/20/2020

Document No. 20200302414

#### **LEGAL DESCRIPTION**

All that certain piece or parcel of land situated and lying in Section 21, Township 7 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona

Assessor's Parcel Number(s): 219-09-001

#### **ENVIRONMENTAL LIEN**

Environmental Lien: Found ☐ Not Found ☒

#### **OTHER ACTIVITY AND USE LIMITATIONS (AULs)**

Other AULs: Found ☐ Not Found ☒

After recording return to:

Resolution Copper Mining LLC  
Attn: Legal Department  
102 Magma Heights, Box 1944  
Superior, AZ 85173

134276350-3-1-1--  
tomutac

Exempt pursuant to A.R.S. § 11-1134.B.7(b)

### WARRANTY DEED

FOR THE CONSIDERATION of Ten Dollars (\$10.00) and other valuable considerations, **SWIFT CURRENT LAND & CATTLE LLC**, whose address is 102 Magma Heights, Box 1944, Superior, AZ 85173, ("Grantor") does hereby convey to **RESOLUTION COPPER MINING, LLC**, a Delaware limited liability company, whose address is 102 Magma Heights, Box 1944, Superior, AZ 85173 ("Grantee"); that certain real property situated in Maricopa County, Arizona, more particularly described in Exhibit A attached hereto and by this reference incorporated herein;

TOGETHER WITH all associated rights, water rights, tenements, hereditaments and appurtenances thereto belonging, or otherwise appertaining thereto;

SUBJECT TO:

1. Current taxes;
2. All matters of record in the official records of Maricopa County, or would be apparent by an inspection of the property conveyed hereby;
3. Reservations in patents from the United States of America or the State of Arizona.

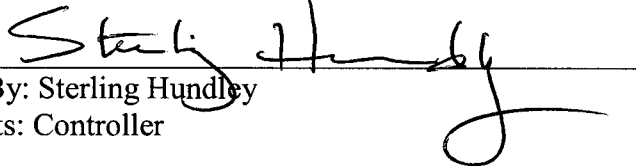
TO HAVE AND TO HOLD the same, together with the appurtenances and privileges thereunto incident, unto the Grantee, its successors and assigns forever.

**GRANTOR WARRANTS** title to the Property against all persons, whomsoever, subject only to those matters described above.

Presented for recording without liability  
for acceptability or sufficiency by  
FIRST AMERICAN TITLE

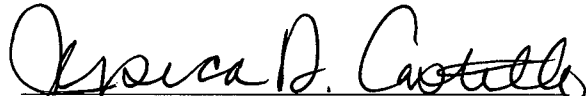
DATED this 24th day of March, 2020.

**GRANTOR:**  
SWIFT CURRENT LAND & CATTLE LLC

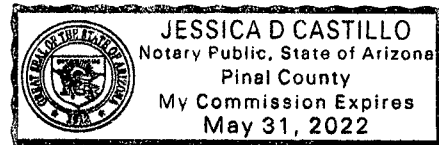
  
By: Sterling Hundley  
Its: Controller

STATE OF ARIZONA                    )  
  ) ss.  
County of Pinal                        )

The foregoing instrument was acknowledged before me this 24th day of March, 2020, by Sterling Hundley, its Controller.

  
Notary Public

My commission expires:  
May 31, 2022



**EXHIBIT A**

H. E. SURVEY NO. 317, EMBRACING A PORTION OF, APPROXIMATELY, SECTION 21 TOWNSHIP 7 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, FROM WHICH U.S. LOCATION MONUMENT NO. 317, H.E.S. BEARS SOUTH 59 DEGREES 57 MINUTES EAST 10-58/100THS CHAINS DISTANT;

THENCE SOUTH 46 DEGREES 12 MINUTES EAST 26-94/100THS CHAINS TO CORNER NO. 2;

THENCE SOUTH 04 DEGREES 03 MINUTES EAST 61 CHAINS TO CORNER NO. 3;

THENCE WEST 19-84/100THS CHAINS TO CORNER NO.4;

THENCE NORTH 05 DEGREES 51 MINUTES WEST 71-34/100THS CHAINS TO CORNER NO. 5;

THENCE NORTH 21 DEGREES 46 MINUTES EAST 9-22/100THS CHAINS TO CORNER NO. 1, THE POINT OF BEGINNING, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF THE SAID LAND, RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR-GENERAL.



# Environmental Lien Research

REPORT RESULTS



## Report Results for:

Sarah Richman  
WestLand Resources  
4001 E Paradise Falls Drive  
Tucson, AZ 85712  
2104669095 EL  
June 15, 2016

**Subject Site:**

*Clients Project #:* **807.120**  
*Address:* **Forest Road 48 and Trail 4**  
*City, State Zip:* **Cave Creek, AZ**

**ERS Order #:**

**2104669095 EL**

**Prepared For:**

*Name:* Sarah Richman  
*Company:* WestLand Resources  
*Address:* 4001 E Paradise Falls Drive  
*City, State Zip:* Tucson, AZ 85712

**Date:**

**June 15, 2016**

---



# **The NETR Environmental Lien Search Report**

**FOREST ROAD 48 AND TRAIL 4  
CAVE CREEK, ARIZONA**

**Tuesday, June 14, 2016**

**Project Number: L16-01592**

2055 East Rio Salado Parkway  
Tempe, Arizona 85281

Telephone: 480-967-6752  
Fax: 480-966-9422

# ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

**Thank you for your business**

Please contact NETR at 480-967-6752  
with any questions or comments

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# ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

## **TARGET PROPERTY INFORMATION**

### **ADDRESS**

Forest Road 48 and Trail 4  
Cave Creek, Arizona

### **RESEARCH SOURCE**

Source: Maricopa County Assessor  
Maricopa County Recorder

### **DEED INFORMATION**

Type of Instrument: Special Warranty Deed

Grantor: Johnson Cattle Company, an Arizona general partnership

Grantee: Swift Current Land & Cattle LLC, an Arizona limited liability company

Deed Dated: 07/30/2004  
Deed Recorded: 07/30/2004  
Instrument: 20040883014

### **LEGAL DESCRIPTION**

All that certain piece or parcel of land situated and lying in Section 21, Township 7 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, State of Arizona

Assessor's Parcel Number(s): 219-09-001

### **ENVIRONMENTAL LIEN**

Environmental Lien: Found ☐ Not Found ☒

### **OTHER ACTIVITY AND USE LIMITATIONS (AULs)**

Other AULs: Found ☐ Not Found ☒



**LAWYERS TITLE OF ARIZONA, INC.**  
WHEN RECORDED MAIL TO:

**SWIFT CURRENT LAND & CATTLE LLC**  
2525 E. ARIZONA-BILTMORE CR.  
SUITE C-135  
PHOENIX, AZ 85016

HOLD FOR KARMA S.  
PHX NCS OFC.

ESCROW NO.: N0443147 - 001 - KLS

1343452

SPACE ABOVE THIS LINE FOR RECORDER'S USE

181

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations,

**JOHNSON CATTLE COMPANY, an Arizona general partnership,**

does hereby convey to

**SWIFT CURRENT LAND & CATTLE LLC, an Arizona limited liability company,**

the following real property situated in **Maricopa** County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Effective as of: July 30, 2004

#### GRANTOR:

**JOHNSON CATTLE COMPANY,**  
an Arizona general partnership

By: Earl C. Johnson

Earl C. Johnson, Partner

By: Clifford K. Johnson

Clifford K. Johnson, Partner

State of ARIZONA  
County of Maricopa

} SS

This instrument was acknowledged before me this 28 day of

July, 2004, by **EARL C. JOHNSON and CLIFFORD K. JOHNSON** as the Partners of **JOHNSON CATTLE COMPANY, an Arizona general partnership**



Karma L. Stockstill  
Notary Public

My commission will expire 4-21-2008

**EXHIBIT "A"**  
(Legal Description)

H. E. Survey No. 317, embracing a portion of, approximately, Section 21 and 28, Township 7 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at Corner No. 1, from which U. S. Location Monument No. 317, H.E.S. bears South 59 degrees 57 minutes East 10-58/100ths chains distant;

THENCE South 46 degrees 12 minutes East 26-94/100ths chains to Corner No. 2;

THENCE South 04 degrees 03 minutes East 61 chains to Corner No. 3;

THENCE West 19-84/100ths chains to Corner No. 4;

THENCE North 05 degrees 51 minutes West 71-34/100ths chains to Corner No. 5;

THENCE North 21 degrees 46 minutes East 9-22/100ths chains to Corner No. 1, the POINT OF BEGINNING, according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor-General.

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## **APPENDIX E**

### **ERS RecCheck Area Report Results**

# RecCheck

The Standard for ASTM/AAI Radius Searches

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

# Area Report Results

## REPORT RESULTS



### Site Location:

Forest Road 48 And Trail 4  
Cave Creek, AZ 00199  
(N 33-56-10, W 111-57-2) NAD83

### Client:

WestLand Resources, Inc.

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## EXECUTIVE SUMMARY

### *INFORMATION ON THE REQUESTED LOCATION*

<b>Site Address:</b>	Forest Road 48 And Trail 4 Cave Creek, AZ 00199
<b>Client Project Name/Number:</b>	Cave Creek 807.211
<b>Coordinates:</b>	N 33-56-10, W 111-57-2 (NAD 83) 33.9360144337753, -111.950443654205
<b>Date of Report</b>	June 18, 2020
<b>ERS Project Number:</b>	2104724031
<b>Subject Site Listed on the following lists:</b>	Not Listed
<b>Subject Site Listed as Map ID#:</b>	N/A
<b>USGS 7.5 Minute Quad Map:</b>	New River Mesa (2014-11-20)
<b>Subject Site Located within a Potential Area of Concern:</b>	No
<b>Township, Section and Range:</b>	Township: 07N Range: 04E Section: 021
<b>Site Elevation: (feet above or below (-) mean sea level)</b>	Approximately 2560 ft near the center of the area.
<b>Flood Zone: (FEMA Q3 Digital Data)</b>	Panel: 04013C0490L, Effective Date: 10/16/2013 Zone D - Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.
<b>Fire Insurance Map Coverage:</b>	No
<b>Radon Information:</b>	EPA Radon Zone: 2  (Predicted avg for county: 2 to 4 pCi/L)
<b>Search Radius Expansion Size: (In Miles)</b>	0
<b>Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)</b>	FRAGUA 40% to 70% slopes, 40% of total LAMA 0% to 50% slopes, 30% of total ROCK OUTCROP 80% to 99% slopes, 30% of total



Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	0

---

## SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
N/A						

## POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
Brownfields-AZ	No	0
Close-WQARF-AZ	No	0
NPL-R9-US	No	0
DOD-AZ	No	0
EpaNPL-AZ	No	0
WQARF-AZ	No	0
Military-Bases-US	No	0
LF-Pima-AZ	No	0
LF-FedState-AZ	No	0

## DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
ASPL-AZ	0.5	0
BF-Open-AZ	0.5	0
CERCLIS-US	0.5	0
LUST-Open-AZ	0.5	0
NPL-US	1	0
Proposed-NPL-US	1	0
RemOther-Open-AZ	0.5	0
SAA-Agreements-US	1	0
Tribal-LUST-Open-Reg9	0.5	0
VCP-Open-AZ	0.5	0

\* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

## ASTM/AAI STANDARD RECORD SOURCES SUMMARY

STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #'S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed
Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	0	None Listed
Federal RCRA non-CORRACTS	0.5 / 0.5	RCRA-TSDF-US	0	None Listed

TSD facilities list				
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	0	None Listed
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control registries	Property Only / 0.25	Controls-RCRA-US	0	None Listed
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Not Reported by Agency	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	ASPL-AZ	0	None Listed
		Hist-SS-AZ	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		SWF-AZ	0	None Listed
		SWF-Closed-AZ	0	None Listed
		SWLF-US	0	None Listed
		Transfer-AZ	0	None Listed
		Tribal-ODI-US	0	None Listed
		LUST-Closed-AZ	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	LUST-Open-AZ	0	None Listed
		LUST-Suspected-AZ	0	None Listed
		Tribal-LUST-Closed-Reg9	0	None Listed
		Tribal-LUST-Open-Reg9	0	None Listed
		AST2-AZ	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	AST-AZ	0	None Listed
		FEMA-UST-US	0	None Listed
		Tribal-UST-Reg9	0	None Listed
		UST-AZ	0	None Listed
		Controls-AZ	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5			
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	Tribal-VCP-US	0	None Listed
		VCP-Closed-AZ	0	None Listed
		VCP-Open-AZ	0	None Listed
		VCP-Other-AZ	0	None Listed

State and Tribal Brownfield Sites	0.5 / 0.5	BF-Closed-AZ	0	None Listed
		BF-Open-AZ	0	None Listed
		BF-Tribal-US	0	None Listed

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
CERCLIS-Archived-US	0.5	0	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	0	0
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	0	0	-	-	0
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg9	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg9	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg9	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
ASPL-AZ	0.5	0	0	0	0	-	0
AST2-AZ	0.25	0	0	0	-	-	0
AST-AZ	0.25	0	0	0	-	-	0
BF-Closed-AZ	0.5	0	0	0	0	-	0
BF-Open-AZ	0.5	0	0	0	0	-	0
Controls-AZ	0.5	0	0	0	0	-	0
Hist-SPILLS-AZ	0.0625	0	0	-	-	-	0
Hist-SS-AZ	0.5	0	0	0	0	-	0
LUST-Closed-AZ	0.5	0	0	0	0	-	0
LUST-Open-AZ	0.5	0	0	0	0	-	0

### STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
LUST-Suspected-AZ	0.5	0	0	0	0	-	0
Oil-Centers-AZ	0.5	0	0	0	0	-	0
RemOther-Closed-AZ	0.5	0	0	0	0	-	0
RemOther-Open-AZ	0.5	0	0	0	0	-	0
SWF-AZ	0.5	0	0	0	0	-	0
SWF-Closed-AZ	0.5	0	0	0	0	-	0
Transfer-AZ	0.5	0	0	0	0	-	0
UST-AZ	0.25	0	0	0	-	-	0
VCP-Closed-AZ	0.5	0	0	0	0	-	0
VCP-Open-AZ	0.5	0	0	0	0	-	0
VCP-Other-AZ	0.5	0	0	0	0	-	0

### SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Abandoned-Mines-AZ	0.0625	0	0	-	-	-	0
Air-AZ	0.25	0	0	0	-	-	0
Allfac-AZ	0.25	0	0	0	-	-	0
BioFuel-US	0.25	0	0	0	-	-	0
CDL-AZ	0.0625	0	0	-	-	-	0
CDL-US	0.0625	0	0	-	-	-	0
Coal-Ash-AZ	0.5	0	0	0	0	-	0
Coal-Ash-Dams-US	0.5	0	0	0	0	-	0
Dams-AZ	0.25	0	0	0	-	-	0
DryCleaners-AZ	0.25	0	0	0	-	-	0
DryWell-AZ	0.25	0	0	0	-	-	0
EGRID-US	0.5	0	0	0	0	-	0
EPA-Watch-List-US	0.25	0	0	0	-	-	0
FA-HW-US	0.0625	0	0	-	-	-	0
FA-UST-AZ	0.0625	0	0	-	-	-	0
FRS-US	0.0625	0	0	-	-	-	0
FTTS-INSP-US	0.0625	0	0	-	-	-	0
FUDS-US	1	0	0	0	0	0	0
FUSRAP-US	0.25	0	0	0	-	-	0
Hist-ACIDS-AZ	0.25	0	0	0	-	-	0
Hist-AFS2-US	0.25	0	0	0	-	-	0
Hist-AFS-US	0.25	0	0	0	-	-	0
Hist-AZ	0.0625	0	0	-	-	-	0
Hist-CERCLIS-NFRAP-US	0.25	0	0	0	-	-	0
Hist-CERCLIS-US	0.25	0	0	0	-	-	0
Hist-DryWells-AZ	0.25	0	0	0	-	-	0
Hist-ERNS-US	0.0625	0	0	-	-	-	0
Hist-FIFRA-US	0.25	0	0	0	-	-	0
Hist-FINDS-US	0.0625	0	0	-	-	-	0
Hist-HML-AZ	0.25	0	0	0	-	-	0
Hist-LF-AZ	0.25	0	0	0	-	-	0
Hist-LUST-AZ	0.25	0	0	0	-	-	0
HIST-MLTS-US	0.25	0	0	0	-	-	0
Hist-NPL-US	0.25	0	0	0	-	-	0
Hist-RCRIS-US	0.25	0	0	0	-	-	0
Hist-Superfund-AZ	0.25	0	0	0	-	-	0
Hist-TRIS-US	0.25	0	0	0	-	-	0
Hist-US	0.0625	0	0	-	-	-	0

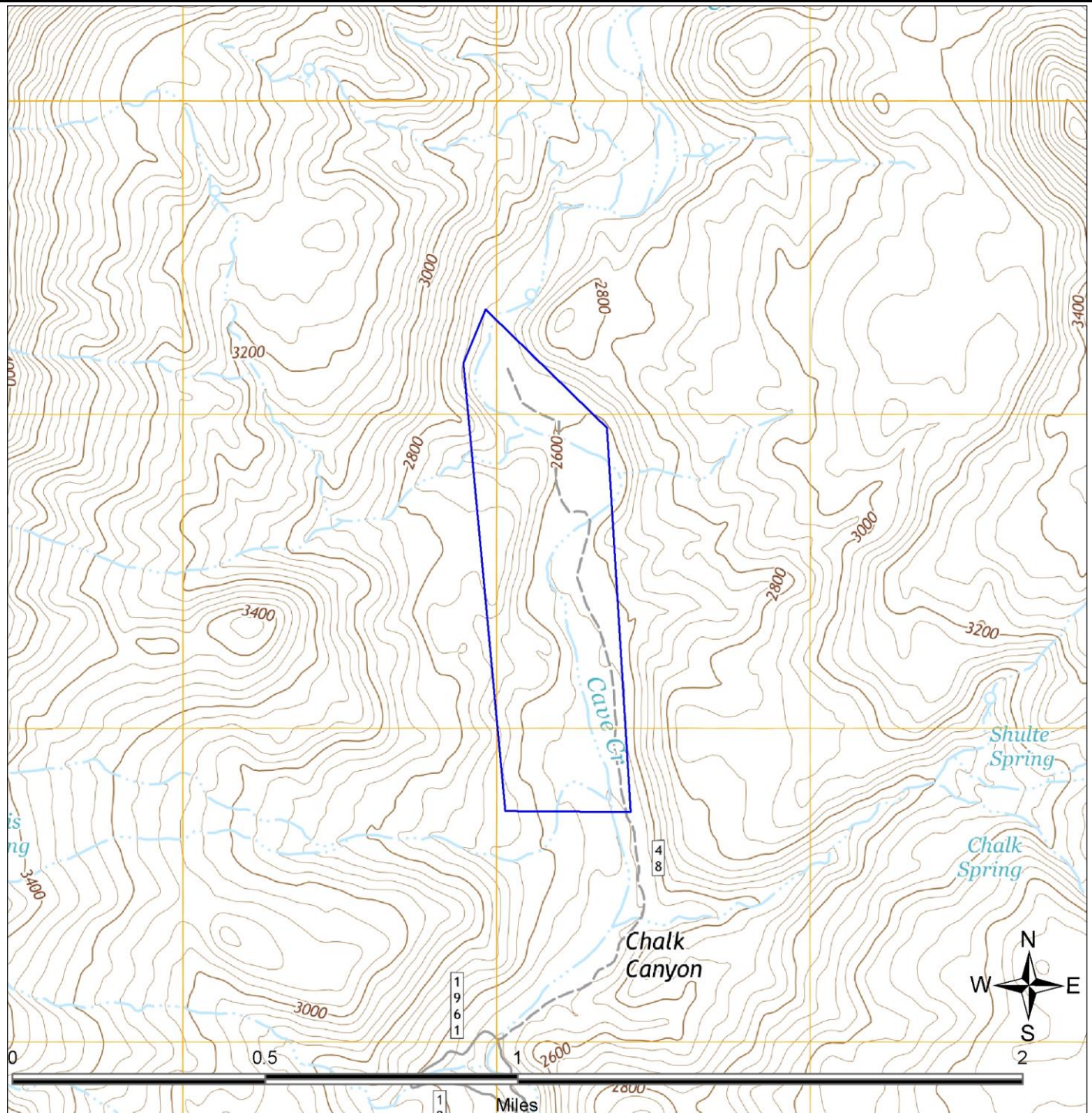


SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-UST-AZ	0.25	0	0	0	-	-	0
Hist-WaterWells-US	0.0625	0	0	-	-	-	0
ICIS-Air-US	0.0625	0	0	-	-	-	0
ICIS-FEC-US	0.0625	0	0	-	-	-	0
ICIS-NPDES-US	0.0625	0	0	-	-	-	0
Lead-Smelter-2-US	0.25	0	0	0	-	-	0
Lead-US	0.25	0	0	0	-	-	0
LMOP-US	0.5	0	0	0	0	-	0
Mines-AZ	0.0625	0	0	-	-	-	0
MINES-US	0.0625	0	0	-	-	-	0
MLTS-US	0.0625	0	0	-	-	-	0
MRDS-US	0.25	0	0	0	-	-	0
NPDES-AZ	0.0625	0	0	-	-	-	0
OGW-AZ	0.0625	0	0	-	-	-	0
PCS-US	0.25	0	0	0	-	-	0
RADINFO-US	0.0625	0	0	-	-	-	0
RFG-Lab-US	0.25	0	0	0	-	-	0
RMP-US	0.0625	0	0	-	-	-	0
ROD-US	0.5	0	0	0	0	-	0
SDWIS-US	0.25	0	0	0	-	-	0
SSTS-US	0.0625	0	0	-	-	-	0
SWT-AZ	0.25	0	0	0	-	-	0
Tribal-Air-US	0.25	0	0	0	-	-	0
TRIS2000-US	0.0625	0	0	-	-	-	0
TRIS2010-US	0.0625	0	0	-	-	-	0
TRIS80-US	0.0625	0	0	-	-	-	0
TRIS90-US	0.0625	0	0	-	-	-	0
TSCA-US	0.0625	0	0	-	-	-	0
UIC-AZ	0.0625	0	0	-	-	-	0
UMTRA-US	0.0625	0	0	-	-	-	0
USGS-Waterwells-US	0.0625	0	0	-	-	-	0
Vapor-Intrusions-US	0.5	0	0	0	0	-	0
Waste-tire-AZ	0.5	0	0	0	0	-	0
Wells-AZ	0.0625	0	0	-	-	-	0

PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Agriculture	0.0625	0	0	-	-	-	0
Hist-Auto Dealers	0.0625	0	0	-	-	-	0
Hist-Auto Repair	0.25	0	0	0	-	-	0
Hist-Chemical Manufacturing	0.0625	0	0	-	-	-	0
Hist-Chemical-Storage	0.0625	0	0	-	-	-	0
Hist-Cleaners	0.25	0	0	0	-	-	0
Hist-Convenience	0.0625	0	0	-	-	-	0
Hist-Disposal-Recycle	0.0625	0	0	-	-	-	0
Hist-Food-Processors	0.0625	0	0	-	-	-	0
Hist-Gun-Ranges	0.0625	0	0	-	-	-	0
Hist-Machine Shop	0.0625	0	0	-	-	-	0
Hist-Manufacturing	0.0625	0	0	-	-	-	0
Hist-Metal Plating	0.0625	0	0	-	-	-	0
Hist-Mining	0.0625	0	0	-	-	-	0
Hist-Mortuaries	0.0625	0	0	-	-	-	0

### PROPRIETARY HISTORIC DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Oil-Gas	0.0625	0	0	-	-	-	0
Hist-OilGas-Refiners	0.0625	0	0	-	-	-	0
Hist-Other	0.0625	0	0	-	-	-	0
Hist-Paint-Stores	0.0625	0	0	-	-	-	0
Hist-Petroleum	0.0625	0	0	-	-	-	0
Hist-Post-Offices	0.0625	0	0	-	-	-	0
Hist-Printers	0.0625	0	0	-	-	-	0
Hist-Rental	0.0625	0	0	-	-	-	0
Hist-RV-Dealers	0.0625	0	0	-	-	-	0
Hist-Salvage	0.0625	0	0	-	-	-	0
Hist-Service Stations	0.25	0	0	0	-	-	0
Hist-Steel-Metals	0.0625	0	0	-	-	-	0
Hist-Textile	0.0625	0	0	-	-	-	0
Hist-Transportation	0.0625	0	0	-	-	-	0
Hist-Trucking	0.0625	0	0	-	-	-	0
Hist-Vehicle-Parts	0.0625	0	0	-	-	-	0
Hist-Vehicle-Washing	0.0625	0	0	-	-	-	0



