

**PHASE I ENVIRONMENTAL ASSESSMENT
TANGLE CREEK (LX BAR RANCH)
YAVAPAI 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 148 acres referred to as the Tangle Creek parcel (“the Property”; also known as the LX Bar Ranch parcel;). The Property is located in Township 9.5 North, Range 5 East, in portions of Sections 34 and 35 and Township 9 North, Range 5 East, in a portion of Section 2, relative to the Gila and Salt River Meridian, in Yavapai County, Arizona (**Figure 1**). The Yavapai County Assessor Parcel Number (APN) for the Property is 501-25-002.

An aerial photo showing the Property boundaries is included as **Figure 2**. **Figure 3** shows surface management (land ownership) of the Property and vicinity. Photographs depicting the site and vicinity are provided in **Appendix A** with photograph locations provided in **Figure 4**.

This Phase I ESA has been completed in accordance with the guidelines provided in the American Standard Testing Method (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

Records Review

Environmental Records—WestLand contracted with ERS to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search, on June 18, 2020 was conducted by searching 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. No RECs were identified in connection to known government records in the vicinity of the Property.

Prior Environmental Reports—Prior Phase I ESAs were completed by WestLand in March 2004 and July 2016 (WestLand 2004b, 2016). The 2004 Phase I ESA revealed no evidence of RECs in connection with the Property (WestLand 2004b). It should be noted that the 2004 report contained a slight map projection difference, wherein the LX Bar Ranch headquarters and associated features were shown to exist within the boundaries of the Property; however, due to updated surface management

mapping techniques, it is apparent that these features are actually on adjoining land to the south and not on the Property. Both the 2016 and the 2020 Phase I ESAs reflect the corrected boundary and findings. Thus, the 2004 report included the presence of five 55-gallon drums on the Property, none of which are located within the current Property boundaries. Four drums identified as No. 2 diesel fuel drums were empty and located in one of the LX Bar Ranch headquarters outbuildings with evidence of minor soil staining in their immediate vicinity. The single drum, found at a waste disposal site north of the ranch headquarters, contained residual amounts of an unknown substance with no observed leakage. Two automobile batteries were also observed near the ranch headquarters off-site (WestLand 2004b). The single drum, identified in the 2004 report, was also located during the 2016 site reconnaissance within the Property boundaries with no more than traces of fluid and no observed leakage (WestLand 2016).

The prior 2004 Phase I ESA reports the presence of three waste disposal sites, one concentrated household waste disposal site and two other smaller areas of indeterminate waste disposal. Several pallets of cement blocks and some degraded agricultural equipment were also present on the Property. None of these issues are considered RECs, rather they are considered housekeeping issues (WestLand 2004b). In 2016, WestLand observed several dump sites composed of inert material and degraded agricultural equipment and infrastructure (wells, metal sheeting, and a concrete slab). These findings are not considered a REC. Clean-up efforts by the Owner took place in 2018, and based on the site reconnaissance conducted for the 2020 investigation, most of these materials have since been removed. There remained a dump site of gravelly aggregate material, some rusted buckets, and other degraded agricultural-related materials (i.e., barbed wire, etc.), none of which are considered a REC.

The 2016 Phase I ESA found no evidence of a potential REC in connection with the Property. WestLand also did not identify any historical recognized environmental conditions, controlled recognized environmental conditions, or *de minimis* conditions for the Property (WestLand 2016).

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 and use limitations (AULs) for the Property. A search was completed for Yavapai County APN 501-25-002 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.

Physical Setting

The Property is located within the Central Highlands physiographic province, a transition zone between the Basin and Range and the Colorado Plateau provinces. The Property is located near the center of a broad valley with gently sloping to rolling hills known as Bloody Basin. Tangle Creek bisects the Property from west-northwest to east-southeast. Tangle Creek is a substantial tributary to

the Verde River located approximately 5 miles downstream of the Property. Elevations within the Property range from 2,900 feet above mean sea level (amsl) in the southeastern most corner of the Property to 3,000 feet amsl at a high point at the northwestern boundary.