## **SITE LOCATION TOPOGRAPHIC MAP**

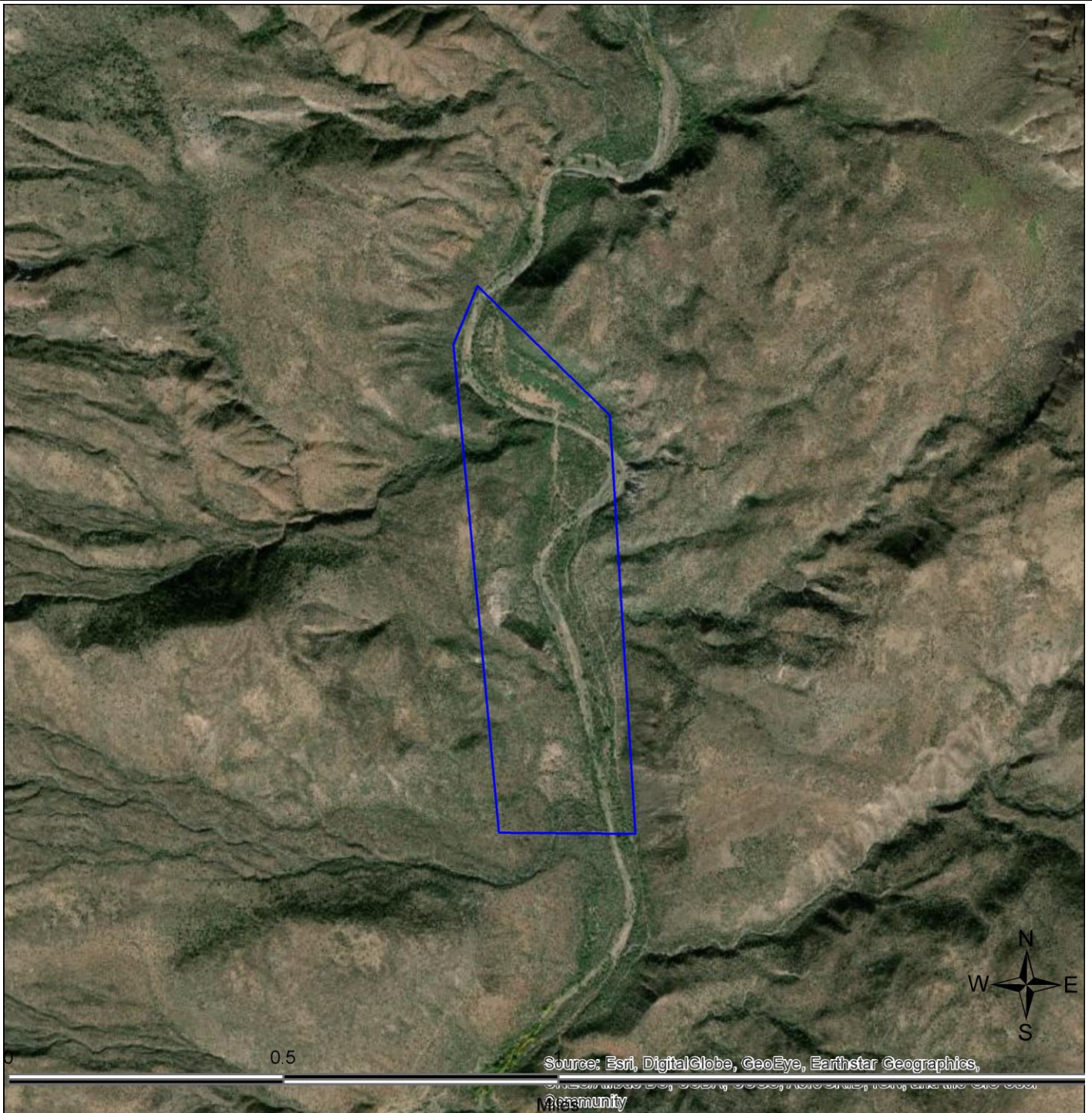
U.S. Geological Survey. New River Mesa (2014-11-20) Quadrangle, 7.5 Minute Series

WestLand Resources, Inc.

Forest Road 48 And Trail 4  
Cave Creek, AZ 00199

FIGURE: 1  
JOB: 807.211  
DATE: 6/18/2020

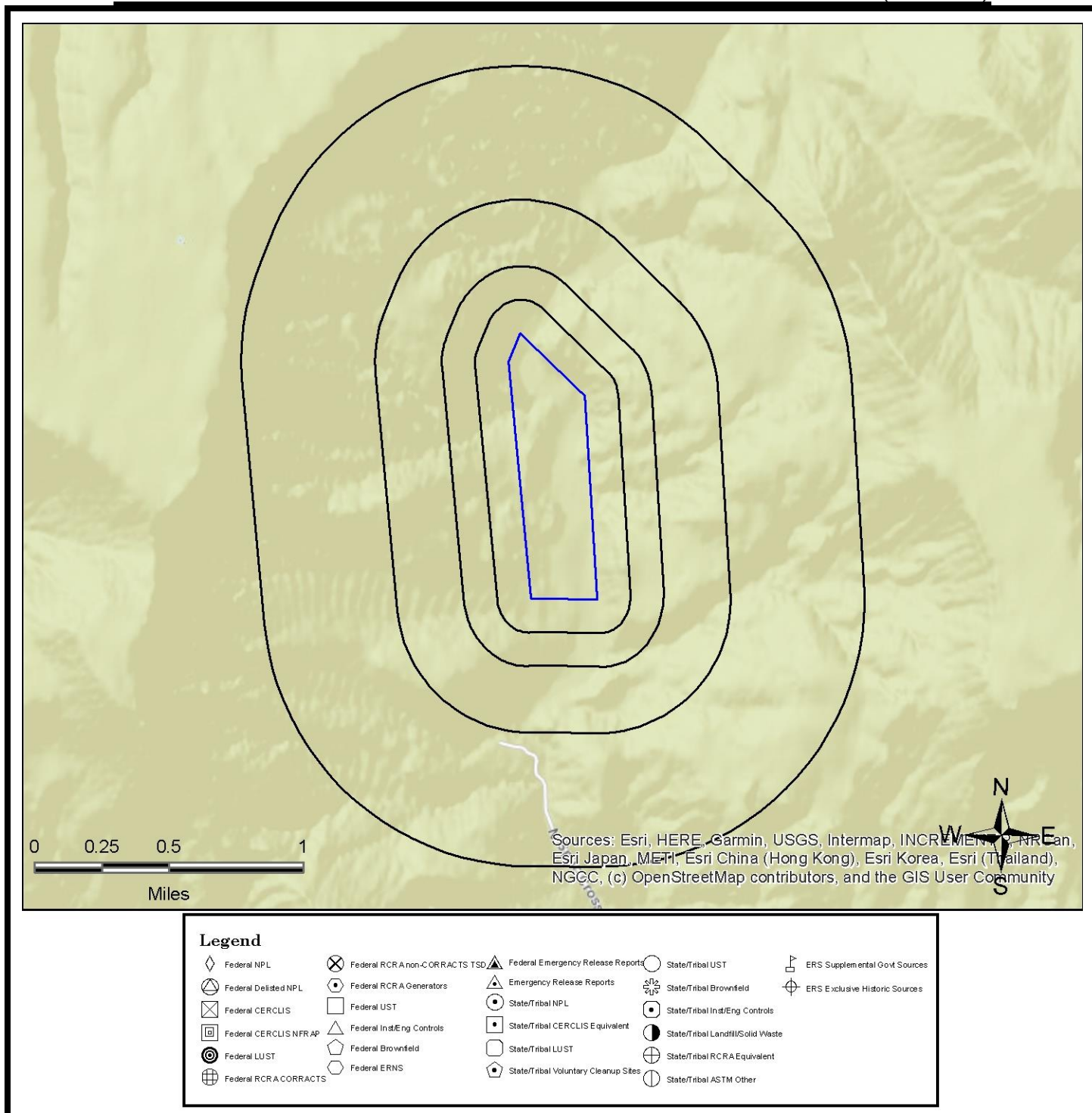




### **SITE LOCATION MAP**

WestLand Resources, Inc.	Forest Road 48 And Trail 4 Cave Creek, AZ 00199	FIGURE: 2 JOB: 807.211 DATE: 6/18/2020
--------------------------	--	--

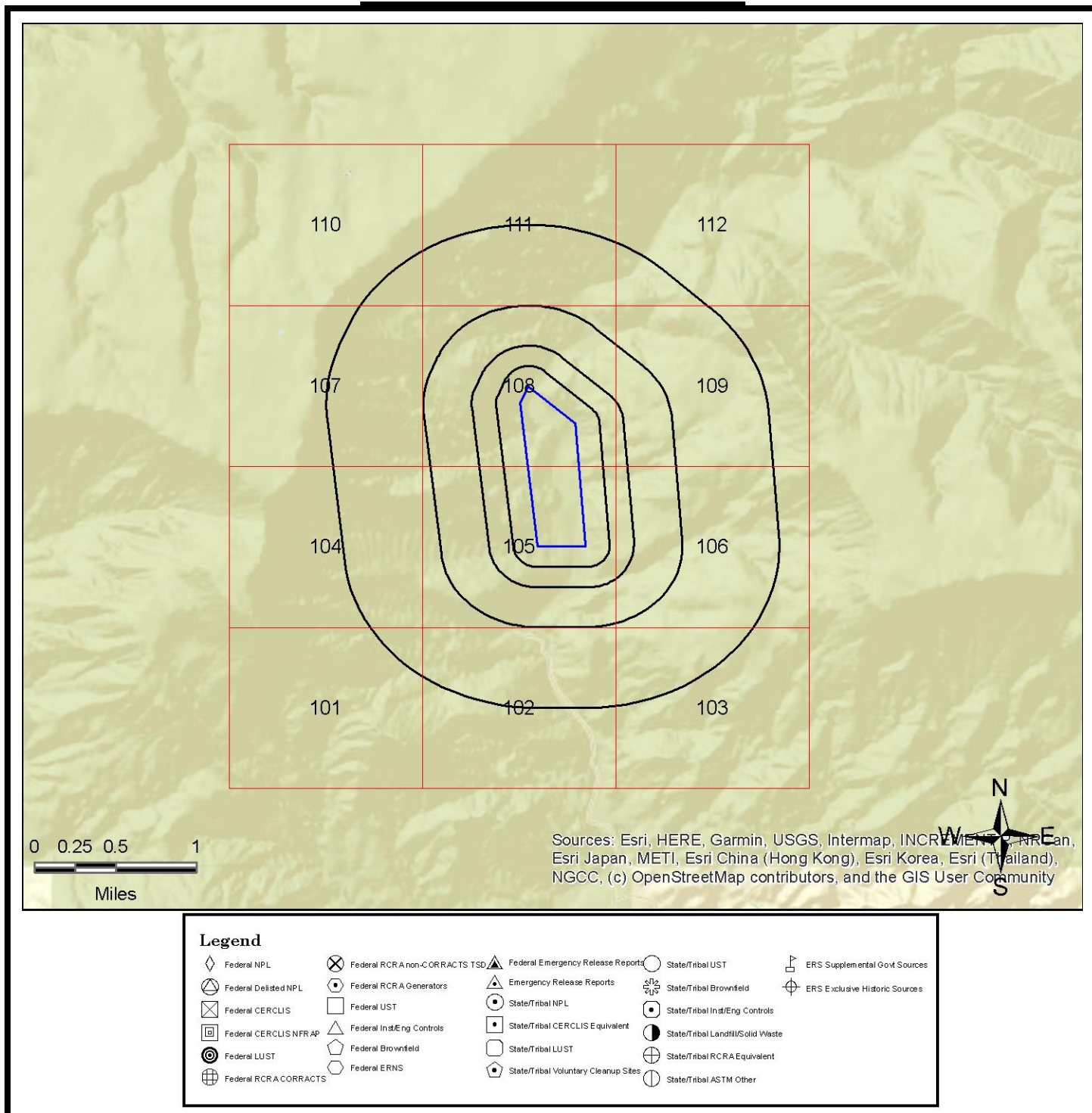
## 1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



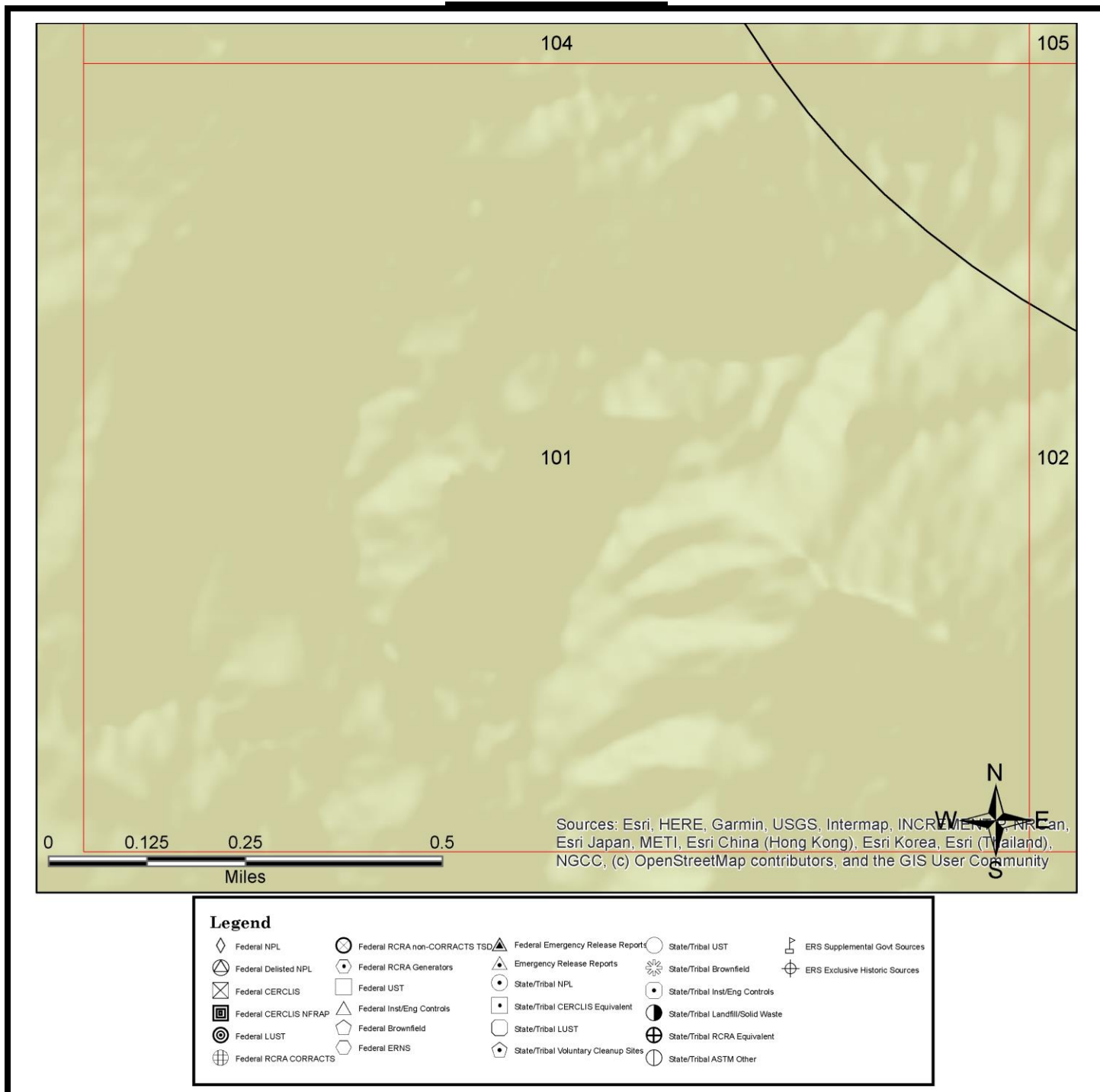
## GRID LAYOUT MAP KEY



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

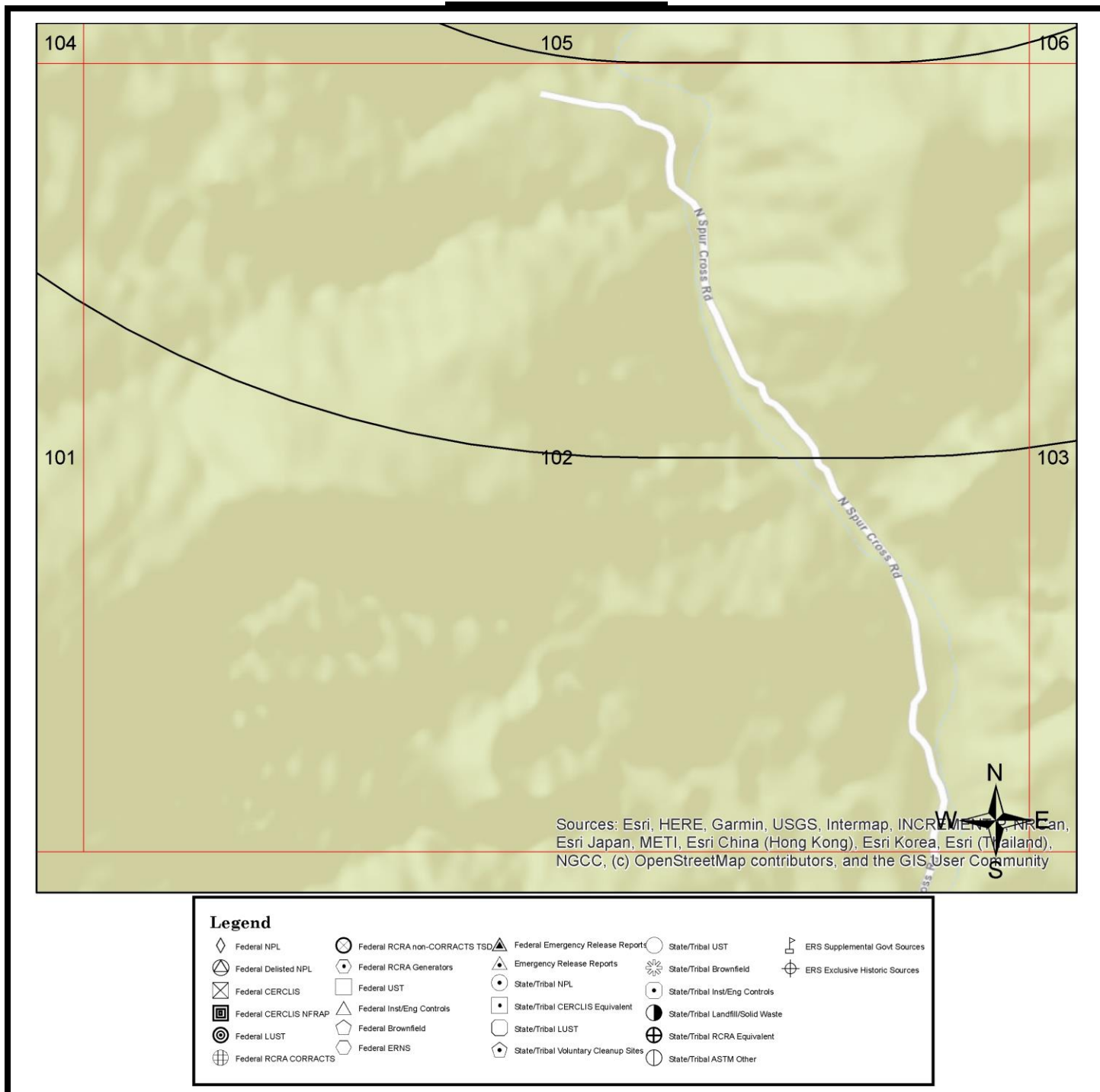


## GRID MAP 101



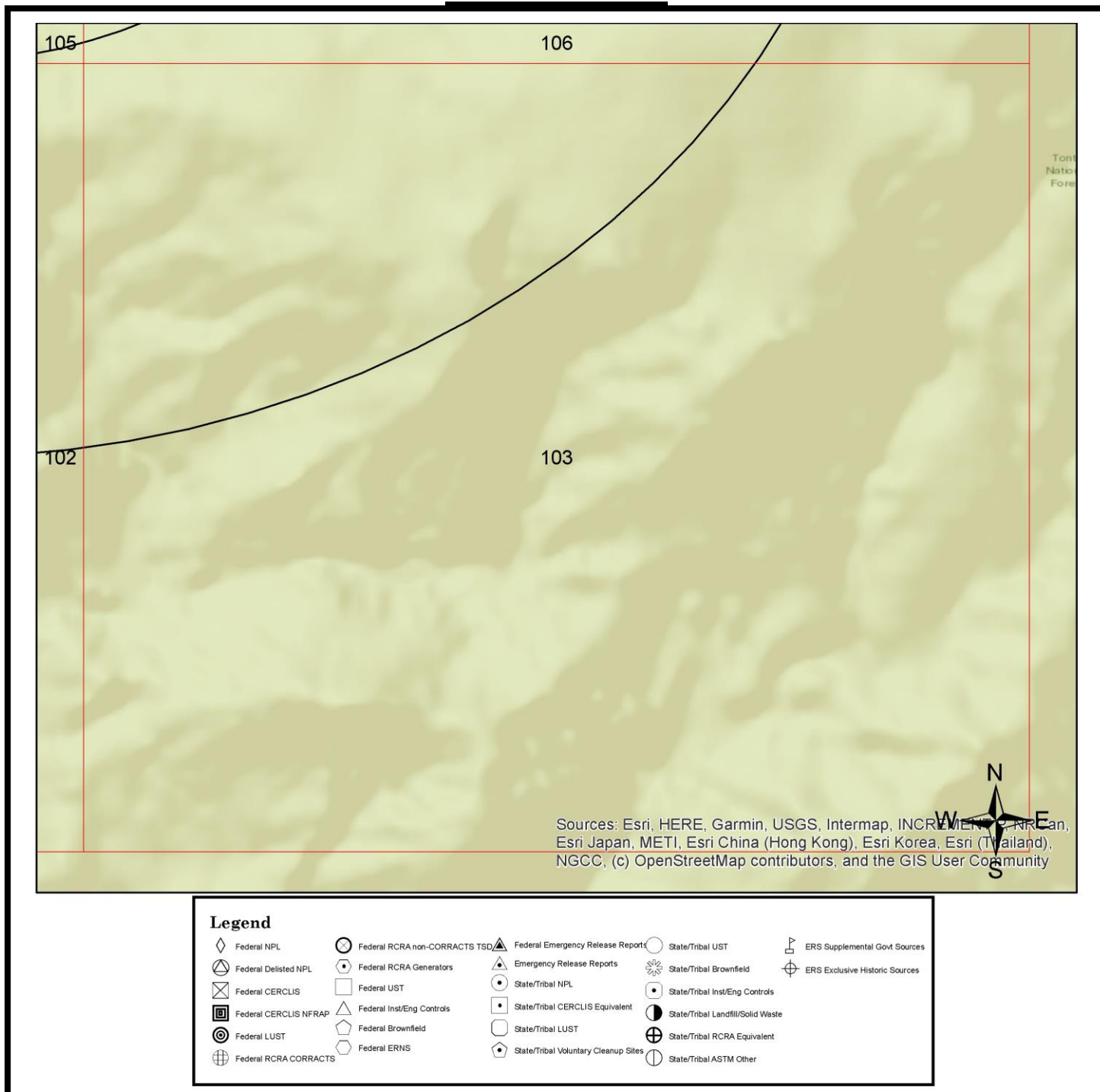
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 102



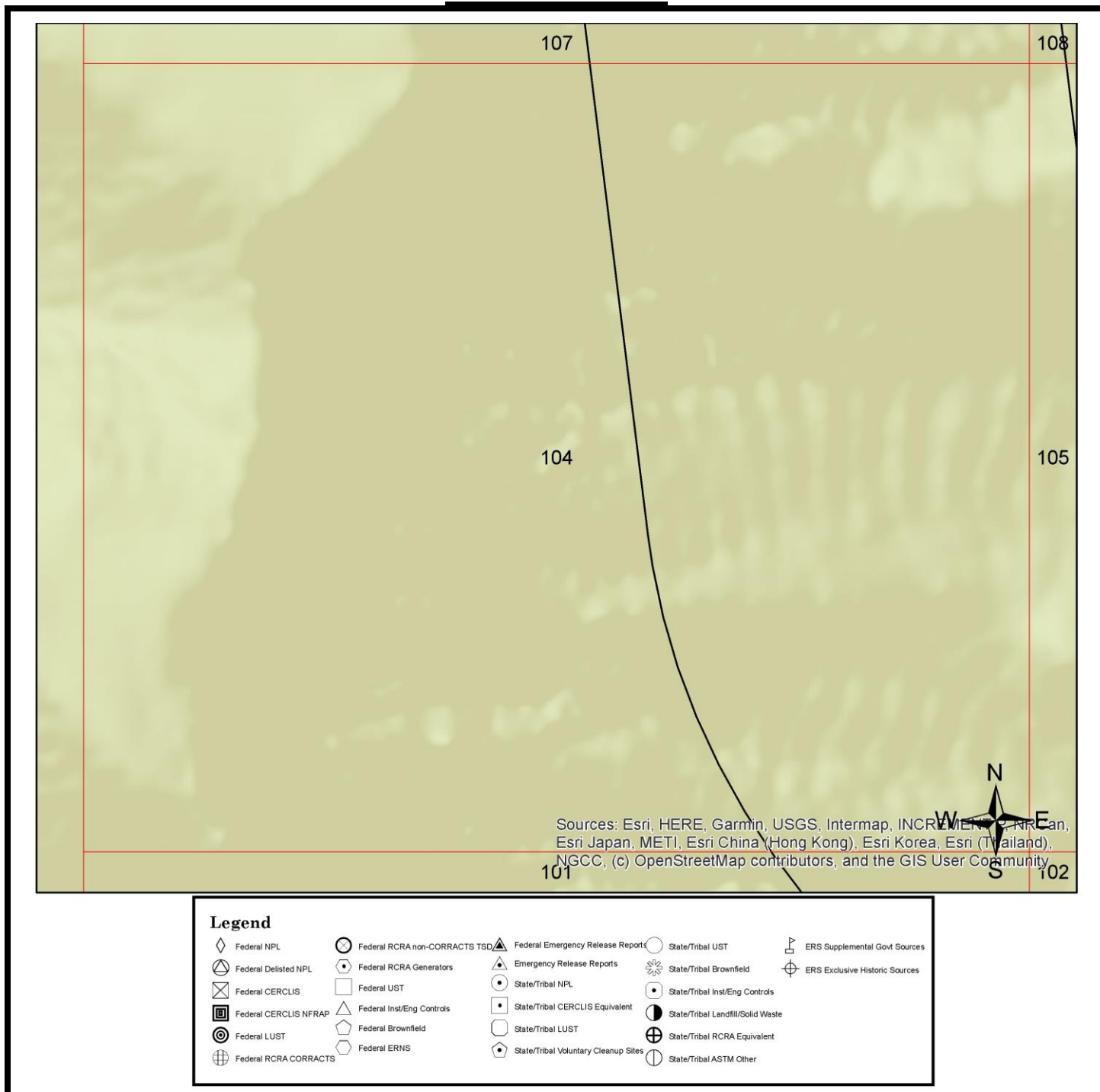
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 103



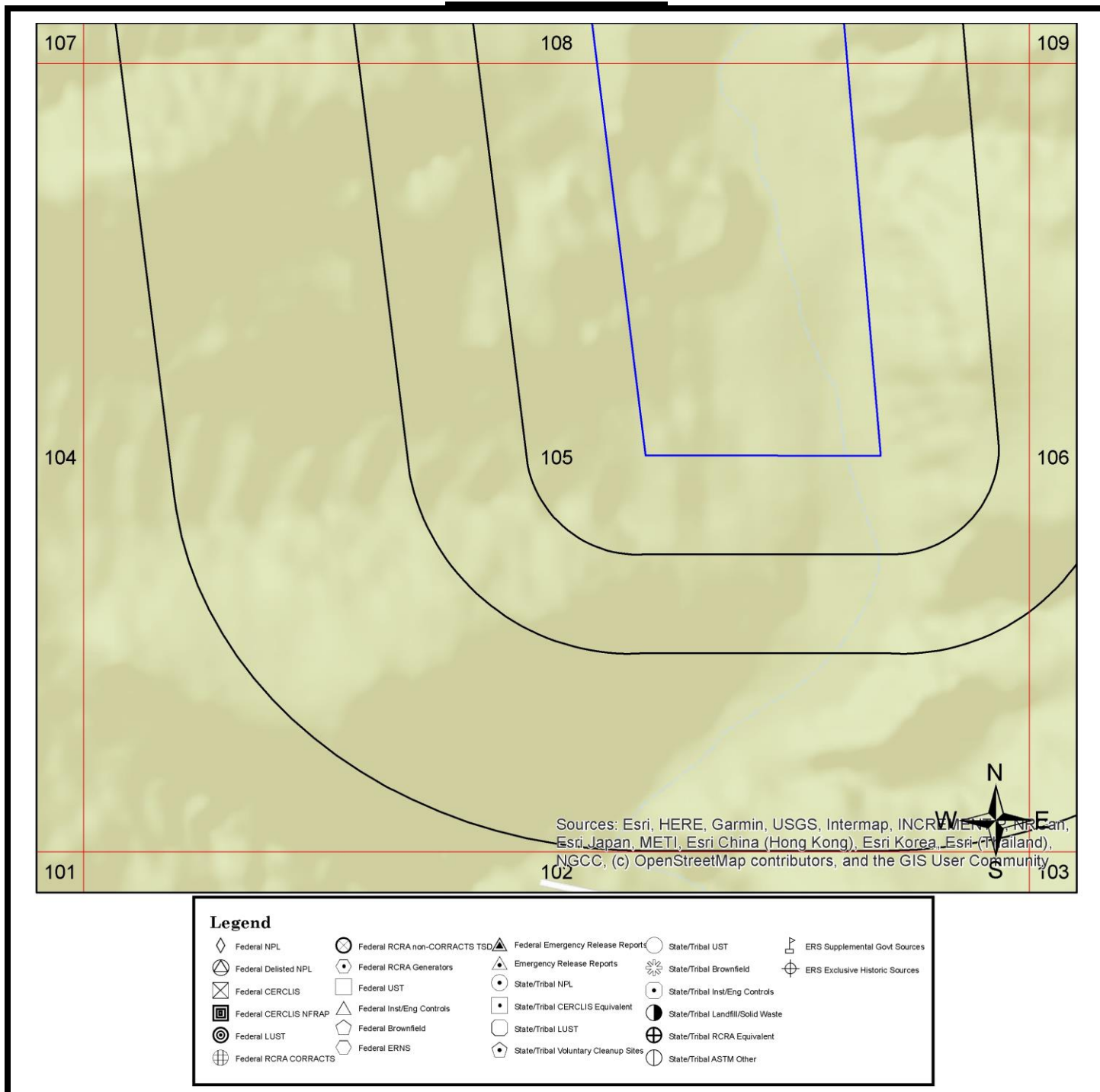
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 104



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

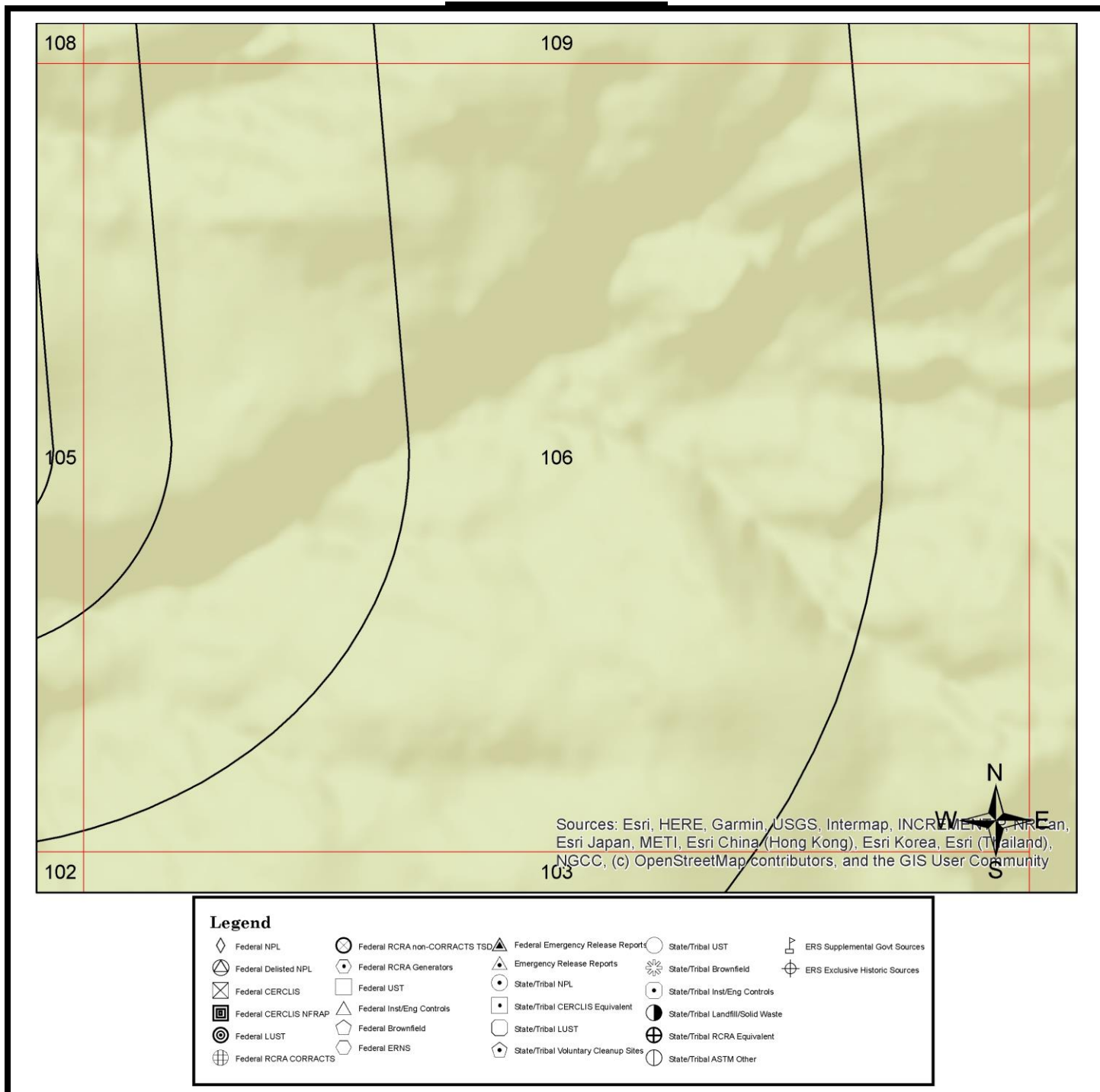
## GRID MAP 105



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



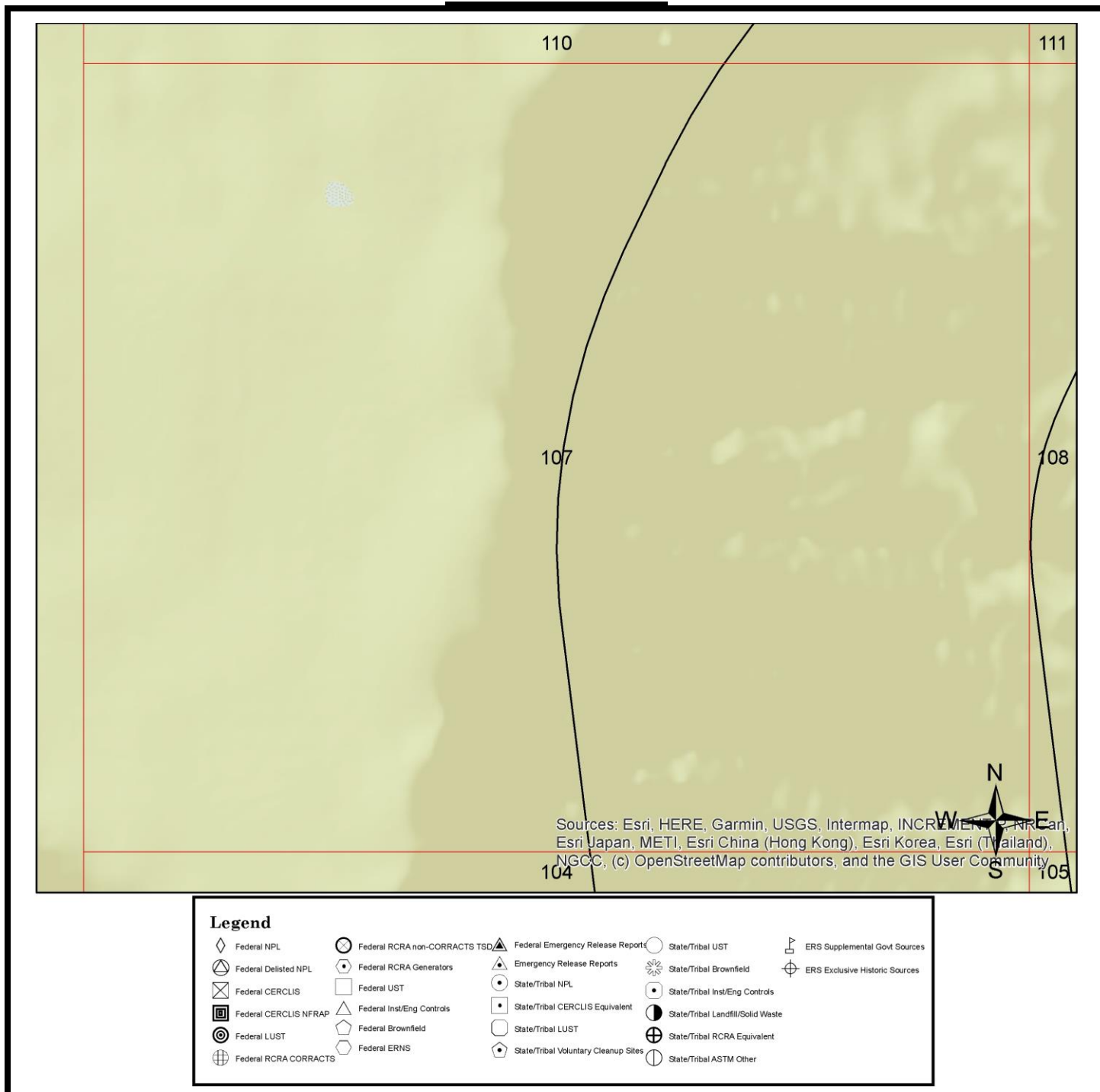
## GRID MAP 106



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

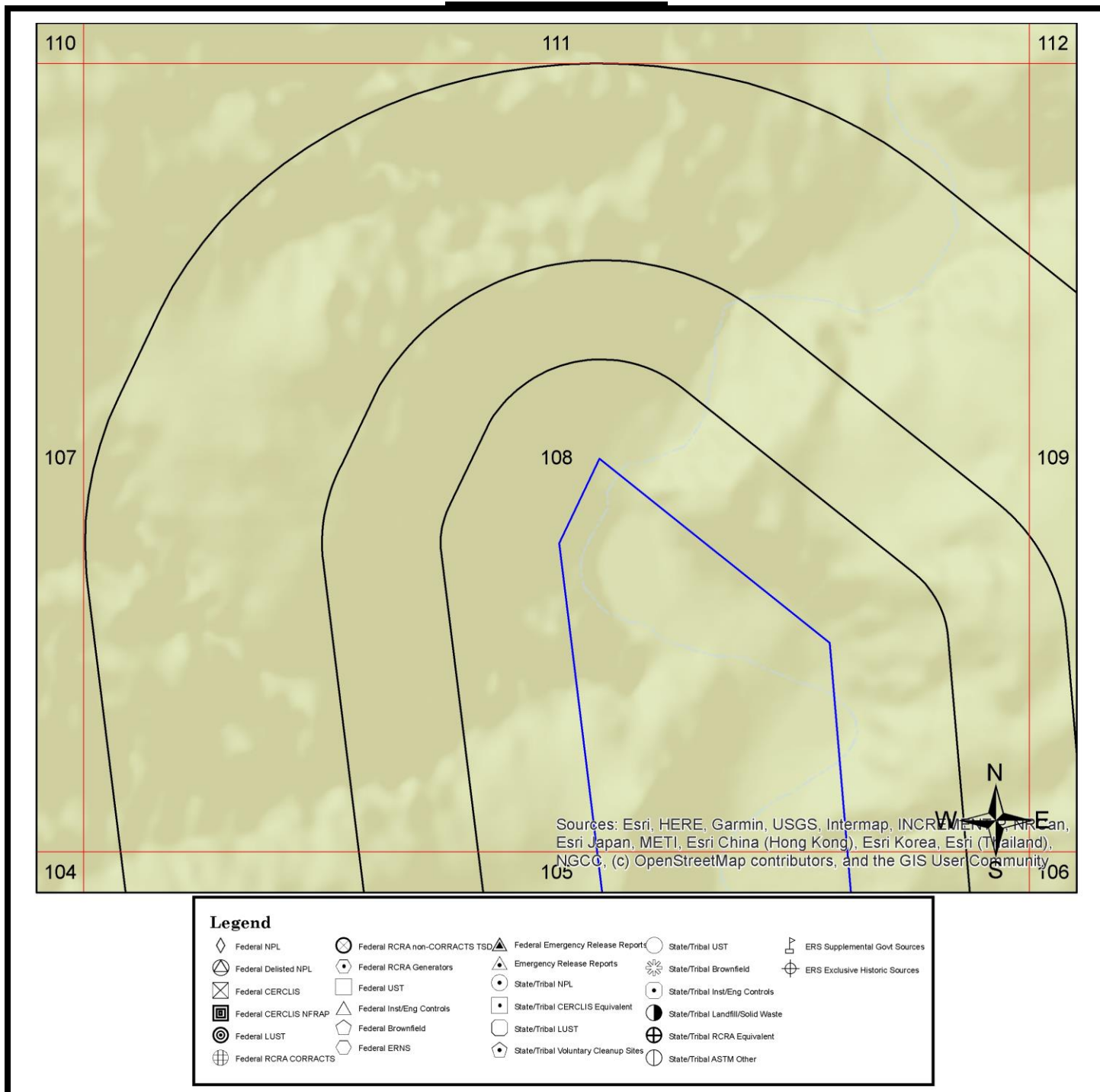


## GRID MAP 107



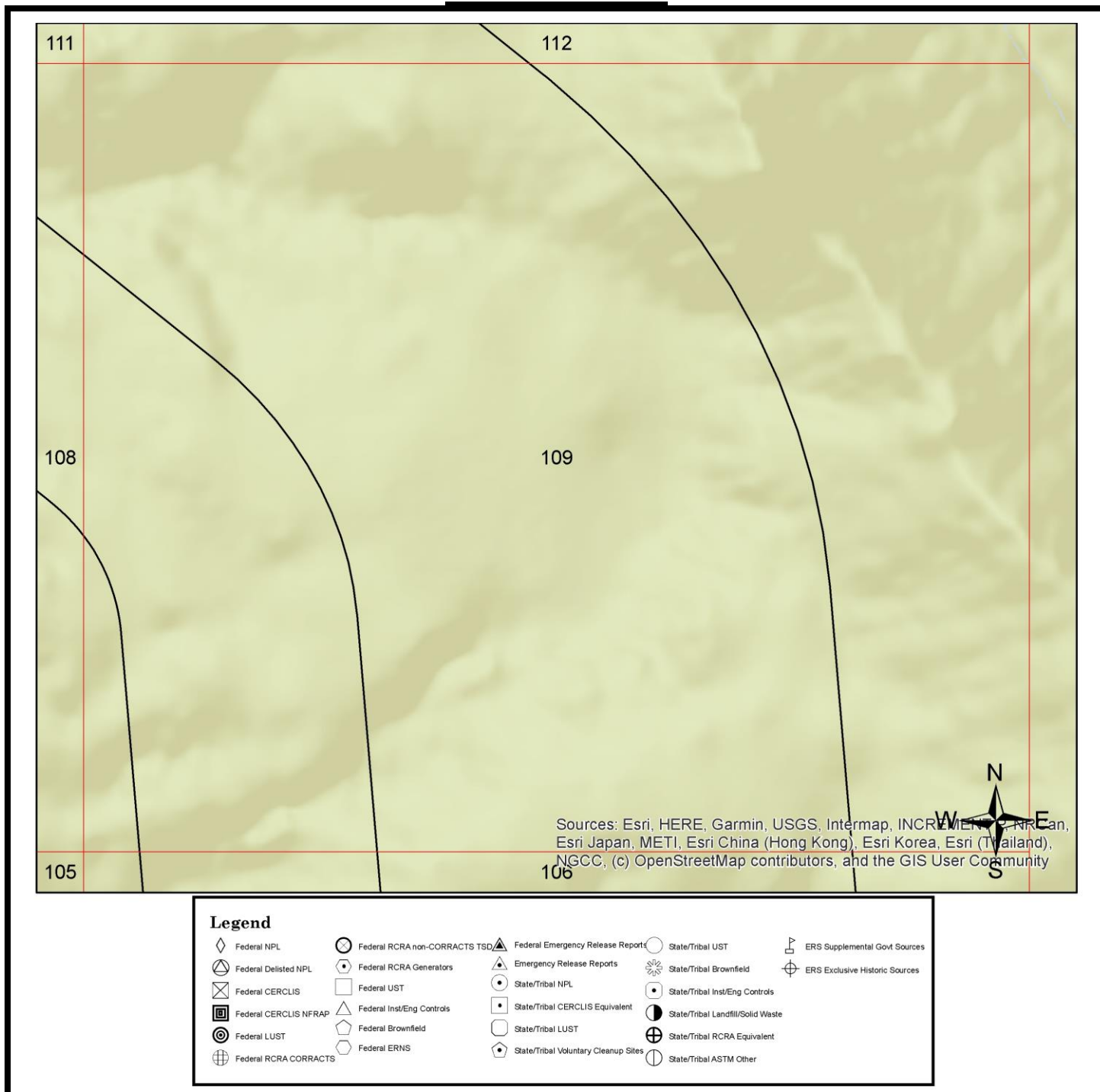
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 108



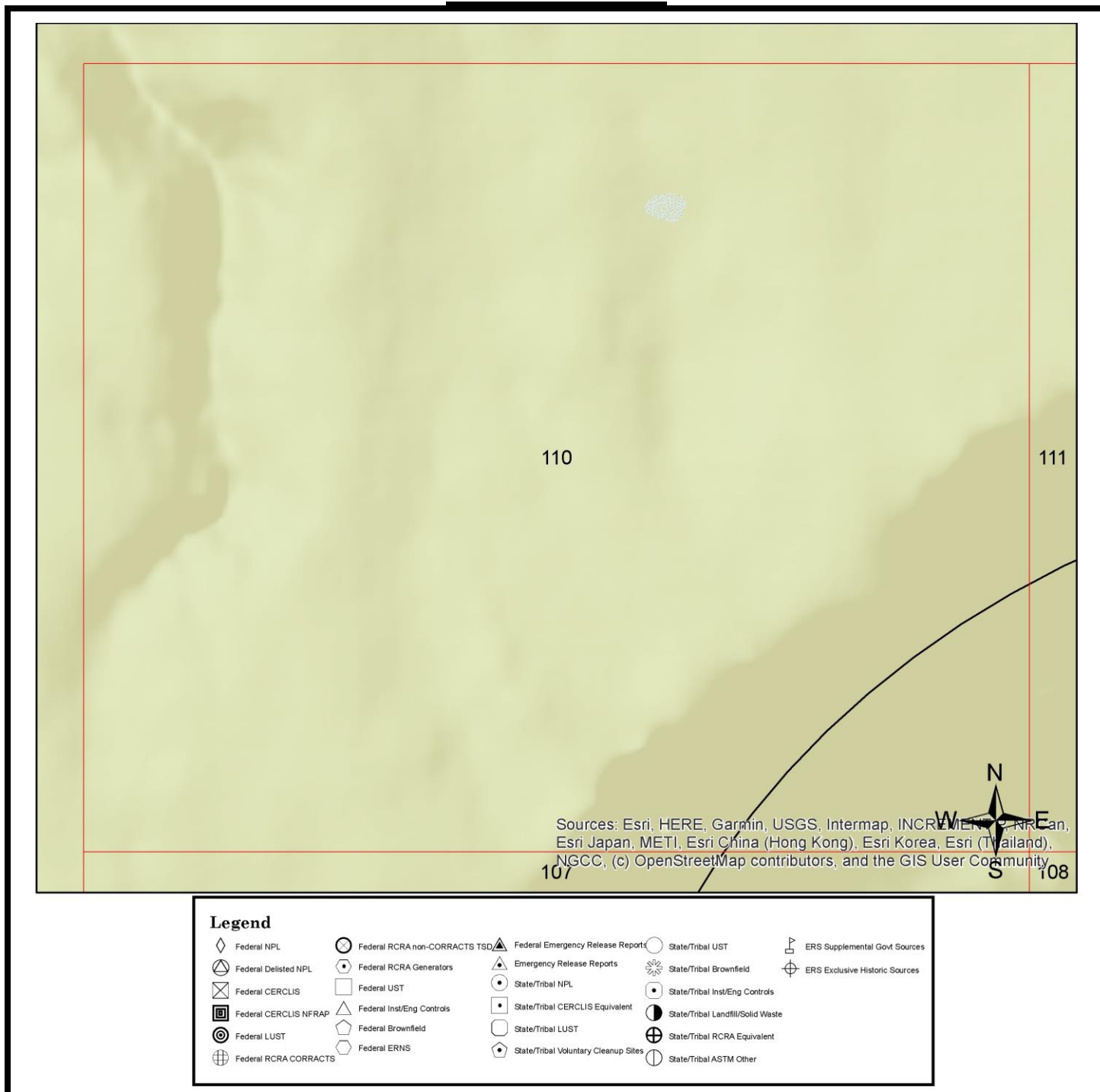
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 109