Historical Use

The Property and adjoining land (including the larger LX Bar Ranch) was reportedly homesteaded and used for livestock grazing and farming from the 1890s until the 1990s. The ranch headquarters for LX Bar Ranch were located on adjoining land to the south on the bluff above the streambed and floodplain, where fields would be developed. Associated improvements located at the Property include roads, trails, wells, and agricultural fields. Based on county assessor records, a “farm utility building” was constructed at the Property in 1958 though it is no longer present at the Property.

Site Reconnaissance

On July 27, 2020, WestLand visited the site to assess current environmental conditions for the Property. Field observations were consistent with WestLand’s prior findings, reports, historical review, and interviews regarding the Property and vicinity. The Property is generally undisturbed stream-bottom land (i.e., stream channel plus floodplains) in a broad basin and surrounding upland areas. Although historic uses included homesteading and agriculture, the Property is currently not being used for any purpose and appears to be reverting to its natural vegetation. Clean-up efforts on the Property took place in 2018 after WestLand’s last site visit in 2016. Developed features at the Property are limited; an overgrown dirt road, water pipelines, water troughs, and remnants of one hand-dug well are the only existing improvements on the Property.

There are two ADWR registered wells located within 1 mile of the Property. These wells are registered for irrigation, stock water, and domestic use. It is not suspected that these wells were associated with industrial activity, wastewater disposal, or as monitoring wells for any known contamination in the area.

Minor quantities of building materials and other inert, scattered debris likely associated with homesteading and/or agricultural uses were found on the Property. There is no evidence of significant recreational use of the site, though previously a paint container with several bullet holes was observed that suggests dispersed hunting or recreational shooting has likely occurred (WestLand 2016). There has been no recent use of the Property by the current owner.

Adjoining land is managed by U.S. Forest Service (USFS) as part of the Tonto National Forest. There are several unimproved (unpaved) roads providing public access to the Bloody Basin area which are likely used for recreational and agricultural purposes. Grazing allotments are mapped at the Property and vicinity in all directions (Conservation Biology Institute 2011, accessed August 2020). Several structures associated with past ranching are located on adjoining land south of the Property.

Interviews

Interviews were conducted with individuals as part of this assessment:

- The report User and Property owner: Sterling Hundley, representative for Resolution; and
- The former Property owner: Garry J. Shuster (interviewed in 2004; WestLand Resources 2004b).

No information provided through the interviews 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 148 acres referred to as the Tangle Creek parcel (“the Property”; also known as the LX Bar Ranch parcel). 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 located in portions of Sections 34 and 35, Township 9.5 North, Range 5 East, and in a portion of Section 2, Township 9 North, Range 5 East, relative to the Gila and Salt River Meridian, in Yavapai County, Arizona (**Figure 1**). The Yavapai County Assessor Parcel Number (APN) for the Property is 501-25-002.

I.1. PURPOSE

The purpose of this investigation was to conduct an assessment of the Property and surrounding areas to identify 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 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property*, a recognized environmental condition 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 bona fide prospective purchaser limitations of CERCLA. The Property owner has continuing obligations, if applicable, to receive liability protections in addition to the All Appropriate Inquiry (40 CFR Part 312). 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 site 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's 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). The User provided certain title records to WestLand. WestLand also commissioned a search for environmental liens and AULs by a title professional on behalf of the User; see **Section 3** of this report.

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. Hazardous substances occurring naturally are not typically considered. 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.

Site 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, information collected, and conditions during the site visit. A change in 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). 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 surrounded by the Tonto National Forest, located along the streambed and adjacent upland areas of Tangle Creek. The Property is approximately 30 miles north of the town of Carefree, Arizona in portions of Sections 34 and 35, Township 9.5 North, Range 5 East, and in a portion of Section 2, Township 9 North, Range 5 East, Gila and Salt River Meridian, in Yavapai County, Arizona (**Figure 1**). The Yavapai County APN for the Property is 501-25-002.