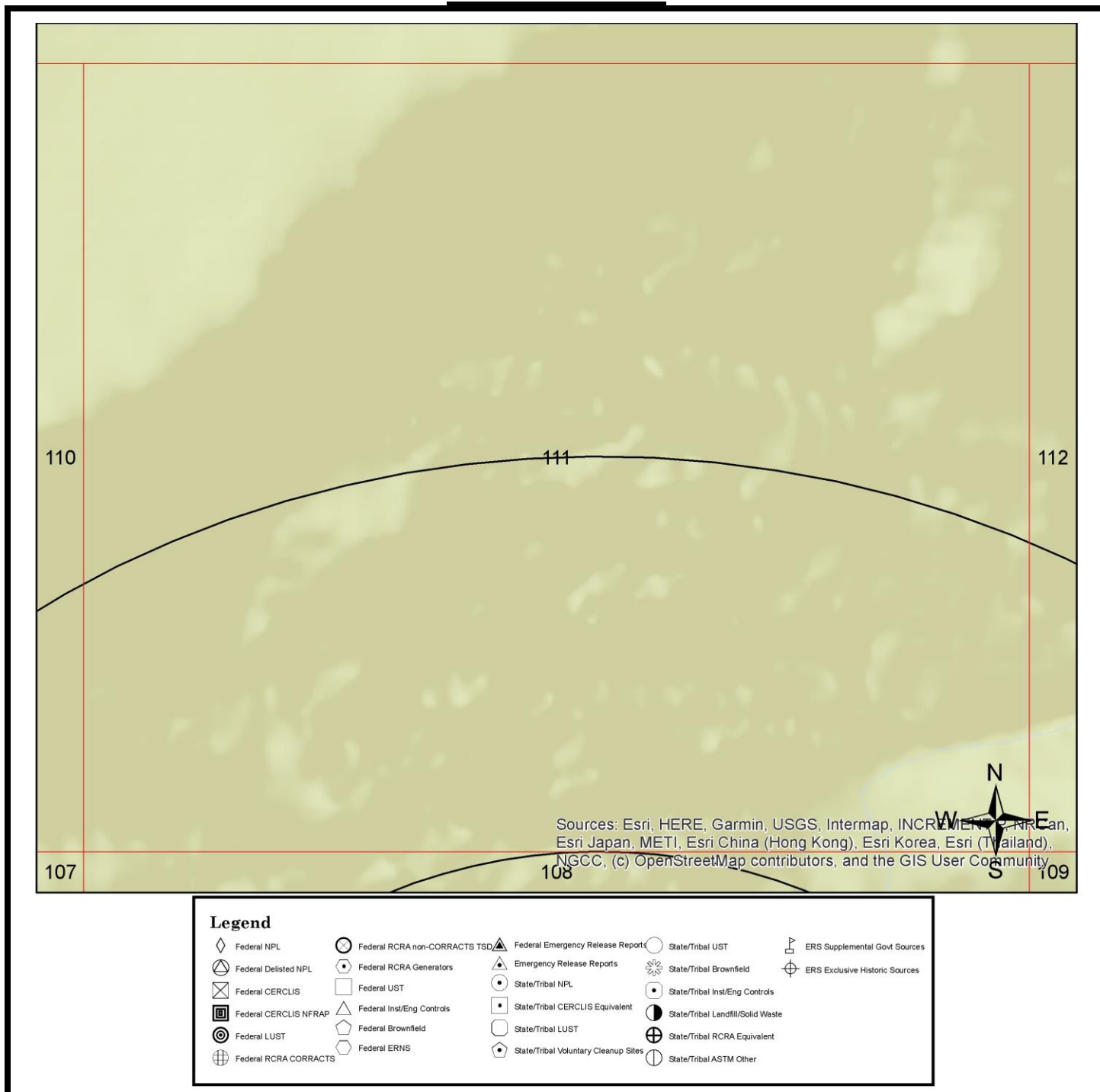
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

## GRID MAP 110



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

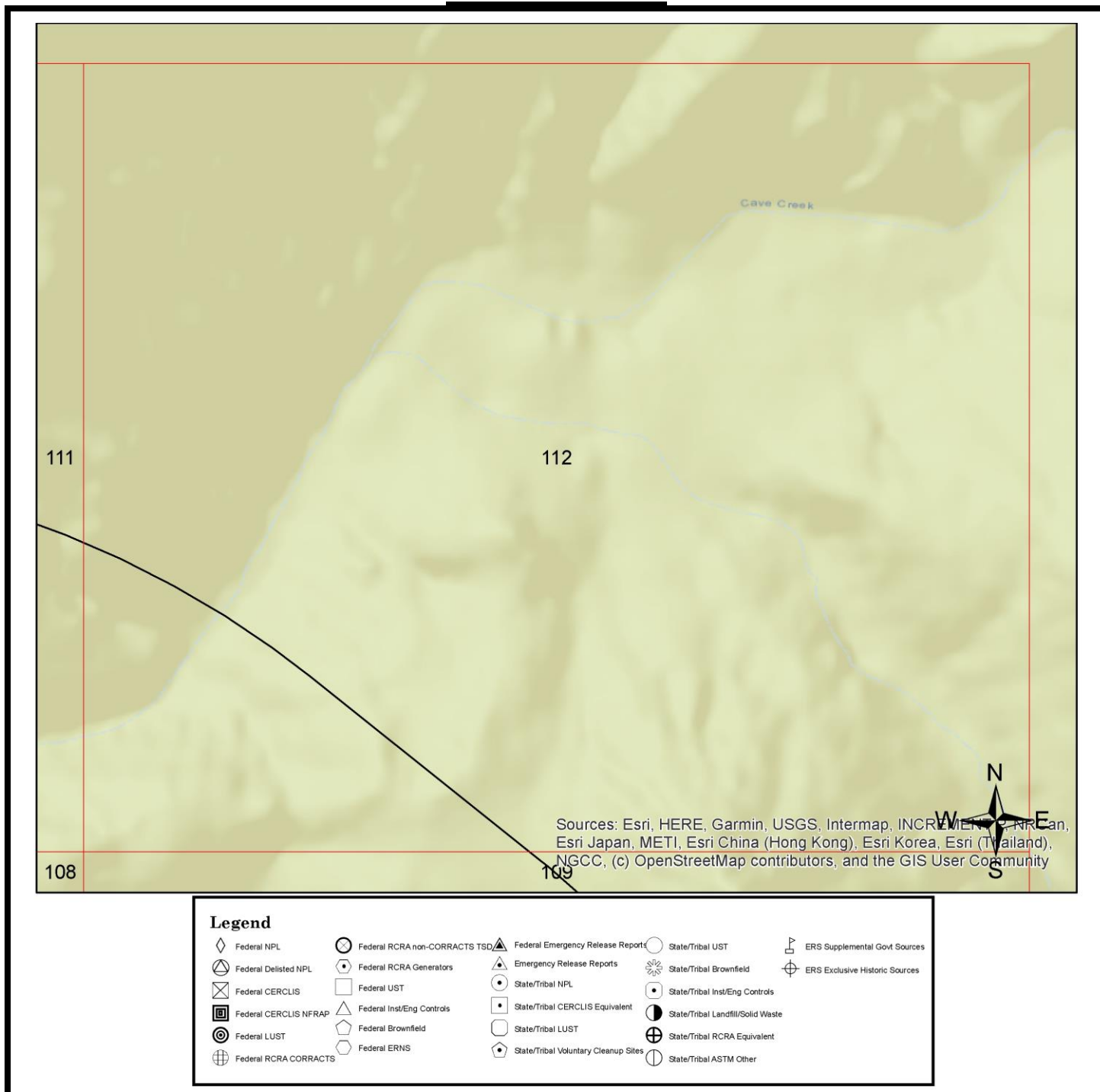
## GRID MAP 111



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



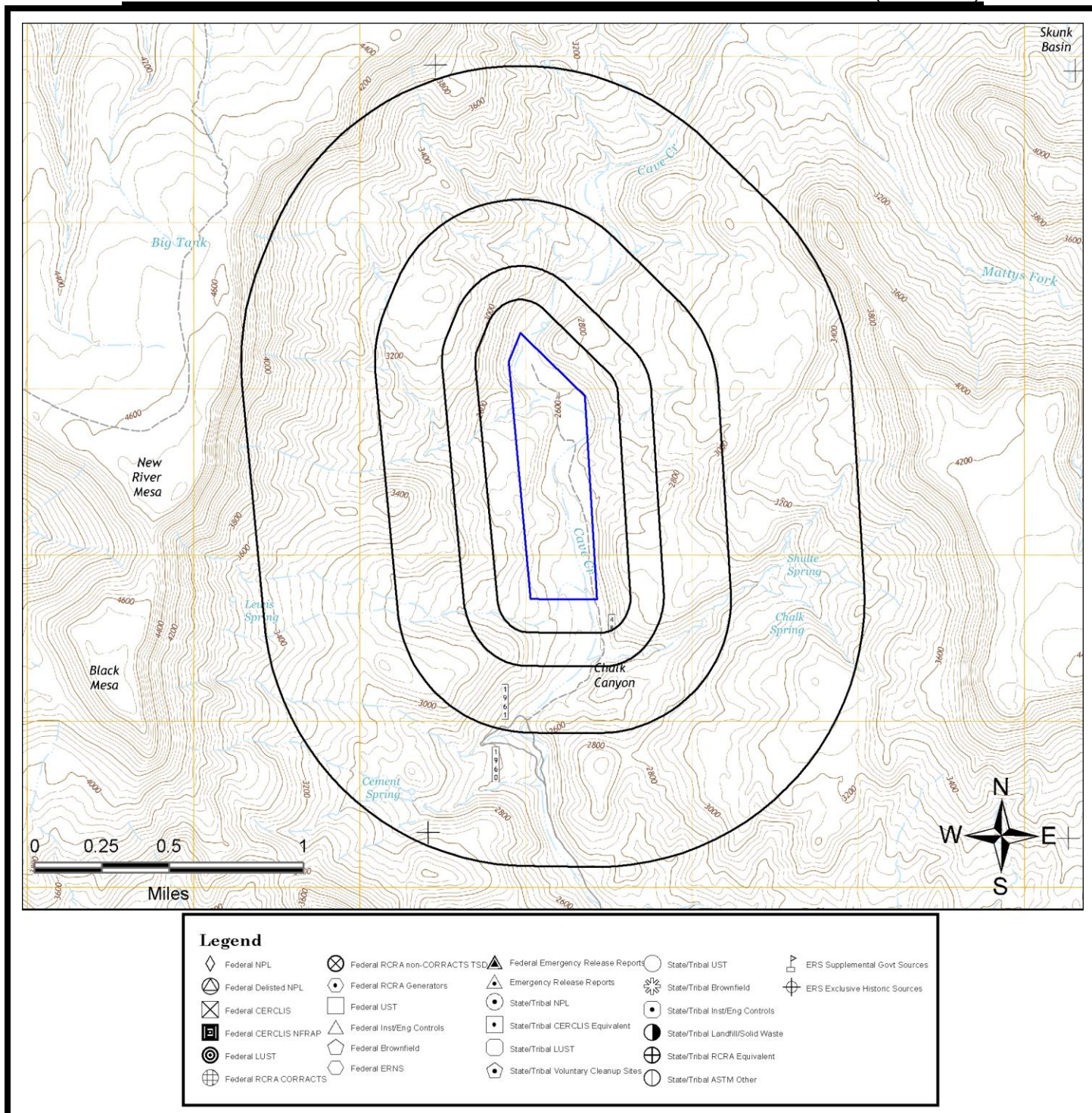
## GRID MAP 112



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



# 1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)

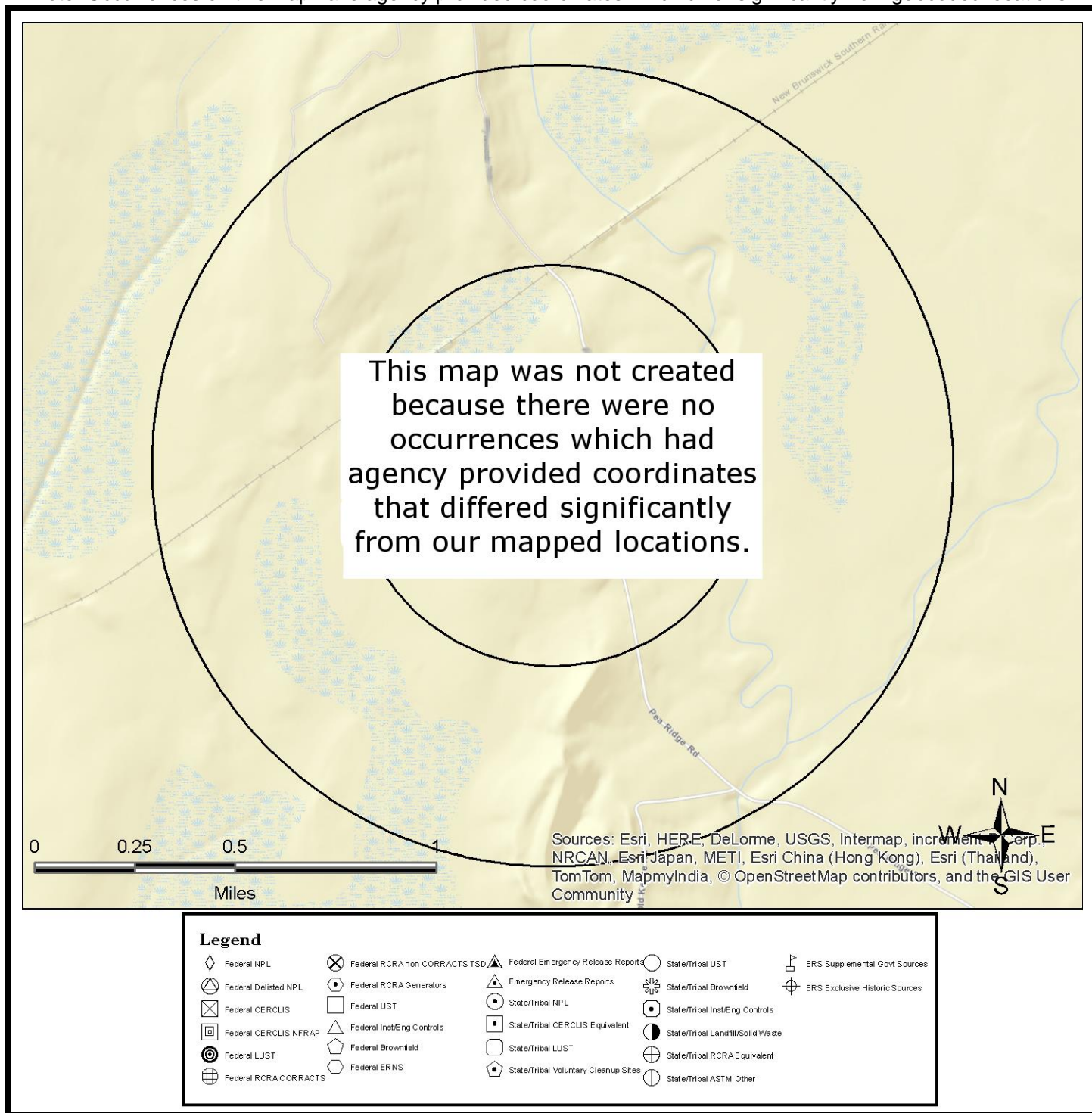


All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



## AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



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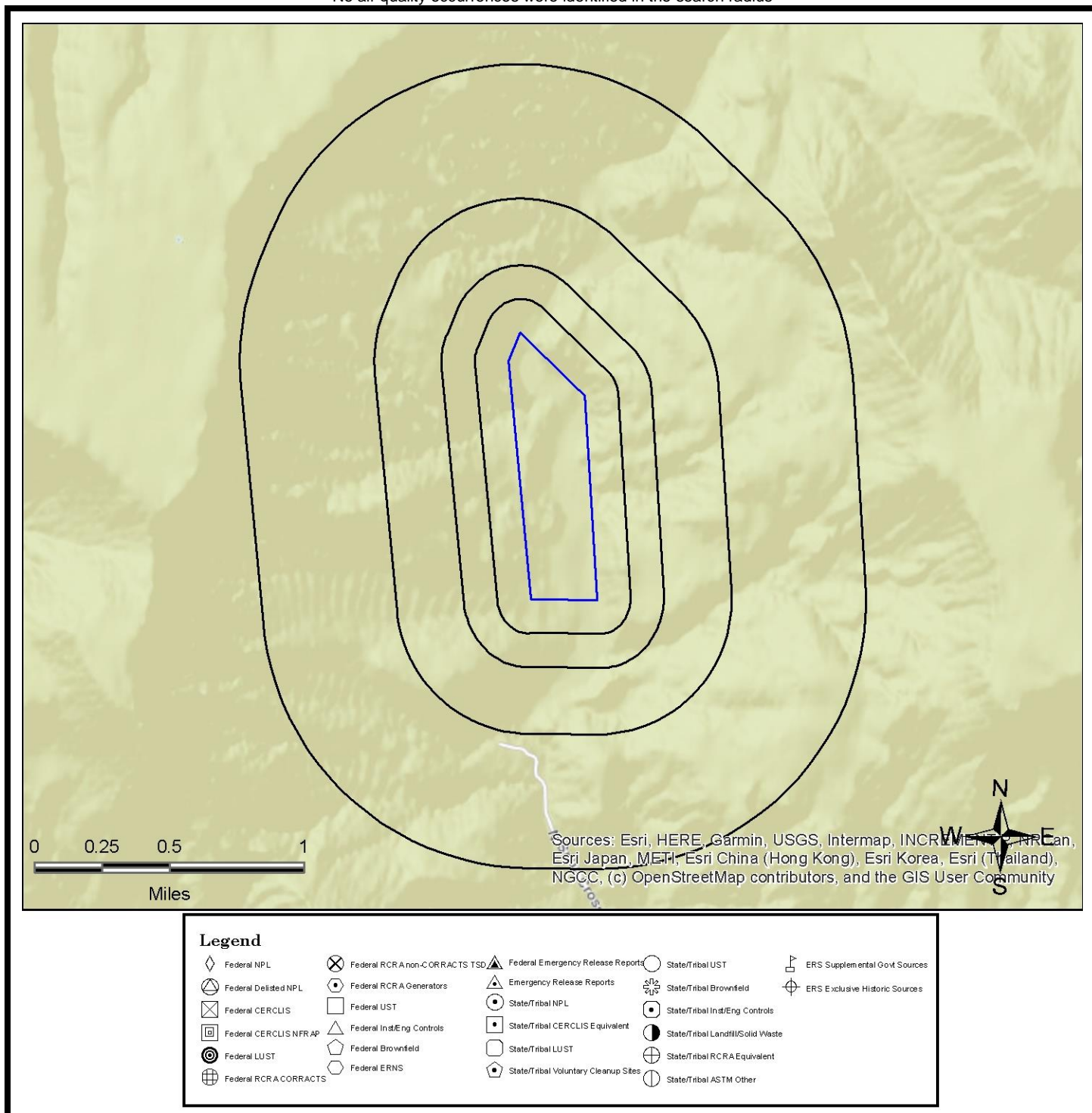
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## SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
N/A	No occurrences were identified where the agency provided coordinates that differed significantly from our mapped locations.				

## MAPPED AIR PERMITS WITH POTENTIAL DISPERSION (MAP6)

Note: Occurrences on this map are reported in Air Quality databases. Potential air plumes are drawn in the direction of the prevailing wind.  
No air quality occurrences were identified in the search radius



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency/source. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Potential air dispersion plumes are depicted to graphically show the direction contaminants may travel based on prevailing wind data and provide a visual screening tool only. Actual direction will vary especially by season. Depending on the actual contaminate, amount released, and other variables, the distance from the source the contaminate may travel can and will vary. Interpretation and review of all the actual relevant data by an environmental professional is recommended before making any decisions, conclusions or otherwise based on the map depictions, air data, and potential air dispersion plumes.

This "MAPPED AIR PERMITS WITH POTENTIAL DISPERSION (MAP 6)" is fully protected against reproduction in any way, shape or form by ERS Environmental Record Search. ALL applicable laws, copyrights, pending copyrights, trademarks, and any and all applicable Federal and State laws apply at all times. These protections include the concept, procedures, processes, layout, vision, color scheme, mapping layout, legends, data, any and all verbiage, and the entire concept.

## LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
N/A				
SITE NAME			MAPS	ID
ADDRESS			CITY	ZIP
DETAILS				
No listed sites were found.				

## RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Abandoned-Mines-AZ	Abandoned Mines	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Air-AZ	Arizona Air Permits	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Allfac-AZ	Arizona Permits	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
ASPL-AZ	Arizona Superfund Program List	State/Tribal CERCLIS Equivalent	<a href="#">Click Here</a>	None Found
AST2-AZ	Aboveground Storage Tanks	State/Tribal UST	<a href="#">Click Here</a>	None Found
AST-AZ	Storage Tank Facility Data, ASTs (aka Registered Aboveground Storage Tanks)	State/Tribal UST	<a href="#">Click Here</a>	None Found
BF-Closed-AZ	Brownfields Assistance Program Site List, Open Cases (aka Brownfields Tracking System)	State/Tribal Brownfield	<a href="#">Click Here</a>	None Found
BF-Open-AZ	Brownfields Assistance Program Site List, Closed Cases (aka Brownfields Tracking System)	State/Tribal Brownfield	<a href="#">Click Here</a>	None Found
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	<a href="#">Click Here</a>	None Found
BF-US	Brownfields Sites	Federal Brownfields	<a href="#">Click Here</a>	None Found
BioFuel-US	Bio Diesel Fuel	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Brownfields-AZ	Brownfield Site Boundaries	State/Tribal Brownfield	<a href="#">Click Here</a>	None Found
CDL-AZ	Clandestine Drug Labs	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
CDL-US	National Clandestine Drug Lab Register	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	<a href="#">Click Here</a>	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	<a href="#">Click Here</a>	None Found
Close-WQARF-AZ	Closed Water Quality Assurance Revolving Fund (WQARF) Sites.	State/Tribal NPL	<a href="#">Click Here</a>	None Found
Coal-Ash-AZ	Coal Ash Disposal Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Coal-Ash-Dams-US	Coal Ash Contaminated Sites and Hazard Dams	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Controls-AZ	Remediation and Declaration of Environmental Use Restriction (DEUR) (aka AUL, Environmental Use Restriction Sites)	State/Tribal Inst/Eng Controls	<a href="#">Click Here</a>	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	<a href="#">Click Here</a>	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	<a href="#">Click Here</a>	None Found
Dams-AZ	Arizona Dams	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	<a href="#">Click Here</a>	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	<a href="#">Click Here</a>	None Found
DOD-AZ	Department of Defense Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
DryCleaners-AZ	Dry Cleaner Facilities	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
DryWell-AZ	DryWells	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
EGRID-US	Emissions & Generation Resource Facilities	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
EpaNPL-AZ	Arizona National Priority List	State/Tribal NPL	<a href="#">Click Here</a>	None Found
EPA-Watch-List-US	Historical EPA Watch List	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	<a href="#">Click Here</a>	None Found
FA-HW-US	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
FA-UST-AZ	Financial Assurance for Underground Storage Tanks	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	<a href="#">Click Here</a>	None Found
FRS-US	Facility Registry Index (FINDS)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	<a href="#">Click Here</a>	None Found
FTTS-INSP-US	Historical FIFRA/TSCA Tracking System (FTTS) Inspections	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
FUDS-US	Formerly Used Defense Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
FUSRAP-US	Formerly Utilized Sites Remedial Action Program Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-ACIDS-AZ	Historical Cercla Information Data System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-AFS2-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-AFS-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Agriculture	Historical Ranches/Farms, Livestock/Agriculture	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Auto Dealers	Historical Auto and Truck Dealers	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Auto Repair	Historical Automotive Repair	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-AZ	Previously Listed Arizona Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-CERCLIS-NFRAP-US	Historical CERCLIS-NFRAP	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-CERCLIS-US	Historical CERCLIS Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Chemical Manufacturing	Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Chemical-Storage	Historical Chemical/Hazardous Use Storage	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Cleaners	Historical Laundry, Cleaners, and Dry Cleaning Services	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Convenience	Historical Convenience Store with Possible Gas	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Disposal-Recycle	Historical Hazardous Disposal/Recycle and Dumps/Waste	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-DryWells-AZ	Historical Dry Well Registration List	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	<a href="#">Click Here</a>	None Found
Hist-ERNS-US	Historical Emergency Response Notification System (ERNS)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-FIFRA-US	Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-FINDS-US	Historical Facility Index System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Food-Processors	Historical Food Processing Manufacturers	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Gun-Ranges	Historical Gun Ranges/Clubs	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-HML-AZ	Historical Hazardous Materials Logbook	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-LF-AZ	Historical Arizona Landfills	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-LUST-AZ	Historical LUST File Listing	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Machine Shop	Historical Machine Shops, Welding, Machine Repair	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Manufacturing	Historical Sources US: Manufacturing	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Metal Plating	Historical Metal Plating	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Mining	Historical Mining Operations	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
HIST-MLTS-US	Historical Material Licensing Tracking System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Mortuaries	Historical Crematories/Mortuaries	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-NPL-US	Historical National Priority List	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Oil-Gas	Historical Oil and Gas Well Related Facilities	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-OilGas-Refiners	Historical Oil/Gas Refiners/Manufacturers/Plants	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Other	Historical Environmental Facilities	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Paint-Stores	Historical Paint Stores	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Petroleum	Historical Petroleum Refining/Manufacturing/ Chemicals	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Post-Offices	Historical Post Offices	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Printers	Historical Printers and Publishers	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-RCRIS-US	Historical EPA's Resource Conservation and Recovery Act	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Rental	Historical Rental Equipment & Yards	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-RV-Dealers	Historical Trailer and Recreational Vehicle Dealers	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Salvage	Historical Vehicle Salvage Yards or Wreckers	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Service Stations	Historical Service Stations/Vehicle Fueling	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-SPILLS-AZ	Historical Arizona Spills Reported	Emergency Release Reports	<a href="#">Click Here</a>	None Found
Hist-SS-AZ	Historical Superfund Sites	State/Tribal CERCLIS Equivalent	<a href="#">Click Here</a>	None Found
Hist-Steel-Metals	Historical Steel Mills/Manufacturers/Foundries/Smelters	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Superfund-AZ	Historical Superfund and WQARF Priorities List	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Textile	Historical Textile Mills/Manufacturers	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Transportation	Historical Transportation Facilities	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-TRIS-US	Historical Toxic Release Inventory System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Trucking	Historical Trucking, Shipping, Delivery, and/or Storage	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-US	Historical Previously Listed Federal Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	<a href="#">Click Here</a>	None Found
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	<a href="#">Click Here</a>	None Found
Hist-UST-AZ	Historical UST Tank Listing	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Hist-Vehicle-Parts	Historical Vehicle Parts	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found
Hist-Vehicle-Washing	Historical Vehicle/Truck Washing Facilities	ERS Exclusive Historic Sources	<a href="#">Click Here</a>	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-WaterWells-US	Historical Public Community Water Supply/Well Head Protection Database	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	<a href="#">Click Here</a>	None Found
ICIS-Air-US	Integrated Compliance Information System for Air	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
ICIS-FEC-US	Integrated Compliance Information System for Federal Enforcement Data	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
ICIS-NPDES-US	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Lead-Smelter-2-US	Historical Lead Smelter Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Lead-US	Lead Smelter Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
LF-FedState-AZ	Federal Owned Landfills, Pima County	State/Tribal Solid Waste	<a href="#">Click Here</a>	None Found
LF-Pima-AZ	Pima County and City of Tucson Landfills	State/Tribal Solid Waste	<a href="#">Click Here</a>	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	<a href="#">Click Here</a>	None Found
LMOP-US	Landfill Methane Outreach Program	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
LUST-Closed-AZ	Leaking Underground Storage Tank (LUST) Database, Closed Cases	State/Tribal LUST	<a href="#">Click Here</a>	None Found
LUST-Open-AZ	Leaking Underground Storage Tank (LUST) Database, Open Cases	State/Tribal LUST	<a href="#">Click Here</a>	None Found
LUST-Suspected-AZ	Leaking Underground Storage Tanks, Suspected Cases	State/Tribal LUST	<a href="#">Click Here</a>	None Found
Military-Bases-US	Military Base Boundaries	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Mines-AZ	Arizona Mines	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
MINES-US	Mines Master Index File	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
MLTS-US	Material Licensing Tracking System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
MRDS-US	Mineral Resources Data System (MRDS)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
NPDES-AZ	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
NPL-R9-US	NPL Region 9 Site Boundaries	Federal NPL	<a href="#">Click Here</a>	None Found
NPL-US	National Priorities List	Federal NPL	<a href="#">Click Here</a>	None Found
OGW-AZ	Arizona Oil and Gas Wells	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Oil-Centers-AZ	Used Oil Collection Centers	State/Tribal ASTM Other Med	<a href="#">Click Here</a>	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	<a href="#">Click Here</a>	None Found
PCB-US	PCB Transformers	Federal ASTM Other	<a href="#">Click Here</a>	None Found
PCS-US	Historical Permit Compliance System for Clean Water Act	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	<a href="#">Click Here</a>	None Found
RADINFO-US	Radiation Information Database	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	<a href="#">Click Here</a>	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	<a href="#">Click Here</a>	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	<a href="#">Click Here</a>	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	<a href="#">Click Here</a>	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	<a href="#">Click Here</a>	None Found
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	<a href="#">Click Here</a>	None Found
RemOther-Closed-AZ	Remediation and Declaration of Environmental Use Restriction (DEUR) Search, Other Remediation Sites, Closed Cases	State/Tribal ASTM Other Low	<a href="#">Click Here</a>	None Found
RemOther-Open-AZ	Remediation and Declaration of Environmental Use Restriction (DEUR) Search, Other Remediation Sites, Open Cases	State/Tribal ASTM Other High	<a href="#">Click Here</a>	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
RFG-Lab-US	Reformulated Gasoline (RFG)	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
RMP-US	Risk Management Plans	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
ROD-US	Records of Decision	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	<a href="#">Click Here</a>	None Found
SDWIS-US	Safe Drinking Water Information System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
SSTS-US	Section 7 Tracking System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
SWF-AZ	Active Municipal Solid Waste Landfills (aka Directory of Solid Waste Facilities)	State/Tribal Landfill/Solid Waste	<a href="#">Click Here</a>	None Found
SWF-Closed-AZ	Closed Solid Waste Facilities	State/Tribal Landfill/Solid Waste	<a href="#">Click Here</a>	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	<a href="#">Click Here</a>	None Found
SWT-AZ	Special Waste Transporter List	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Transfer-AZ	Arizona Solid Waste Transfer Stations	State/Tribal Landfill/Solid Waste	<a href="#">Click Here</a>	None Found
Tribal-Air-US	Tribal Air Permitted Facilities	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Tribal-LUST-Closed-Reg9	Tribal Leaking Underground Storage Tanks, Region 9 (aka Indian Lust)	Federal LUST	<a href="#">Click Here</a>	None Found
Tribal-LUST-Open-Reg9	Tribal Leaking Underground Storage Tanks , Region 9 (aka Indian Lust)	Federal LUST	<a href="#">Click Here</a>	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	<a href="#">Click Here</a>	None Found
Tribal-UST-Reg9	Tribal Underground Storage Tanks (aka Tribal UST)	Federal UST	<a href="#">Click Here</a>	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	<a href="#">Click Here</a>	None Found
TRIS2000-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
TRIS2010-US	Toxics Release Inventory System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
TRIS80-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
TRIS90-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found



ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
TSCA-US	Toxics Substance Control Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
UIC-AZ	Underground Injection Control Wells	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
UMTRA-US	Historical Uranium Mill Tailings Remedial Action Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
USGS-Waterwells-US	Ground Water Site Inventory	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
UST-AZ	Storage Tank Facility Data, USTs (aka Underground Storage Tank Listing)	State/Tribal UST	<a href="#">Click Here</a>	None Found
Vapor-Intrusions-US	Vapor Intrusion Database	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
VCP-Closed-AZ	Voluntary Remediation Program Sites, Closed Cases	State/Tribal Voluntary Cleanup Sites	<a href="#">Click Here</a>	None Found
VCP-Open-AZ	Voluntary Remediation Program Sites, Open Cases	State/Tribal Voluntary Cleanup Sites	<a href="#">Click Here</a>	None Found
VCP-Other-AZ	Voluntary Remediation Program Sites	State/Tribal Voluntary Cleanup Sites	<a href="#">Click Here</a>	None Found
Waste-tire-AZ	Waste Tire Sites	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
Wells-AZ	Arizona Wells	ERS Supplemental Govt Sources	<a href="#">Click Here</a>	None Found
WQARF-AZ	Water Quality Assurance Revolving Fund (WQARF) Sites	State/Tribal NPL	<a href="#">Click Here</a>	None Found

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## **UN-MAPPABLE OCCURRENCES**

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

ID	Facility Name	Address	Database	Status
No "un-mapped" sites requested.				

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The data presented in this report should only be interpreted by an experienced environmental professional, as per EPA definition, that completely understands the potential inaccuracy of the data derived from others, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence or listing. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented unless one of ERS's Environmental Professionals has interpreted the data and/or report.

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## **APPENDIX F**

### **Historical Topographic Maps**

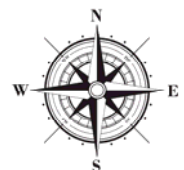




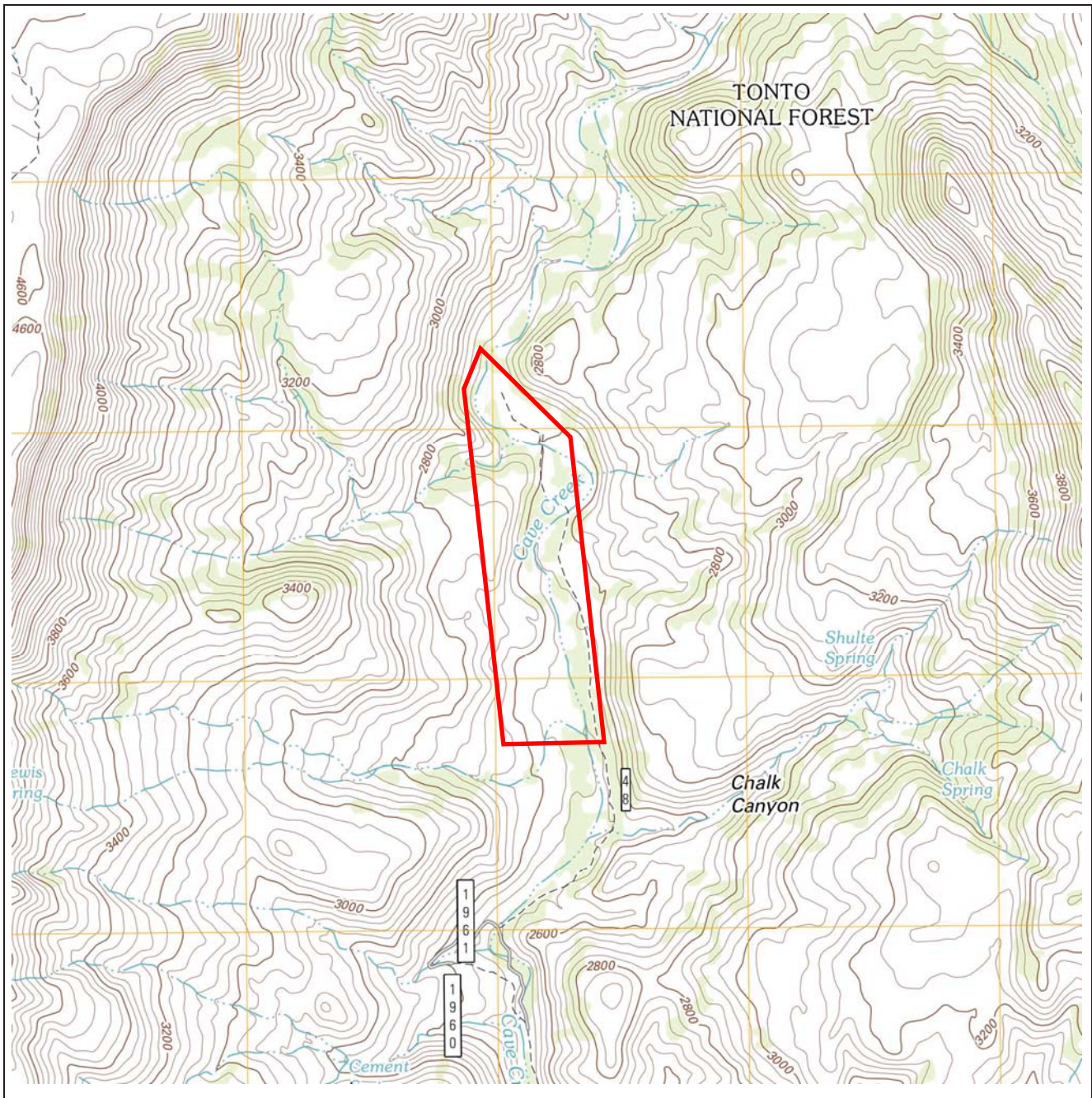
## Historical Topographic Map

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

Date:	2014
Quad:	New River Mesa
Series:	7.5
Original Scale:	1:24,000
Contour Intervals:	40 Feet



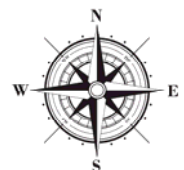




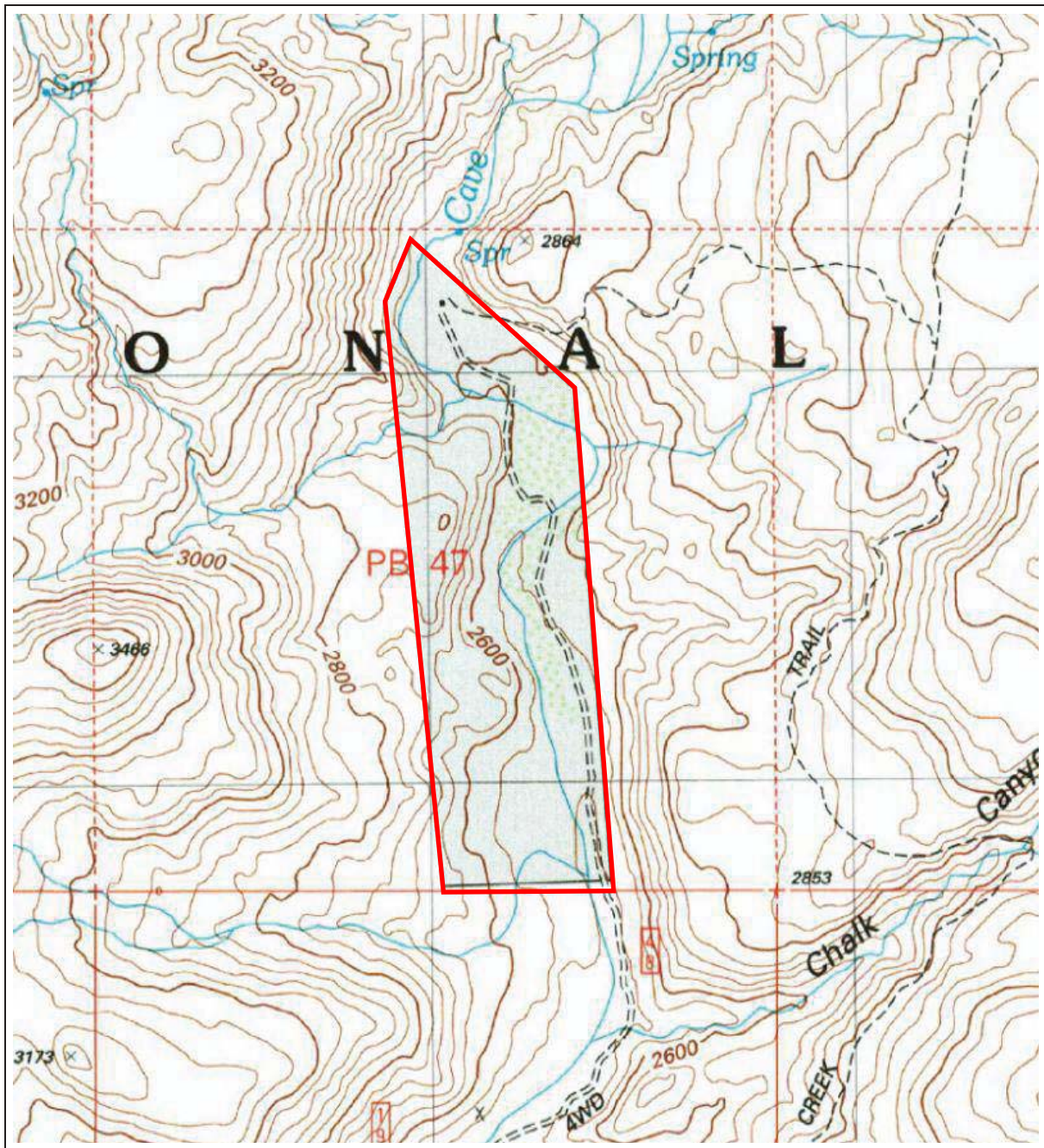
## Historical Topographic Map

**Site:**  
**Forest Road 48 and Trail 4**  
**Cave Creek, AZ**

Date:	2011
Quad:	New River Mesa
Series:	7.5
Original Scale:	1:24,000
Contour Intervals:	40 Feet



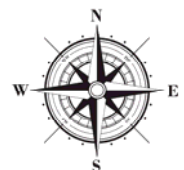




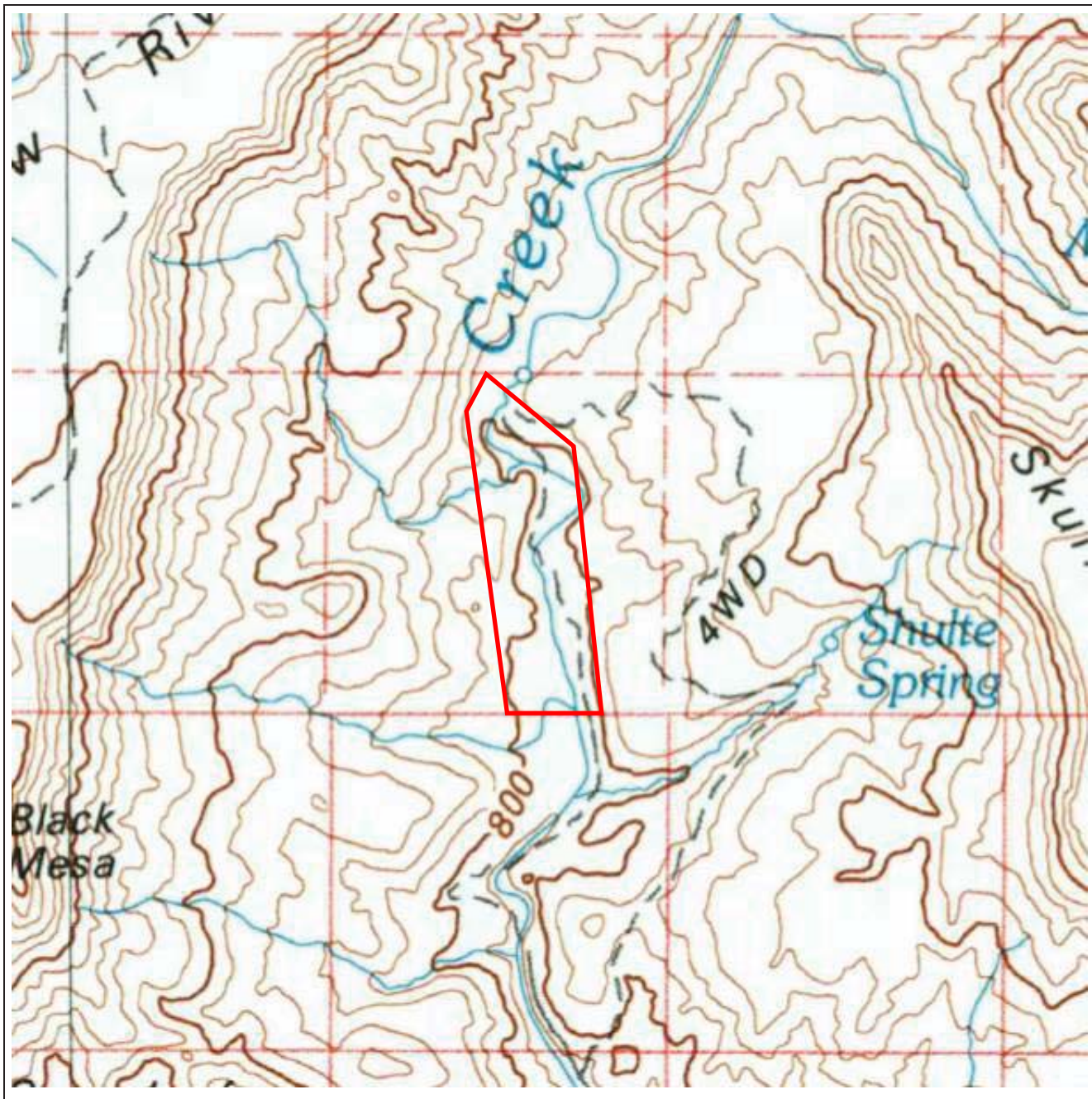
## Historical Topographic Map

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

Date:	2006
Quad:	New River Mesa
Series:	7.5
Original Scale:	1:24,000
Contour Intervals:	40 Feet



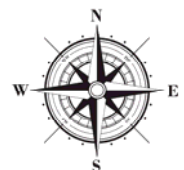




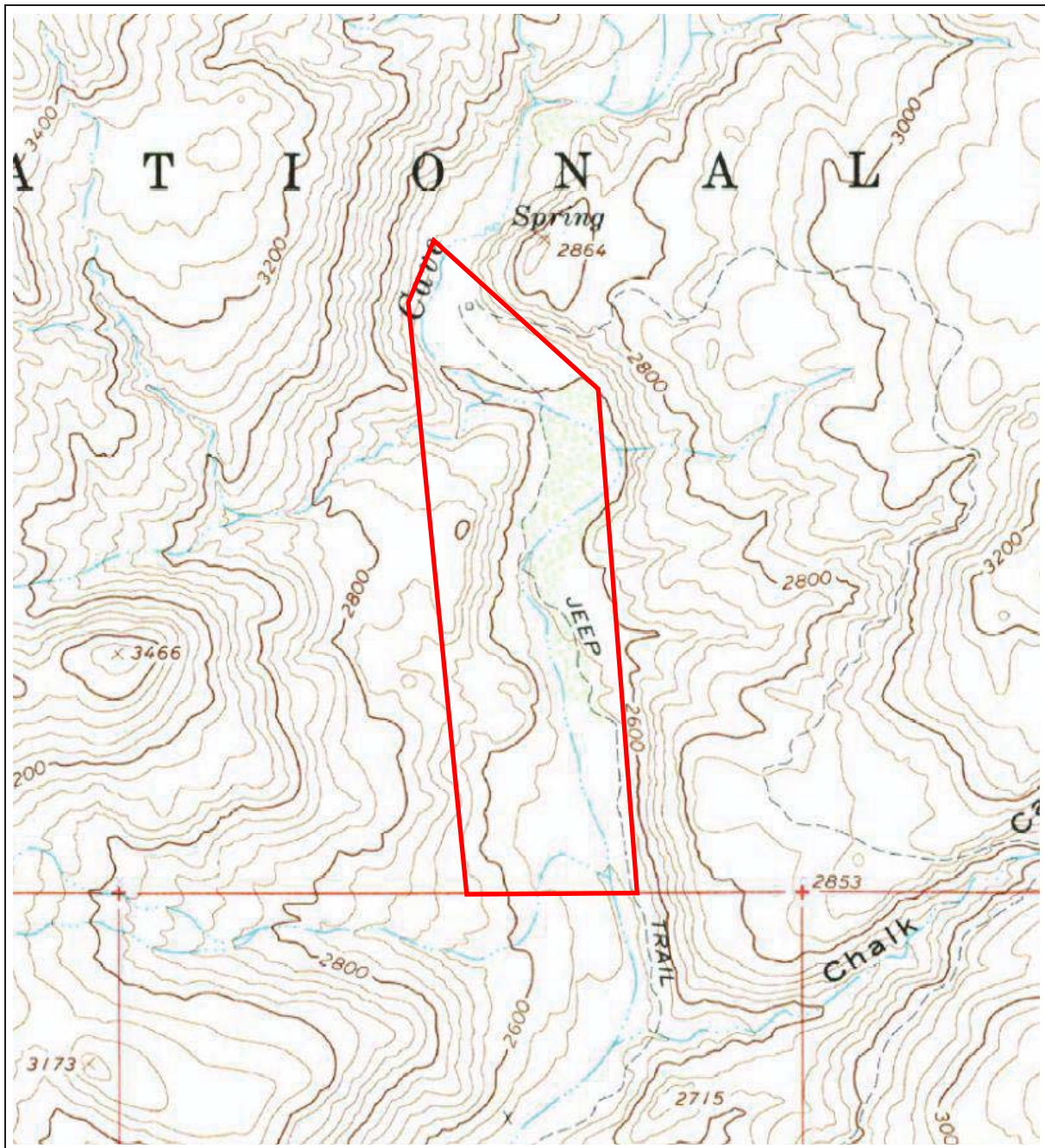
## Historical Topographic Map

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

Date:	1994
Quad:	Theodore Roosevelt Lake
Series:	30x60
Original Scale:	1:100,000
Contour Intervals:	40 Meters