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The Property consists of approximately 148 acres surrounding a 1-mile long portion of Tangle Creek, an intermittent tributary of the Verde River (ADWR 2015). The Property is located in the Bloody Basin of the Tonto National Forest, with the New River Mountains to the west.. The Property was reportedly homesteaded in the early 1890s, and the primary use at that time was for agricultural purposes. Cattle ranching and recreational outdoor use (i.e., camping, off-roading, etc.) does occur in the vicinity of the Property.

2.3. CURRENT USE OF THE PROPERTY

Currently, the Property is not used for any formal purpose. It is generally undisturbed stream bottom land (i.e., stream channel plus floodplains) in a broad basin and surrounding upland areas. The Property appears to have been used in the past, as part of a larger property, for historic homesteading (i.e., the LX Bar Ranch) including agricultural use and which is now reverting to natural vegetation. Cattle grazing at the Property reportedly ceased in the 1990s, but some cattle were observed on the Property in 2020, indicating continued grazing use by nearby ranching operations. A grazing allotment on surrounding land is the likely source of cattle entering the Property.

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

Developed features at the Property are limited, and clean-up efforts at the site have occurred since the last site visit in 2016. An overgrown dirt road, small diameter HDPE waterlines, water troughs, a hand-dug well structure, and stock ponds associated with past agricultural activities remain on the Property. Additionally, a series of high-voltage aerial powerlines crosses the Property, with two lattice structure transmission towers located onsite.

2.5. CURRENT USES OF ADJOINING PROPERTIES

Adjoining land is managed by USFS as part of the Tonto National Forest. There are several unimproved (i.e., unpaved) roads providing public access to the area. Grazing allotments are mapped at on surrounding lands in all directions of the Property (Conservation Biology Institute 2011, accessed August 2020). Several structures associated with past ranching occupation are located on adjoining land south of the Property. Recreational outdoor use occurs on Tonto National Forest land in the vicinity of the Property.

3. USER-PROVIDED INFORMATION

The report User and landowner is Resolution who provided relevant information about the Property. The User and owner representative is Sterling Hundley. A copy of the User Questionnaire and Owner Questionnaire is 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 of 2013. As of the date of this report, a returned questionnaire has not yet been received. 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

The report User previously provided copies of title information in connection to the Property including Commitments of Title Insurance, dated September 9, 1988, December 1, 2004, and March 25, 2005, and their accompanying requirements and exceptions that 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 prior review of the listed standard and specific encumbrances, none indicate the release or threat of a release of a hazardous material or petroleum product at the Property (WestLand 2016).

3.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User is not aware of any environmental liens or activity and use limitations (AULs) for the Property.

On June 25, 2020, 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. A search for environmental liens and AULs was completed for the parcel (Yavapai County APN 501-25-002). No records of environmental liens or AULs associated with the Property were identified in the search conducted by a title professional.

WestLand reviewed the current deed for the Property obtained through ERS. The Warranty Deed for the Property was executed in March 2020 and recorded the following month conveying ownership from Swift Current Land & Cattle LLC to Resolution. The Previous Special Warranty Deed executed on March 2005, and recorded the same month, conveyed ownership from the Garry J. Shuster No. 3 Family Limited Partnership to Swift Current Land & Cattle LLC. The sale of land was subject to certain permitted exceptions: water rights, U.S. reservations, encumbrances identified on retracement and remonumentation survey, rules related to forest roads, and right-of-way for Tangle Creek. The

deed does not indicate that there are any environmental liens or AULs on the Property. A copy of the deed and ERS search results is provided as **Appendix D**.

3.3. SPECIALIZED KNOWLEDGE

In 2004, four empty, 55-gallon No. 2 diesel fuel drums were found in an outbuilding at the former ranch headquarters site, recently confirmed to be off-site on adjoining land immediately south of the Property, as well as two automobile batteries found near the headquarters site (WestLand 2004b). A single drum containing residual amounts of an unknown substance was observed in 2004 and in 2016 at a waste disposal site north of the headquarters area, on the Property (WestLand 2004b, 2016). In 2018, work was done to abandon two open wells no longer in use and remove all structures and debris scatters with the exception of culturally historic features (e.g., a corral). Approximately 15 truckloads of these materials were taken to a nearby public landfill.