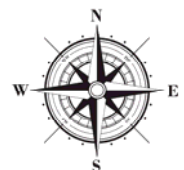




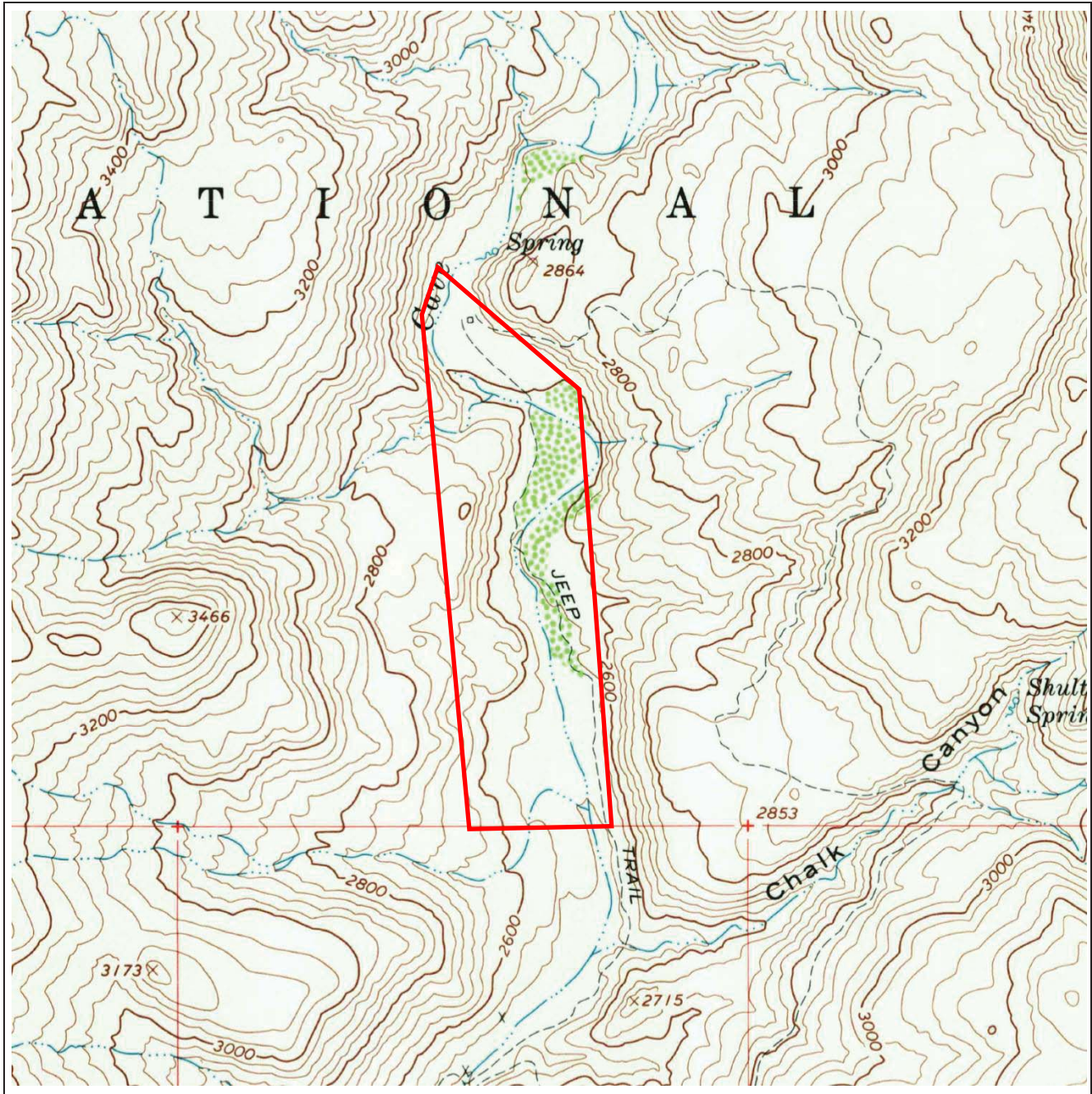
## Historical Topographic Map

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

Date:	1987
Quad:	New River Mesa
Series:	7.5
Original Scale:	1:24,000
Contour Intervals:	40 Feet



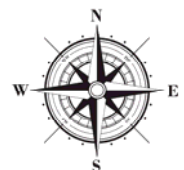




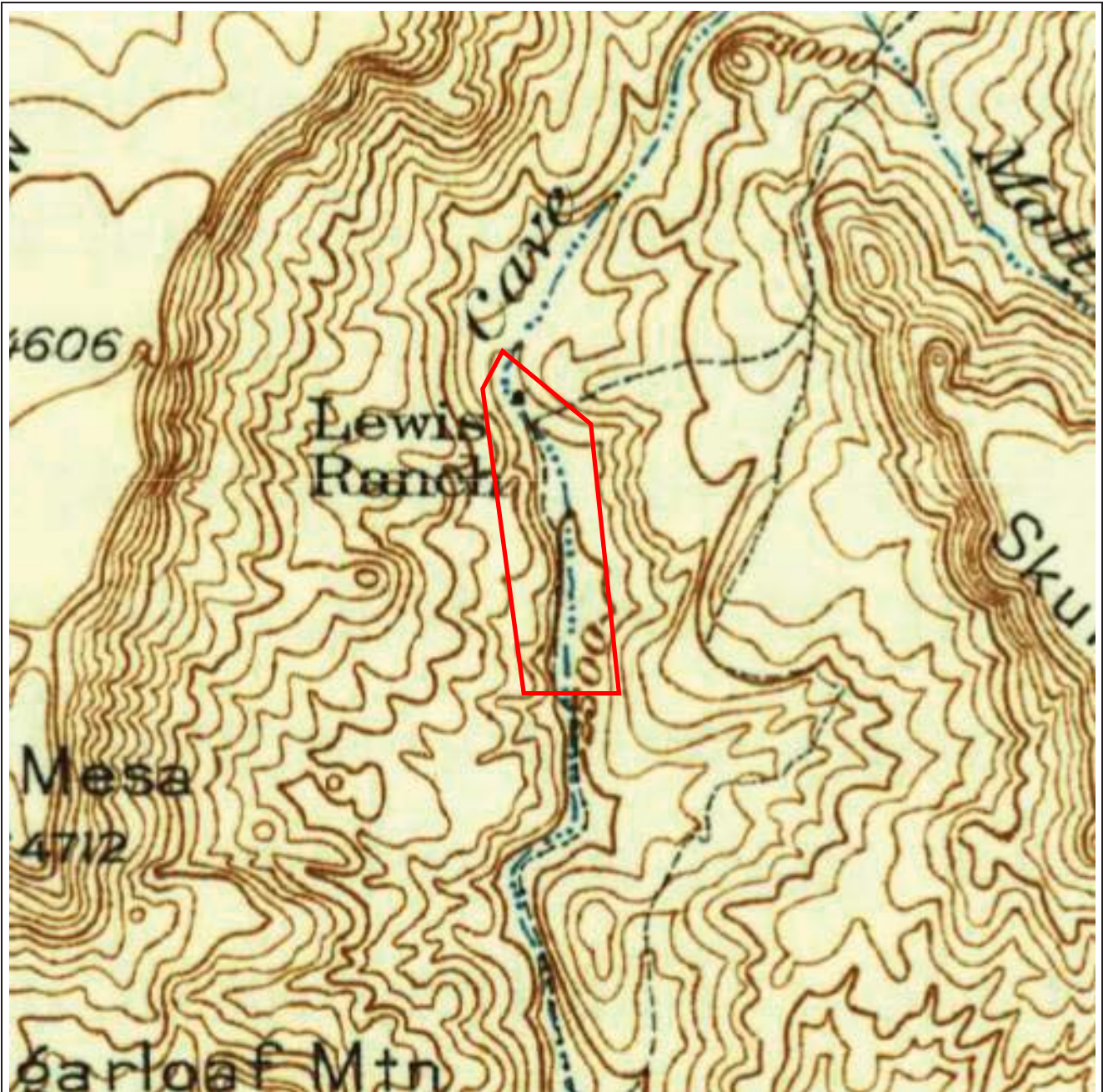
## Historical Topographic Map

**Site:**  
**Forest Road 48 and Trail 4**  
**Cave Creek, AZ**

Date:	1964
Quad:	New River Mesa
Series:	7.5
Original Scale:	1:24,000
Contour Intervals:	40 Feet



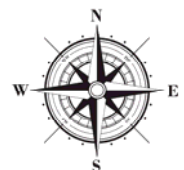




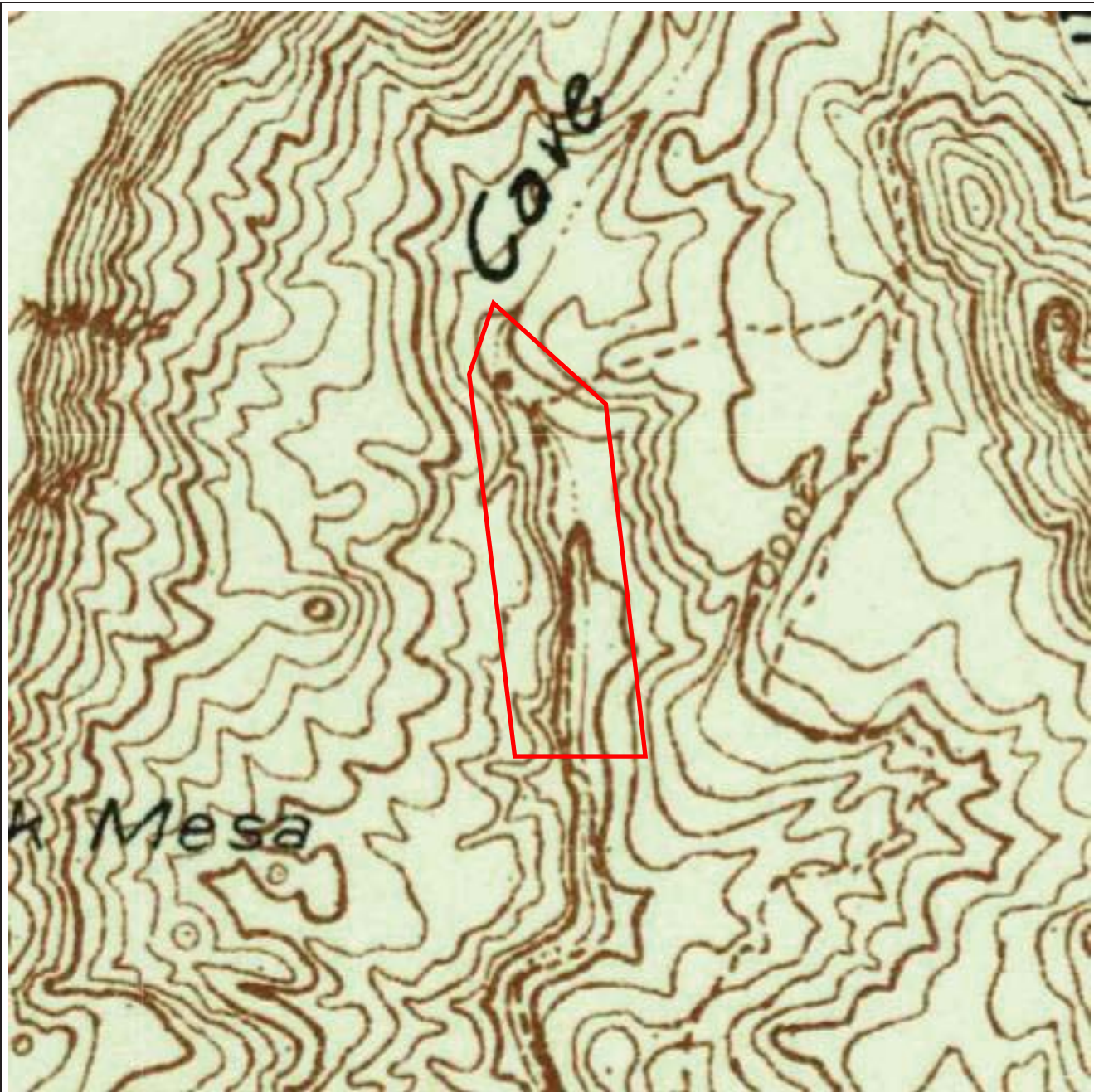
### Historical Topographic Map

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

Date:	1939
Quad:	Cave Creek
Series:	30
Original Scale:	1:125,000
Contour Intervals:	100 Feet



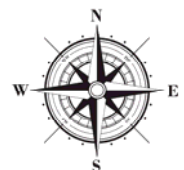




### Historical Topographic Map

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

Date:	1930
Quad:	Cave Creek
Series:	30
Original Scale:	1:96,000
Contour Intervals:	100 Feet





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## **APPENDIX G**

### **Historical Aerial Photographs**



### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

2016





### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

2013







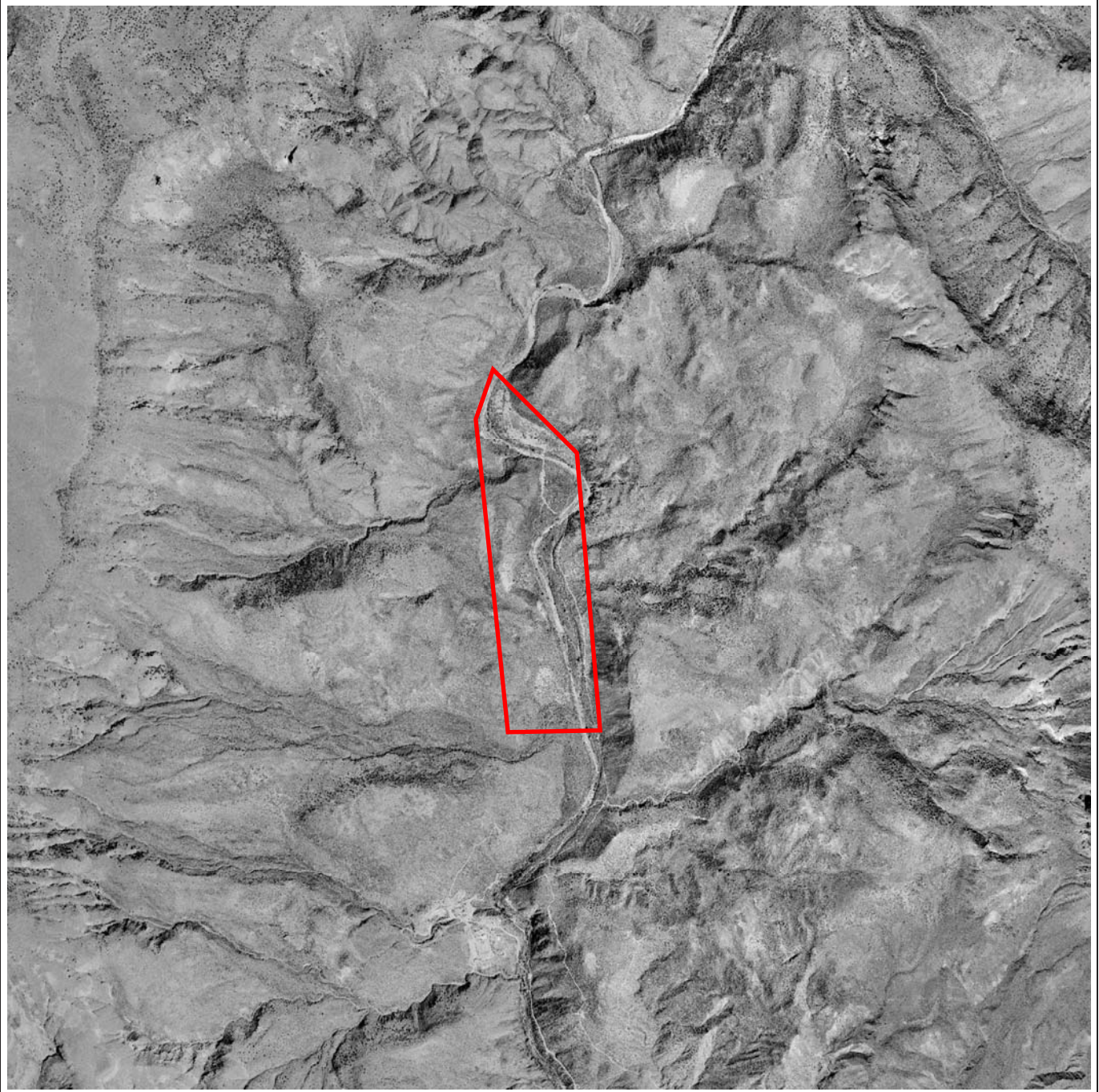
### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

2009







### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

2003







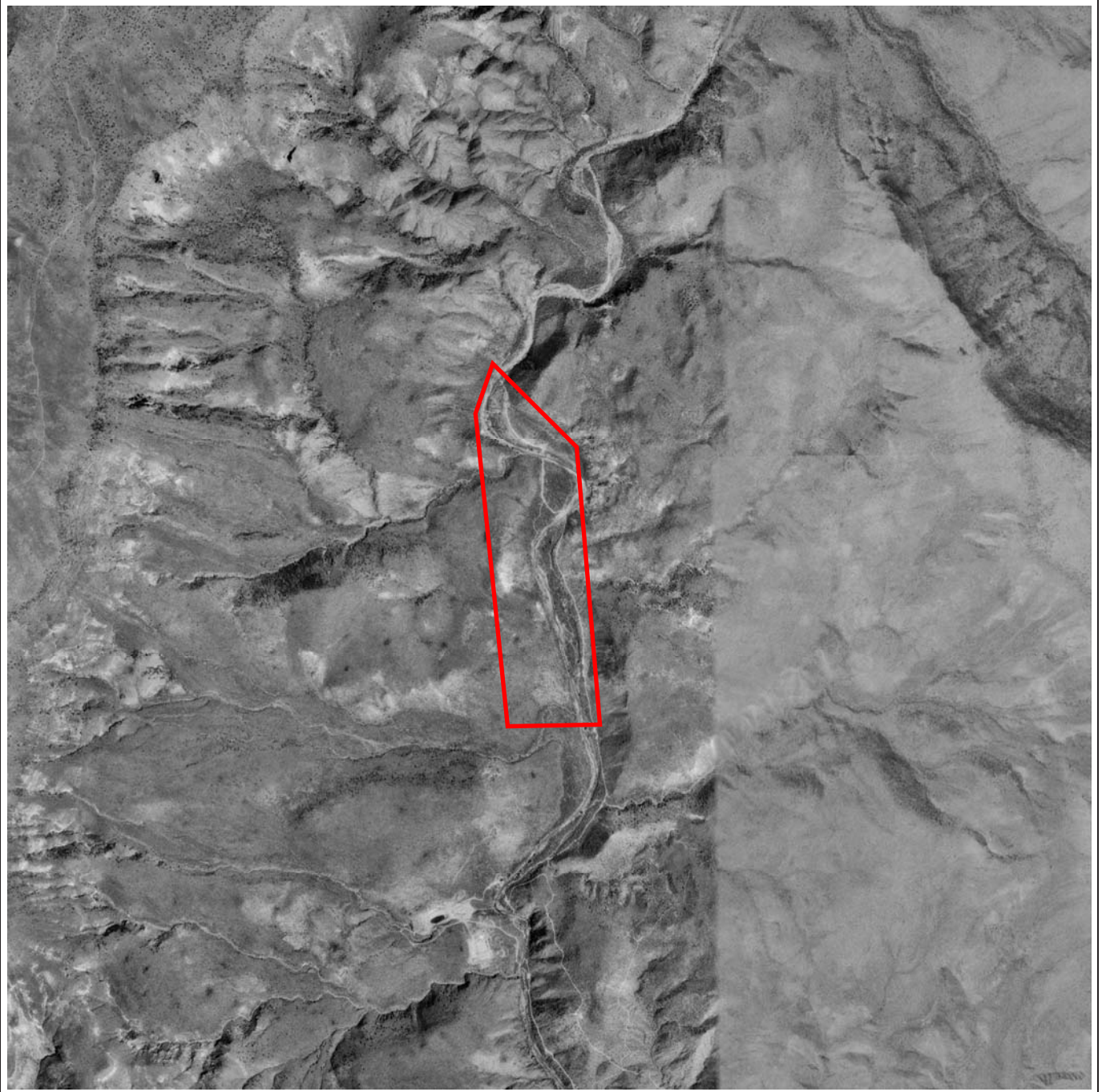
### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1997





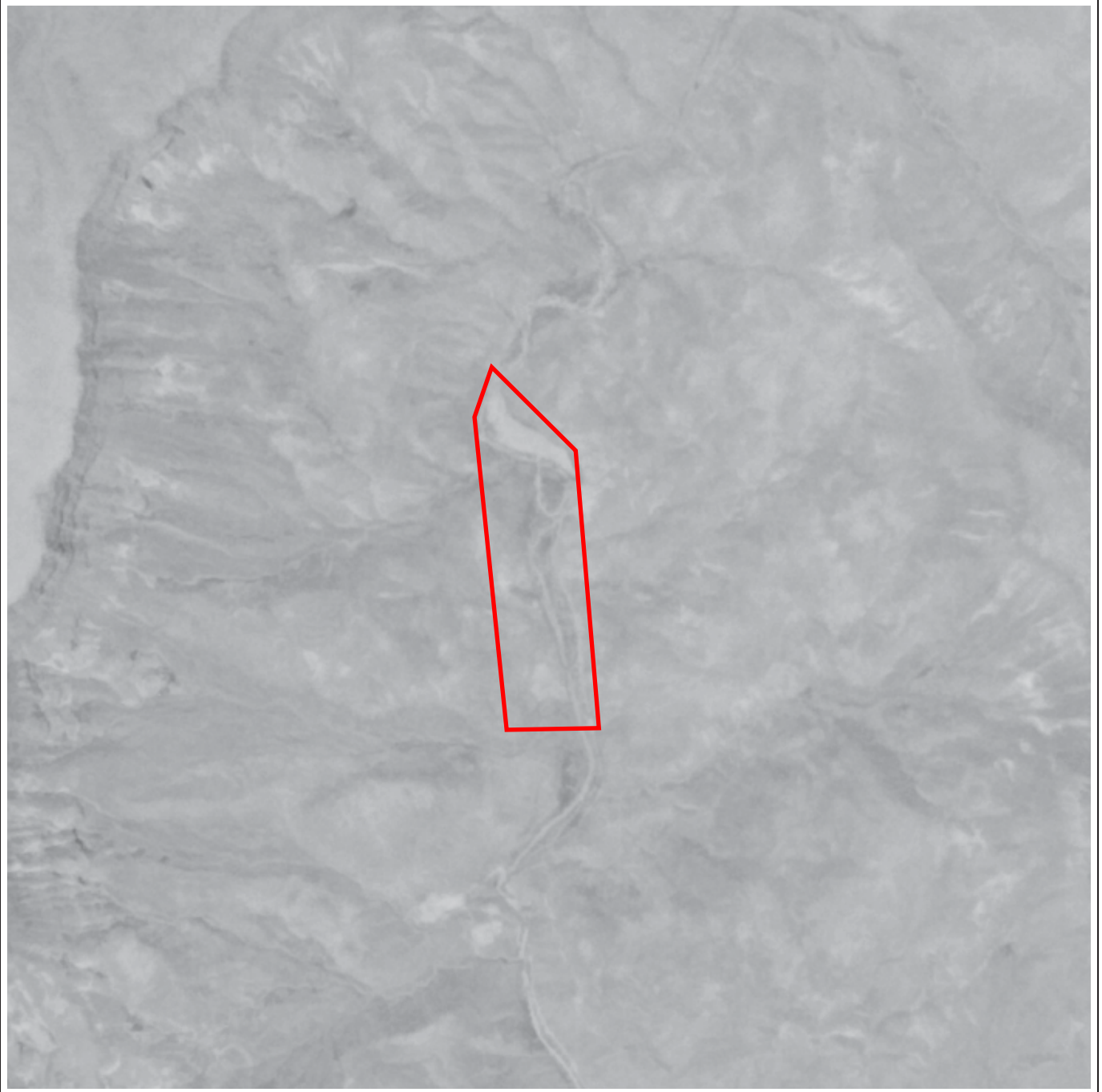


### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1992





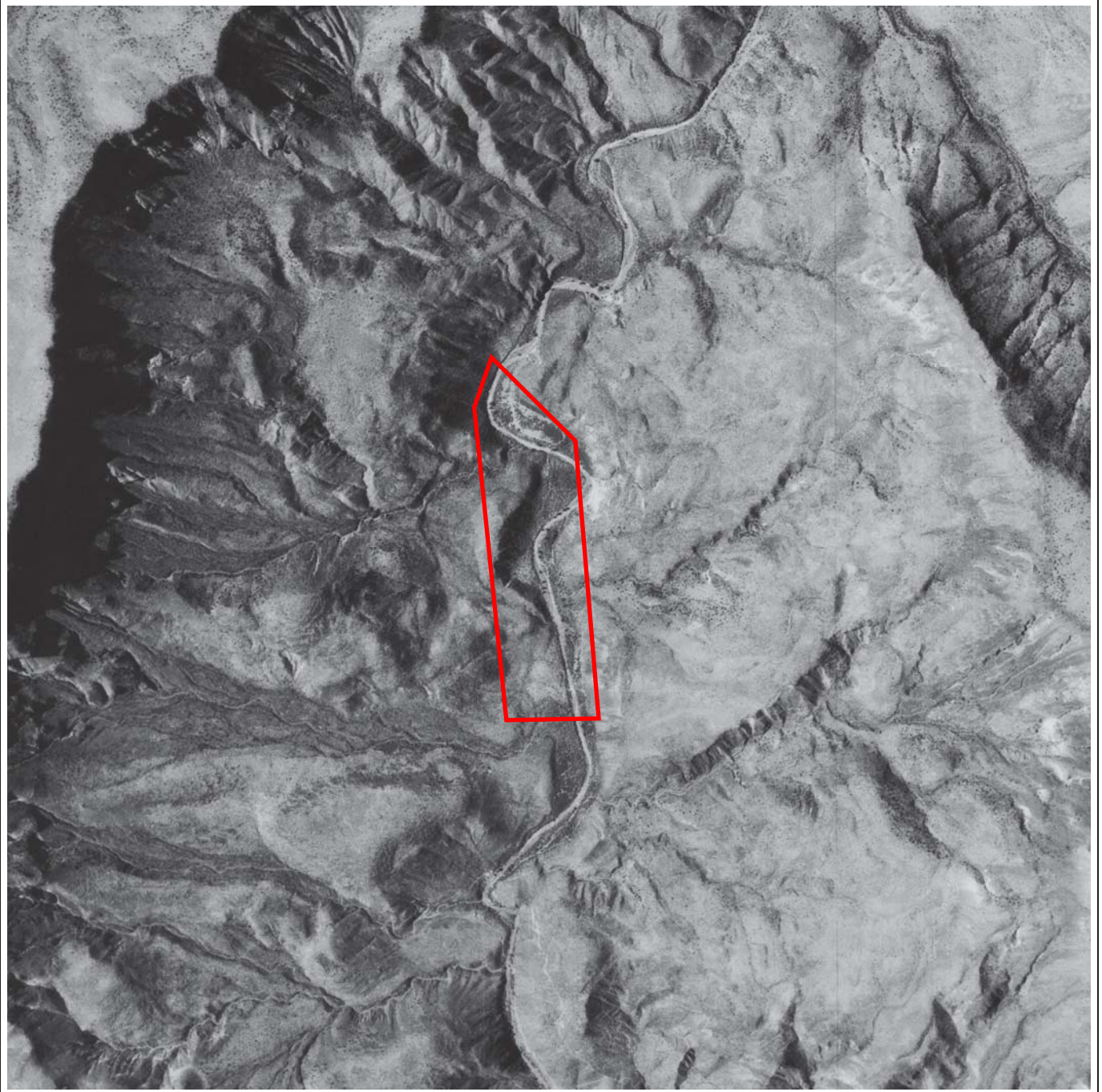
### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1981







### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1971





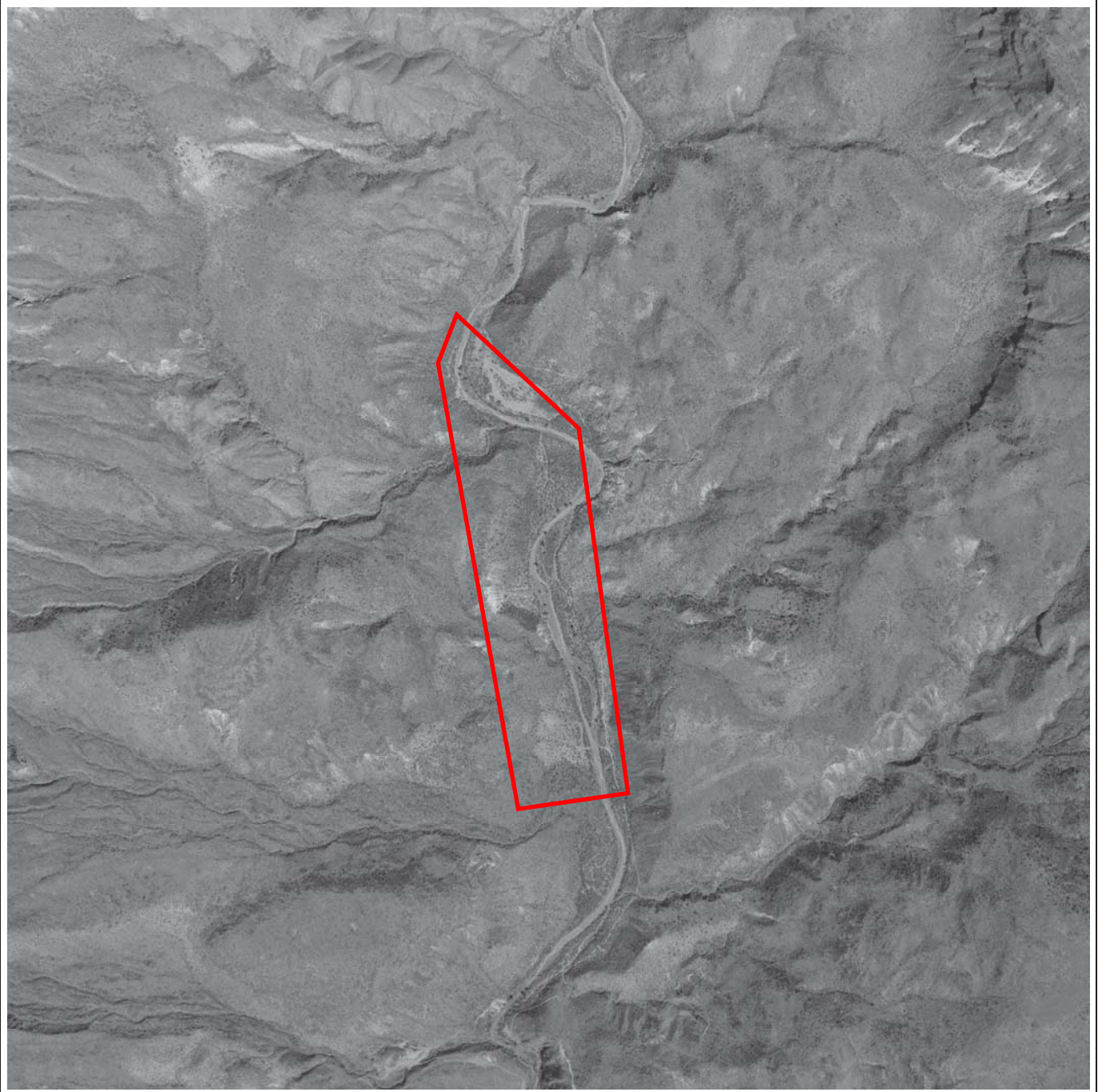
### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1965





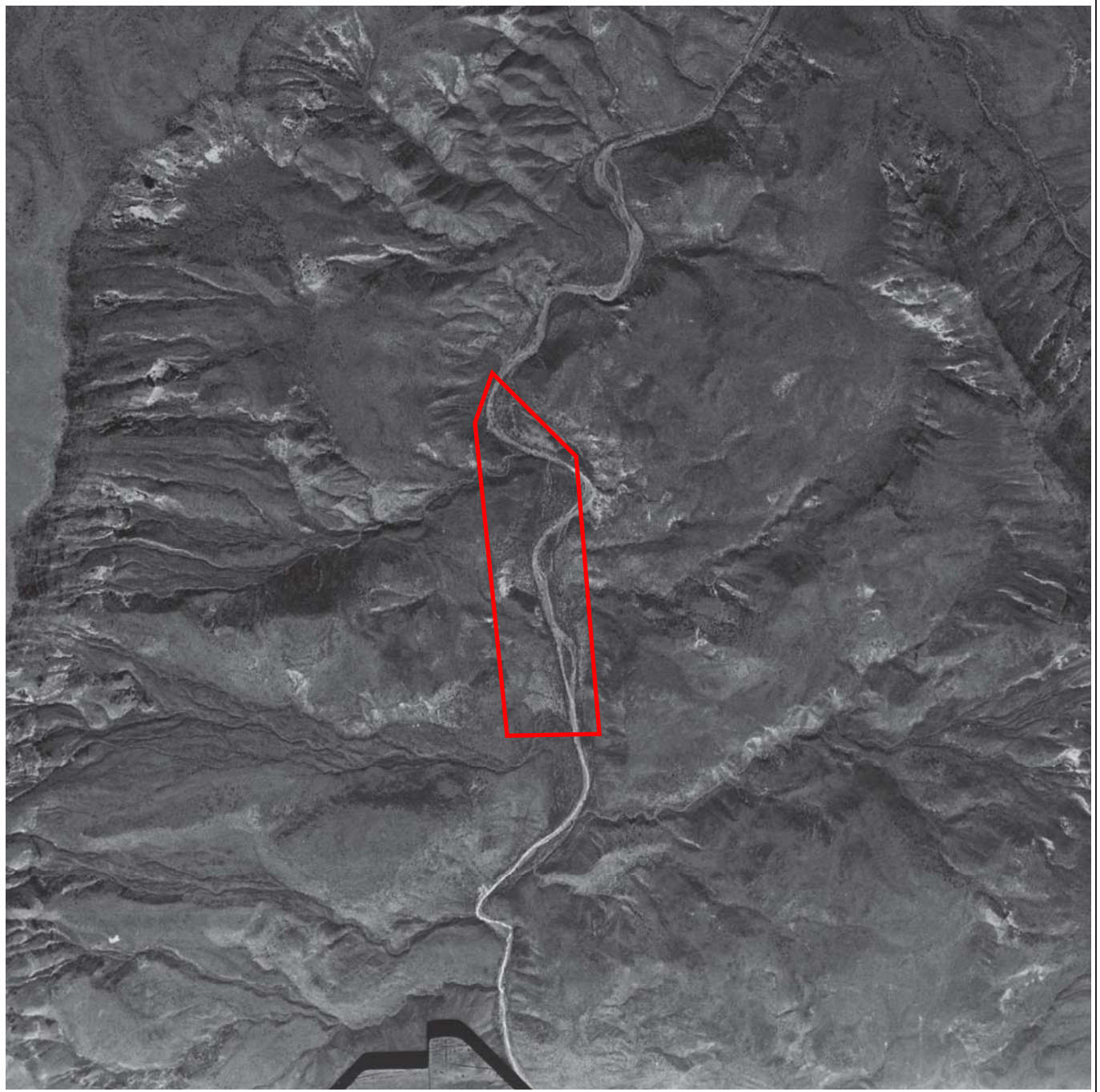


### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1962





### Historical Aerial Photo

Site:  
Forest Road 48 and Trail 4  
Cave Creek, AZ

1953





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## **APPENDIX H**

**Maricopa  
County Assessor  
Property Detail  
Records**

## 219-09-001 Land Parcel

This is a land parcel and the current owner is RESOLUTION COPPER MINING LLC. Its current year full cash value is \$959,800.

---

### Property Information

MCR #

Description: EMBRACING PT OF APPROX SEC 21 BEG AT COR 1 FR WH US LOCAT  
MON 317 HES BRS S 59D57'E 10.58 CHS S 46D12'E 26.94 CHS TO COR 2 S  
4D3' E 61 CHS TO COR 3 W 19.84 CHS TO COR 4 N 5D51'W 71.34 CHS TO  
COR 5 N 21D 46'E 9.22 CHS TO COR 1 POB CONT 149.30 AC

Lat/Long

Lot Size 6,503,508 sq ft.

Zoning RU-43

Lot #

High School District NO HIGH SCHOOL

Elementary School  
District NO SCHOOL DISTRICT

Local Jurisdiction NO CITY/TOWN

S/T/R 28 7N 4E

Market  
Area/Neighborhood 07/009

Subdivision (0  
Parcels)

---

### Owner Information

**RESOLUTION COPPER MINING LLC**

Mailing Address 8825 N 23RD AVE STE 100, PHOENIX, AZ 85021

Deed Number [200302414](#)

Last Deed Date 04/08/2020

Sale Date n/a

Sale Price n/a

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## Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

**The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)**

Tax Year	2021	2020	2019	2018	2017
Full Cash Value	\$959,800	\$799,300	\$869,600	\$823,700	\$980,300
Limited Property Value	\$435,799	\$415,047	\$395,283	\$376,460	\$358,533
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$65,370	\$62,257	\$59,292	\$56,469	\$53,780
Property Use Code	0014	0014	0014	0014	0014
PU Description	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land
Tax Area Code	000000	000000	000000	000000	000000
Valuation Source	Notice	Notice	Notice	Notice	Notice

---

MARICOPA COUNTY  
OFFICIAL PARCEL MAP  
STATE OF ARIZONA

## SECTION 21 T07N R04E

MAP ID # 728 - 21 - 00 - 00

TOWNSHIP & RANGE GRID NUMBER	SECTION NUMBER	1/4 SECTION NUMBER	1/4 1/4 SECTION NUMBER
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[illegible]

## SECTION

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
29	28	27	26	25	
31	32	33	34	35	36

1/4 SECTION

02	01
03	04

1/4 SECTION

02	01
03	04

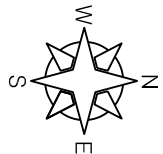
ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 219

MAP: 05

## SUBDIVISIONS

SCALE:  $\frac{1'' = 400'}{}$



219090

09-19-2008

## MARICOPA COUNTY ASSESSOR'S OFFICE

301 W. JEFFERSON ST.  
DULUTH, AZ 86002

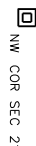
[www.maricopa.gov/assessor](http://www.maricopa.gov/assessor)

LEGEND:

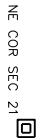
- Subdivision Boundary Line      X Indicates change in original boundary  
 • Subdivision Boundary Corner      Percent Boundary Line  
 --- Street Centerline      --- Percent Split Line  
 Street Centerline Marker      123-45-678A ParcelNumber  
 Section Corner Water      Z PercentBoundary Tenth
- REVISION INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

## Disclaimer - Indemnification

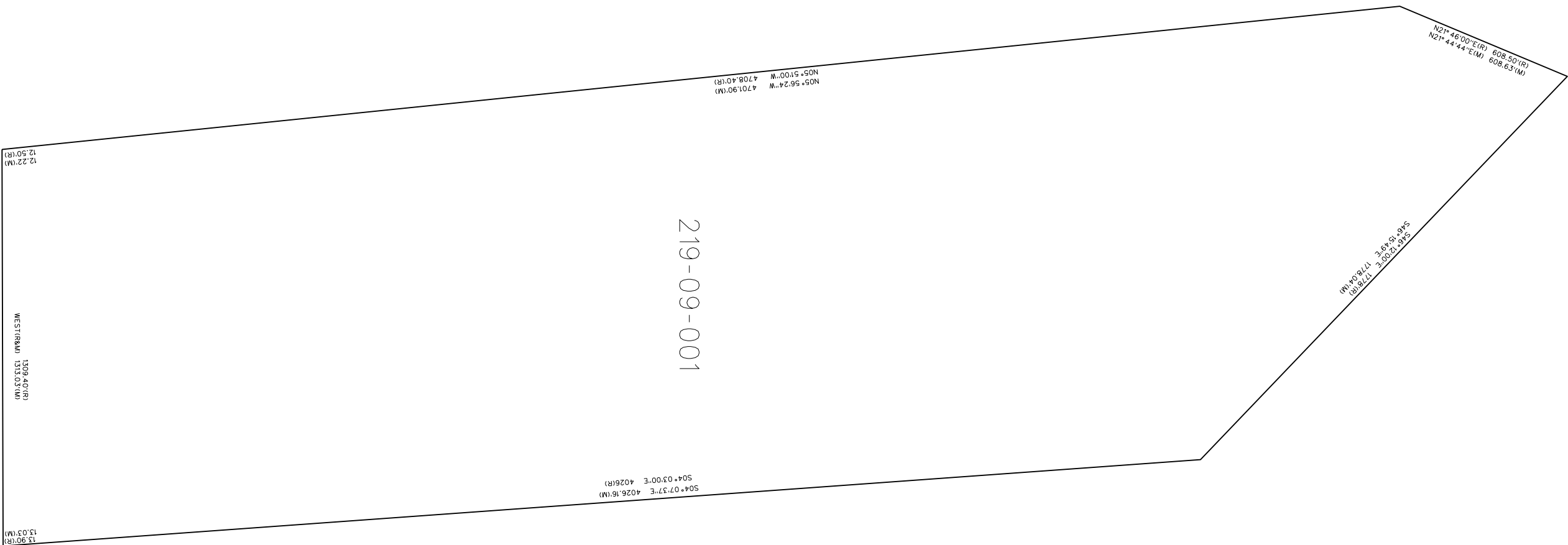
Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, inaccuracy, inaccuracy of any said data and information. The parcels on maps are for illustration purposes only and are not intended to be used as a survey product.



NW COR SEC 2



NE COR SEC 21



WEST (R&M) 1313.03'(M)

SE COR SEC 21  
NE COR SEC 28

MARICOPA COUNTY  
OFFICIAL PARCEL MAP  
STATE OF ARIZONA

## SECTION 28 T07N R04E

MAP ID # 728 - 28 - 00 - 00

TOWNSHIP & RANGE GRID NUMBER	SECTION NUMBER	1/4SECTION NUMBER	1/4SECTION NUMBER
10N 10E	1	1	1
10N 10E	2	2	2
10N 10E	3	3	3
10N 10E	4	4	4
10N 10E	5	5	5
10N 10E	6	6	6
10N 10E	7	7	7
10N 10E	8	8	8
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10N 10E	17	17	17
10N 10E	18	18	18
10N 10E	19	19	19
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10N 10E	22	22	22
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10N 10E	89	89	89
10N 10E	90	90	90
10N 10E	91	91	91
10N 10E	92	92	92

[illegible]

## SECTION

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

1/4 SECTION

02	01
03	04

N E

1/4 SECTION

02	01
03	04

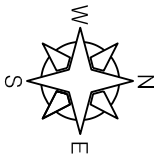
W E

S

ASSESSOR BOOKS & MAPS WITHIN THIS AREA

## SUBDIVISIONS

**SCALE:** 1" = 400'



2190901

09-02-2009

MARICOPA COUNTY ASSESSOR'S OFFICE  
301 W. JEFFERSON ST.  
PHOENIX, AZ 85003  
[www.maricopa.gov/assessor](http://www.maricopa.gov/assessor)

LEGEND:

- Subdivision Boundary Line      X Indicates change in original boundary  
 ● Subdivision Boundary Corner      ——— Parcel Boundary Line  
 ——— Street Centerline      ——— Parcel Split Line  
 0 Street Centerline Marker      123.45-67.8A ParcelNumber  
 Section Corner Marker      Z ParcelBoundary Tenth  
 REVISION INFORMATION IS LOCATED ON A SEPARATE DOCUMENT

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SW COR SEC 21  
NW COR SEC 28

219-09-001  
1309.40(R)  
WEST(R&M) 1313.03(M)

SE COR SEC 21  
NE COR SEC 28

UNASSESSED



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## **APPENDIX I**

### **Resumes**

**Education:**

- MBA, University of Arizona
- BS, Civil Engineering, University of Arizona

**Special Expertise:**

- Environmental Site Assessments
- Energy Efficiency Analysis
- Water System Modeling and Pipe Network Analysis
- Large Water System Master Planning
- Water Pumping Facility Design and Permitting
- Site Civil Engineering
- Well Design and Permitting
- Reservoir Design and Analysis
- Infrastructure Route Studies
- Potable/Reclaimed Water Main Extensions
- Water and Wastewater Treatment Design
- Reclaimed/Sewer System Planning
- Contract Preparation and Bidding Services
- Construction Administration
- Water System Training
- Loan and Grant Application Preparation

**Registration / Certification:**

- Arizona #22999, 1989
- California #44219, 1989
- Nevada #09281, 1991
- New Mexico #14546, 1999

**Professional Affiliations:**

- Board Member – Citizen’s Water Advisory Committee to the City of Tucson
- Finance Subcommittee Member – Citizen’s Water Advisory Committee to the City of Tucson

**Background:**



Mark Taylor is an engineering Principal and one of WestLand’s founders. He has over 30 years of experience in water resources and wastewater systems engineering, including the design of water and wastewater systems for large, multi-disciplinary public works projects, master-planned communities, private water company master planning/energy efficiency evaluation, and the mining industry. Mark is responsible for the development of water system master plans; water policy, energy efficiency studies, well, reservoir, booster station, and transmission main design; water treatment design; and the assessment of rates and development impact fees for private and municipal clients. He is also experienced with wastewater master plan preparation, energy efficiency and feasibility studies, system modeling and simulation, and capacity analyses. Mark has provided training and presentations on water and wastewater system and energy efficiency topics in numerous forums. Mark acts as the Environmental Professional in overseeing and certifying Phase I Environmental Site Assessments (ESAs) for WestLand. He meets the education, training, and experience requirements as set forth in the All Appropriate Inquiry Rule (40 CFR §312.10(b)).

Mr. Taylor has conducted and certified numerous Phase I Environmental Site Assessments at various locations in Arizona for the past 12 years. Sites have included rural ranchlands, neighborhood areas, health centers, automotive and other commercial sites, transportation corridors, and industrial and mine properties. Experience includes site reconnaissance and characterization, environmental record sources review, personal interviews, identification of potential contaminate migration, and historical review in determination of potential recognized environmental conditions. Mr. Taylor has acted as the principal reviewer for technical reports.

### **Selected Experience:**

**Sahuarita Water Arsenic Treatment. *Principle in Charge*** of the design and project coordination to construct an arsenic treatment facility for Sahuarita Water Company. The new 2,000 gpm adsorption arsenic treatment facility utilized a newly manufactured regenerable adsorptive media which meets both NSF and ADEQ requirements. Extensive coordination was required with many design professionals, water company staff, vendors, contractors, and regulators to accomplish this task. This facility will be the first adsorptive plant to implement the regenerable media and pilot testing was conducted to verify the overall performance against existing disposable media. Deliverables included a treatment system option evaluation, design report, an opinion of probable construction cost, and final plans and specifications. The facility was designed to be expandable for future needs. WestLand also provided construction bidding services for this project.

**Las Quintas Serenas Water Company Arsenic Treatment and Well Site Upgrades; Green Valley, Arizona; Las Quintas Serenas Water Company. *Principal in Charge*** of the design of arsenic treatment and water plant upgrades for Well Nos. 6 and 7. These included an iron media adsorption arsenic treatment system, a 400,000-gallon storage tank, and a 1,250-gpm variable-frequency-drive (VFD) transfer booster station. A new 2,500-lineal foot, 8-inch dedicated transmission water main was designed to connect Well No. 7 to the Well No. 6 site. Raw water from either or both wells is treated through the arsenic system at the Well No. 6 site, sent to fill the new tank, and pumped via the transfer booster station into the distribution system. Services provided by WestLand included site layout and grading; site piping and valving layout and sizing; preparation of booster pump and motor design specifications; and hydropneumatic tank design and associated equipment. WestLand prepared the design report, final plans and specifications, and engineer's opinion of probable construction cost.

**Town of Oro Valley Potable Water Master Plan; Oro Valley, Arizona; Town of Oro Valley Water Utility. *Principal in Charge*** of the development of a water system master plan whose scope was divided into four tasks. Task 1 consisted of public outreach and coordination with the Town, during which WestLand maintained a complete file of all correspondence, agendas, meeting minutes, memoranda, and data throughout the duration of the project. Task 2 involved the development of a project scope and approach, including the definition of key issues such as the geographic boundaries of the service area, the planning horizon, and the long-term goals of the water utility. Task 3 was the synthesis of the regulatory requirements and restraints, and the incorporation of these regulatory components into the design approach for the master plan. Task 4 consisted of the identification of the infrastructure required to correct existing system deficiencies and a determination of the future infrastructure required to support development within the ultimate Town service area.

**City of Nogales Arsenic Treatment City of Nogales Utilities Department. *Principal in Charge*** of the development of design criteria for arsenic treatment at the Meadow Hills Wells Nos. 1 and 3 and Coronado Well No. 1. The Meadow Hills wells pump directly into the water distribution system and fill the existing City of Nogales North Zone storage tank, while the Coronado well pumps to the existing High School storage tank located in the City of Nogales Downtown Pressure Zone. All three wells required arsenic treatment in order to meet the new EPA arsenic standard. Arsenic treatment consisted of a dual-vessel iron-media adsorption system located at each well site.

**Northwest CAP Delivery System Preliminary Route Evaluation and Analysis; Northwestern Pima County; Northwest Water Providers. *Principal in Charge***. For over a decade, the Flowing Wells Irrigation District, Metropolitan Domestic Water Improvement District, Town of Marana, and Town of Oro Valley have worked collaboratively to develop a sustainable water supply for their customers. This effort has evolved over time to focus on the establishment of a water delivery system to deliver Central Arizona Project water to northwestern Pima County. As part of this effort, Mr. Taylor served as Principal-in-Charge of the development of a route analysis for the delivery system that would allow for the direct use of CAP water by each partner. The project consisted of three planning/engineering tasks: Task 1 – preliminary route evaluation, screening, and route evaluation matrix preparation; Task 2 – technical evaluation of alternative routes; and Task 3 – final route evaluation. Five potentially feasible routes were reviewed during the preliminary evaluation and screening process, two of which were identified for more detailed study.

**Community Water Wells Nos. 10 and 11 Reservoir, Arsenic Treatment, Booster Station, and Transmission Main; Green Valley, Arizona; Community Water of Green Valley. *Principal in Charge*** of the design of Community Water Well Nos. 10 and 11 sites, including arsenic treatment facilities, new 300,000-gallon forebay reservoirs, and booster pump stations. The new wells were designed to pump through a Layne Christensen coagulation filtration arsenic treatment process into onsite forebay reservoir. The reservoirs provide treated source water to booster stations that pump through dedicated well transmission mains to fill the Community Water Reservoirs No. 2 and No. 3. WestLand prepared the design report, final plans and specifications, and engineer's opinion of probable construction cost. Services provided by WestLand included site layout and grading; site piping and valving layout and sizing; preparation of well pump, column, and motor design specifications; and hydropneumatic tank design and associated equipment. In addition, several miles of 16-inch water main were designed to transport treated potable water to the Community Water reservoirs.

**Red Rock Water Plant No. 1 Nitrate Treatment Plant; Pinal County, Arizona; Red Rock Utilities, LLC. *Principal in Charge*** of the design of a nitrate treatment facility to mitigate the tested nitrate concentration of 10 to 12 parts per million at Water Plant No. 1. (The current primary maximum nitrate concentration limit is 10 ppm.) The treatment facility was installed at the discharge of the existing wellhead to treat half the full flow of 800 gpm to an approximate final mixed (half treated, half bypassed) nitrate concentration of 8 ppm. The facility consists of four steel filtration vessels that contain a chloride form of anion exchange resin media. Nitrate ions are exchanged onto the media releasing chloride ions resulting in a reduced nitrate concentration in the treated water. The media is then backwashed with a sodium chloride brine solution to remove the nitrate ions and replace them with fresh chloride ions. The spent brine backwash water is sent to a holding tank for continuous low-flow disposal to the public sewer system. The treated water is sent to an existing onsite forebay reservoir.

**Freeport-McMoRan Sierrita, Groundwater Mitigation Project. *Principal in Charge.*** WestLand prepared design plans and specifications for a groundwater mitigation project to intercept groundwater from the mine site and deliver it back to the plant site to implement best environmental management practices. The project consisted of the site and equipping design for 19 new groundwater wells, a 350,000-gallon open-top welded steel reservoir, a 10,500 gpm booster station, and 13.2 miles of 8- to 36-inch HDPE pipeline. The project also included medium voltage transmission, distribution, and switchgear design, instrumentation and control for wells and booster station sites, Operation and Maintenance Manual, surge analysis, detailed cost estimates, and environmental permitting. WestLand is providing bidding assistance and construction period services for shop drawing reviews.

**Freeport-McMoRan Sierrita – SXEW Facility Filtration Plant. *Principal in Charge*** of the design and project coordination to construct a filtration facility for the Freeport McMoran (FMI) solvent extraction and electro winning (SXEW) processing plant. The new filtration system consisted of two 10,000 gallon stainless steel filters to remove organics from the SXEW process effluent prior to further processing at the crystal plant. The process included a 290 gallons per minute (gpm) variable frequency drive (VFD) pump station pumping the pregnant liquor through the filtration plant to remove the organics from the system and backwash the organics to waste. The project included design of the pumping system, piping, valving, backwash system, control system, air-blower/scour system and structural design of slab and tanks.

**Freeport-McMoRan Sierrita. Potable Water Wells, Booster Station, Reservoir and Arsenic Treatment Systems. *Principal in Charge*** for scope of services included preparation of design documents and bidding and construction period services for the design of two new water plant sites, each of which included a new 2,500 gpm variable frequency drive, potable water wells, a coagulation-filtration arsenic treatment plant, 300,000-gallon forebay reservoir, and 2,500 gpm booster station. This project also included two miles of 16-inch transmission pipeline, including borings for interstate and wash crossings. WestLand also provided cultural resource surveys, native plant and environmental surveys, and mitigation.

**Tonopah Desert Recharge Project – Recovery Wellfield and Treatment Plant. *Principal in Charge.*** The Tonopah Desert Recharge Project (TDRP) is a facility owned by the Central Arizona Project (CAP) to recharge and bank Colorado River water into the west Salt River Valley Groundwater Basin. WestLand developed conceptual designs for a recovery



wellfield and arsenic/fluoride treatment plant to recover banked water from the aquifer and return it to the CAP canal. The project included the design of 9 wells with 2,750 gpm of flow each, which are to be constructed in 3 phases over 20 years as the project's recovery requirements increase. The arsenic/fluoride treatment plant is also designed to ramp up its treatment capacity in phases as both the volume of water treated and the concentration of contaminants increase. Ultimately the wellfield is designed to recover 480,000 acre-feet of water over the life of the project. These designs, as well as capital costs and operations and maintenance costs, were presented in a report prepared for CAP. This project was completed in cooperation with CAP and Montgomery and Associates.

**Red Rock Nitrate Treatment. *Principal in Charge*** of the design and project coordination to construct an 800 gpm nitrate treatment plant. The nitrate treatment facility consists of steel filtration vessels which contain a chloride form of anion exchange resin media. The system is designed so that only enough of the stream is treated to meet the 8 mg/l nitrate goal by continuously testing the nitrate level in the blended water. The treated water is sent to an existing storage reservoir for distribution. Extensive coordination was required with many design professionals, water company staff, vendors, contractors, and regulators to accomplish this task.

**University of Arizona Tech Park - Independent Audit of Drinking Water System 20-567. *Principal in Charge.*** WestLand provided an audit/evaluation of the drinking water sampling plan and locations currently used by the Project. Recommendations for testing were made and new locations were suggested for some of the current sampling I.D. points to prevent any false readings or sampling of water that is outside of the responsibility of the Project facilities management.

**Red Rock Utilities 208 Plan Amendment; Pinal County, Arizona; Red Rock Utilities, LLC. *Principal in Charge*** of the development of a 208 Plan Amendment that addresses the sanitary sewage collection, treatment, and disposal needs of a 1,300-acre residential, commercial, and industrial-use project in southern Pinal County. The plan amendment describes the 20-year needs of the development, including existing water reclamation facilities and planned expansions and improvements; the types of permits needed, including NPDES, APP, and reuse; construction priorities and schedules for completion; implementability; financing measures; and public participation. Total buildout capacity for the planning area is estimated to be 7.35 million gpd, and to meet the growing needs of the development, a 1.5-million-gpd expansion is required to the current sequencing batch reactor water reclamation facility, followed by an additional 1.5-million-gpd expansion and the construction of at least one additional water reclamation facility. Generally, onsite gravity sewers will collect the sanitary sewage and convey that flow to an existing or proposed wastewater reclamation facility, although sewage lift stations and force mains may be necessary.

**Town of Patagonia Wastewater Treatment Facility; Patagonia, Arizona; Town of Patagonia. *Principal in Charge*** of assisting the Town of Patagonia in the replacement of its aging wastewater treatment plant with an extended aeration plant with a capacity of 120,000 gpd. The replacement plant was designed to handle anticipated growth within the service area and was constructed to treat an average of 110,000 gpd of effluent. Other facilities constructed as part of the design included an anoxic basin, two aeration basins, a new blower, a belt press for sludge processing, a new sewer lift station, and a new headworks with flow meter and screenings removal.

# CHRISTOPHER E. RIFE, MS



## Phase 1 ESA Specialist

**Experience:** 12+ Years

**Education:**

- MS, Environmental Policy and Management/University of Denver
- BA, Philosophy/Humboldt State University
- Additional Coursework in Hazardous Materials Management and Wetlands Science

## BACKGROUND:

Mr. Rife is a Senior Project Manager in the Environmental Services Group. He specializes in regulatory compliance for environmental and engineering projects at industrial, commercial, residential, and transportation sites. His areas of expertise include water resources permitting, environmental resources plans and studies, and environmental site assessments. He has over 20 years of experience in federal and state environmental regulatory programs covering a broad range of business sectors. His Phase I Environmental Site Assessment (ESA) experience includes underground storage tank (UST) investigations, solid and hazardous waste, and health and safety audit services. He has over 12 years of experience conducting ESAs and has been responsible for ESA projects for more than 350 broad-ranging sites, including public, private, and industrial properties; solid waste facilities; mines; and he has conducted pilot-scale testing of remedial systems.

## SELECTED EXPERIENCE:

**Resolution Copper Mine Site; Superior, Arizona.** Task Manager. Mr. Rife conducted Environmental Site Assessments and Ecological Overview studies for a set of private properties contemplated for purchase by the client in anticipation of a land exchange for targeted public lands. He visited the remote, rural sites to assess potential for environmental liabilities, compiled environmental setting information to combine with biological data from technical specialists, and authored reports. The land exchange was recently approved, and Mr. Rife provided technical review of updates to the original reports.

**Vigneto Development; Benson, Arizona.** Senior Technical Reviewer. Mr. Rife participated in site visits and provided senior technical review of a Phase I Environmental Site Assessment of 12,500 acres proposed for residential development in southern Arizona. The property is largely undeveloped, although portions are used for cattle ranching and it is crossed by electrical transmission lines and a buried natural gas pipeline, a highway, and an abandoned railroad line. No recognized environmental conditions were identified during the assessment.

**Miami Mine; Miami, Arizona.** Project Manager. Mr. Rife has completed several projects at this legacy copper mine in southern Arizona. He recently managed Phase I Environmental Site Assessments for two properties owned by the client and intended for divestment. One of the properties had been used by the Arizona National Guard as an armory administrative center, whereas the other was a company recreation site, including a drive-in movie theater. No recognized environmental conditions were identified at either property.

**Hazardous Waste Sites; Confidential Client, United States.** Task Manager. Mr. Rife was the principal internal reviewer of Phase I Environmental Site Assessment reports for 60 hazardous waste collection sites, transfer facilities, incinerators, and landfills on behalf of client bidding to purchase portfolio. The work included fast-track mobilization of field investigators from offices across the country; coordination of document review, reporting, and responding to client inquiries; and strict confidentiality protocols. (Services provided at previous firm.)

Christopher E. Rife, page -2-

**Newmire Smelter Site; Telluride, Colorado.** Project Manager. Mr. Rife managed a permitting project for site remediation activities required under an agreement with the State of Colorado. Technical work included a biological evaluation, archaeological studies, jurisdictional delineation, and site revegetation design after closure. Mr. Rife was instrumental in redesigning engineering plans for the remediation effort to avoid impacts to Waters of the United States, thereby avoiding a requirement for authorization under the Clean Water Act Section 404 program.

**Former Satralloy Site; Steubenville, Ohio.** Project Manager. Mr. Rife is currently serving as permitting manager for a team conducting interim actions for a remedial investigation/feasibility study (RI/FS) of an abandoned chromium smelter site in eastern Ohio. Assignments have included environmental permitting support in regard to state and federal wetlands and waterways programs, and engineering support for infrastructure improvements to facilitate transportation to the site. Mr. Rife was responsible for environmental support activities, including compliance with the federal Clean Water Act Section 404 program and state isolated wetlands permit program. Federal- and state-jurisdictional wetlands and waterbodies are present and may be filled by future project actions. A preconstruction notification under the Section 404 Nationwide Permit 38, Cleanup of Toxic and Hazardous Waste, has been prepared and submitted to the U.S. Army Corps of Engineers to authorize placement of fill in waters of the United States for the remedial actions. The documentation included a jurisdictional delineation, biological evaluation, and cultural resources review. Mr. Rife's work has also supported an Ecological Risk Assessment conducted by others on the project team. Mr. Rife also oversaw transportation-engineering assignments, including railroad and bridge design, to allow heavy equipment and materials to be transported to and from the site for the RI/FS. (Transportation services provided at previous firm.)

**Industrial Site Expansion; Cochise County, Arizona.** Project Manager. Mr. Rife was responsible for preparing an Environmental and Social Impact Assessment for a substantive expansion of an industrial site in southeastern Arizona. The document allowed project reviewers—corporate decision-makers and financiers—to understand the potential impacts to environmental and social resources that may result from the project. The assessment was modeled after a National Environmental Policy Act Environmental Assessment, but was for internal use only. It relied upon existing environmental permitting and planning documents, supplemented by WestLand's research and site-specific studies of resources not previously addressed, such as traffic and visual impacts. Mr. Rife was responsible for scoping the assessment, conducting the existing report review, researching additional information, and writing the report.

# DIANA L. SANDOVAL, MA



## Senior Environmental Project Manager

**Experience:** 12+ Years

**Education:**

- MA, Land Use and Community Planning/Northern Arizona University - With Distinction
- BSc, Regional Development/University of Arizona - Cum Laude
- ATSM Phase I and Phase II Environmental Site Assessments for Commercial Real Estate Workshop

**Registration / Certification:**

- Mine Safety and Health Administration Certification
- 90-hour Real Estate Pre-licensing

## BACKGROUND:

Diana Sandoval is a senior environmental project manager with a master's degree in land use and community planning and 12 years of regulatory compliance and permitting services related to land use and transportation planning, distribution/ transmission power planning, renewable energy projects, mining expansions, and residential and commercial development. She offers clients coordinated and collaborative project leadership required to address multiple stakeholders. She has experience with both small- and large-scale projects involving federal, state and local requirements. Her expertise is in Phase I Environmental Site Assessments, Clean Water Act Permitting, Endangered Species Act compliance, National Environmental Policy Act documentation, Arizona State Land Department authorization and local riparian and zoning processes.

Ms. Sandoval has prepared numerous Phase I Environmental Site Assessments (ESAs) for various property types pursuant to American Society for Testing and Materials (ASTM) standards E1527-05, 1527-13 and E2247-08. She has also completed Preliminary Initial Site Assessments (PISAs) for public roadway projects prepared in accordance with Arizona Department of Transportation/Federal Highway Administration requirements and Environmental Assessment and Mitigation Reports (EAMRs). Ms. Sandoval has completed ASTM technical and professional training for Phase I and II ESAs.

## SELECTED EXPERIENCE:

**Environmental Compliance for University of Arizona Science and Technology Park (UA Tech Park), Pima County, Arizona.** Provides on-call services for UA Tech Park addressing federal, state and local development project environmental clearances and risk reduction. Ms. Sandoval has documented compliance with CWA Section 404 under preliminary JD; obtained concurrence from the Corps of no-jurisdictional waters for the UA Tech Park property; oversaw cultural resource survey and data recovery in accordance with current archaeological standards in a manner that would conform to National Historic Preservation Act (NHPA) standards; completed biological evaluations, including surveys for listed plant species and surveys for the western burrowing owl; and prepared Phase I ESAs for prospective tenants within the Solar Zone. Ms. Sandoval has also assisted with development of formal environmental planning protocols and guidance for the UA Tech Park Master Plan. She has provided environmental documentation to support demonstration of NEPA project readiness for Department of Transportation grant applications.





**UA Tech Park at Rita Road Phase I ESA.** Conducted a Phase I ESA for approximately 780 acres including a former industrial manufacturing facility and recently a multi-tenant commercial office and limited production technology research facility, office spaces, laboratory spaces, undeveloped open space, and recreational facilities. Assessment included review of prior complex prior site assessments, tank farms, chemical storage and distribution areas, railroad spur, closed industrial wastewater system and monitoring wells.

**Pinal Central Substation to the Tortolita Substation Transmission Line Project, Tucson Electric Power (TEP), Pinal County, Arizona.** Project Manager. Managed environmental regulatory compliance for TEP transmission line project, which runs approximately 41 linear miles in Pinal County. Assisted TEP in addressing NEPA, National Historic Preservation Act, CWA, Endangered Species Act (ESA), migratory bird protection, Arizona Pollutant Discharge Elimination System, State Native Plant Preservation and more. Coordinated with various federal entities and land management agencies to obtain all agreements, required permits and compliance documentation; the transmission line will cross privately-owned lands, lands owned by the State of Arizona and managed by the Arizona State Land Department, federally owned lands managed by the Bureau of Reclamation and the San Carlos Irrigation Project, an agency of the Bureau of Indian Affairs. Ms. Sandoval obtained an Approved JD from the Corps regarding the absence of jurisdictional waters for the project, documented that project was not likely to not adversely impact federally protected species, coordinated with AGFD to conduct surveys for candidate species in anticipation of potential federal listing, addressed plant salvage considerations for protected native species including vegetation clearing projections, and addressed state and federal archeological clearance requirements. Presented methods and results at the Society for Ecological Restoration November 2014 annual conference for a project study that used remote sensing and predicted growth rates to assess saguaro conflict with the transmission lines over the next 20 years.

#### **ADDITIONAL EXPERIENCE:**

- Completed Phase I ESA for Pima County Community Development and Neighborhood Conservation Department for the Copper Vista I and II subdivisions to support compliance with the U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program 2 requirements. Numerous environmental records were assessed pursuant to the findings of the government database records review including the Tucson International Airport Area (TIAA) superfund site.
- Prepared numerous Phase I ESA reports for the Pima County Department of Environmental Quality also considering non-scope items, classified as outside the standard practice including: potential asbestos-containing building materials, potential lead-based paint, health and safety concerns, high-voltage power lines, and ecological resources.
- Completed Phase I ESAs for linear transportation projects involving potential real estate transactions including the Town of Marana's project replacing the Ina Road bridge crossing over the Santa Cruz River and the Pima County's Department of Transportation's roadway improvement project along Tanque Verde Road between Catalina Highway and Houghton Road.
- Completed several PISAs in anticipation of ADOT funding including the Town of Marana's project to improve Tangerine Road between Interstate-10 and La Canada, a project crossing into multiple jurisdictions including Pima County and the Town of Oro Valley; and the Town of Sahuarita's project replacing the Pima Mine Road bridge crossing over the Santa Cruz River.
- Prepared Environmental Information Documentation (EID) and facilitated Environmental Protection Agency (EPA) review in accordance with Environmental Review Guide for Special Appropriations Grants for Pomerene Domestic Water Improvement District Drinking Water Quality Improvement Project.

**Education:**

- MS, Environmental Engineering, University of Arizona
- BS, Civil Engineering, University of Arizona

**Registration / Certification:**

- Arizona #66736, 2018

**Special Expertise:**

- Water System Hydraulic Modeling
- Water Pumping Facility Design and Permitting
- Well Design and Permitting
- Water and Wastewater Treatment
- Hazardous Wastes
- Preliminary Engineering Report & Grant Application Preparation
- Phase I Environmental Site Assessments (ESAs)
- Bentley WaterCAD
- AutoCAD Civil 3D

**Background:**

Mr. Patrick Mette is a Civil and Environmental Engineer with experience in water system design, research, water treatment, construction inspections, Phase I ESAs, and non-profit engineering in developing communities. Mr. Mette performed as a field inspector for the Arizona Department of Transportation on several construction projects as an intern. He also worked as an undergraduate and graduate researcher at the University of Arizona for three years working on reverse osmosis, ion exchange, and solar membrane distillation projects in the lab and in the field, providing operation, analysis, design, and construction services. Mr. Mette spent nearly a year in the Andes Mountains of Bolivia working on rural water projects and providing training to Bolivian engineers on surveying, AutoCAD, and hydraulic modeling. While in school, Mr. Mette's coursework included water treatment, wastewater treatment, and hazardous waste management.

Since joining WestLand, Mr. Mette has worked on numerous projects designing booster stations and wells, analyzing water systems, developing hydraulic models, preparing preliminary engineering reports (PER), and developing cost estimates. He has also prepared technical memorandums on subjects ranging from "sewer pipe product comparisons" to "water system project prioritization". Mr. Mette has been working on Phase I ESAs with WestLand since 2016.

**Selected Experience:**

**Phase I Environmental Site Assessment's in Cochise County; El Dorado Benson, LLC. *Engineering Technician.*** WestLand assessed 4 properties and prepared 3 Phase I Environmental Site Assessments (ESA's) for El Dorado Benson, LLC.

**Phase I Environmental Site Assessment for Montanas del Sol Property; Freeport McMoRan Sierrita Inc. *Engineering Technician.*** WestLand assessed and prepared a Phase I Environmental Site Assessment (ESA) for FMI.

**Phase I Environmental Site Assessment for Superior Airport Contiguous Parcels; Resolution Copper. *Engineering Technician.*** WestLand assessed and prepared a Phase I Environmental Site Assessment (ESA) for Resolution Copper for a series of properties in Superior, Arizona.

**Phase I Environmental Site Assessment for the Fairview Cemetery; Resolution Copper. *Engineering Technician.*** WestLand assessed and prepared a Phase I Environmental Site Assessment (ESA) for Resolution Copper for a cemetery property in Superior, Arizona.

**New Well and Water Main, BECC Funded Project; Whetstone Water Improvement District. *Project Manager.*** WestLand is working with the Whetstone Water Improvement District (WWID) and the Border Environment Cooperation Commission (BECC) to fund four projects within the WWID water system that WestLand designed in order to address problems of insufficient system redundancy, declining well capacity, and aging infrastructure. WestLand coordinated with BECC to obtain funding for the design of the previously mentioned projects and is now working to obtain funding for their construction.

# SAMANTHA BLONDER, MS



## Environmental Specialist

**Experience:** 4 Years

**Education:**

- MS, Environmental Science/Florida Gulf Coast University
- BS, Biology/University of South Florida

**Registration /Certification:**

- MSHA Certification

## BACKGROUND:

Samantha Blonder is an Environmental Specialist with 4 years of experience gained while serving as a Research Assistant on projects for the Coastal Watershed Institute in Fort Myers, Florida, as an Argo Research Scientist for Heliae in Phoenix, Arizona, and as a Research Assistant-Team Lead while employed at Arizona State University. In 2016, Ms. Blonder served as a volunteer for Lead Adventures South America Galapagos Islands where she assisted in invasive species removal, cultural and environmental education outreach, and sustainable farming. In her role as an Environmental Specialist at WestLand, Ms. Blonder supports the environmental team working a wide variety of water focused projects with special expertise in: Endangered Species Act (ESA); National Environmental Policy Act (NEPA); Clean Water Act (CWA); Conservation Plans; Field Work; Data Collection and Data Entry; and Water Quality Collection and Analysis.

## SELECTED EXPERIENCE:

**Harquahala Valley Water Project Environmental Assessment.** Environmental Specialist. WestLand Resources was hired by HVWP Management LLC to prepare an Environmental Assessment (EA) for the Harquahala Valley Water Project. The HVWP proposes to develop infrastructure required to pump groundwater from the Harquahala Irrigation Non-Expansion Area and to convey the pumped groundwater to the Central Arizona Project (CAP Canal). This project includes public scoping, an administrative draft of the EA, a draft EA for public comment, and a final EA.

**Oro Valley Water Utility Northwest Recharge, Recovery and Delivery System (NWRDSD) Design.** Environmental Specialist. The WestLand Resources and Carollo Engineering team was hired by the Town of Oro Valley for the design of the NWRDSD project. The team is providing design services for approximately 6-miles of transmission pipeline. Additionally, the team is designing the distribution main connections downstream of the proposed booster at Shannon into existing Oro Valley Water Utility distribution mains at Naranja and Tangerine Road.

**Resolution Copper, LEX Phase I ESA Updates.** Environmental Specialist. WestLand was contracted to conduct Phase I Environmental Site Assessments (ESAs) for a set of properties considered in the Resolution Project Land Exchange between Resolution Copper and two federal land management agencies. Work on this project includes environmental agency records review, interviews with persons familiar with the sites, site reconnaissance, and report preparation.