The User states that small quantities of petroleum products were likely used as part of normal ranch maintenance. It is also likely pesticides, herbicides, and fertilizers were used as part of normal ranching procedures.

3.4. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The Property was reportedly homesteaded in the early 1890s and primary use was agricultural—cattle grazing and farming. Cattle grazing ceased in the 1990s. Approximately 20 acres of the Property was irrigated in the past. The User stated that there is a hand-dug well near the offsite LX Bar Ranch headquarters and that Arizona Department of Water Resources (ADWR) files from April 1982 indicate two wells nearby, but the specific locations are not known. Currently, the Property is not actively used for any purpose. Though other buildings have been demolished, an old tack room and barbeque still stands at the offsite headquarters. The Property is zoned RCU-2A (Residential Single-Family Rural) in Yavapai County.

The User reported that some incidental solid waste dumping was observed on the Property, likely as a result of unauthorized recreation activities. The User stated that the small amounts of waste found onsite were a housekeeping issue rather than an environmental liability, as described in the previous ESA (WestLand 2004b). Much of this debris was cleaned out in 2018. 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 there is no information indicating the value of the Property has been reduced as a result of environmental issues. Information provided by the User includes relevant information from the appraisal from Headquarters West previously prepared for the Property (Headquarters West 2010).

3.6. REASON FOR PERFORMING 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 report 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 within the ASTM-recommended distance of the Property boundaries. There were also no unmappable (orphan) sites identified.

4.2. PRIOR ENVIRONMENTAL REPORTS

Prior Phase I ESAs were completed by WestLand in March 2004 and July 2016 (WestLand 2004b, 2016). The 2004 Phase I ESA revealed no evidence of RECs in connection with the Property (WestLand 2004b). It should be noted that the 2004 report contained a slight map projection difference, wherein the LX Bar Ranch headquarters and associated features were shown to exist within the boundaries of the Property; however, due to updated surface management mapping techniques, it is apparent that these features are actually on adjoining land to the south and not on the Property. Both the 2016 and the 2020 Phase I ESAs reflect the corrected boundary and findings. Thus, the 2004 report included the presence of five 55-gallon drums on the Property, none of which are located within the current Property boundaries. Four drums identified as Number 2 diesel fuel drums were empty and located in one of the LX Bar Ranch headquarters outbuildings with evidence of minor soil staining in their immediate vicinity. The single drum, found at a waste disposal site north of the ranch headquarters, contained residual amounts of an unknown substance with no observed leakage. Two automobile batteries were also observed off-site near the ranch headquarters (WestLand 2004b). The single drum, identified in the 2004 report, was also located during the 2016 site reconnaissance within the Property boundaries with no more than traces of fluid and no observed leakage (WestLand 2016).

The prior 2004 Phase I ESA reports the presence of three waste disposal sites, one concentrated household waste disposal site and two other smaller areas of indeterminate waste disposal. Several pallets of cement blocks, and degraded agricultural equipment were also present on the Property.

None of these issues are considered RECs, rather they are considered housekeeping issues (WestLand 2004b). In 2016 WestLand observed several dump sites composed of inert material and degraded agricultural equipment and infrastructure (wells, metal sheeting, and a concrete slab). These findings are not considered a REC. Clean-up efforts by the Owner took place in 2018, and based on the site visit conducted for this investigation, most of these materials were removed. There remained a dump site of gravelly aggregate material, some rusted buckets, and other degraded agricultural-related materials (barbed wire, etc.), none of which are considered a REC.

The 2016 Phase I ESA found no evidence of a potential REC in connection with the Property. WestLand also did not identify any historical recognized environmental conditions, controlled recognized environmental conditions, or *de minimis* conditions for the Property (WestLand 2016).

The 2004 Phase I ESA included an interview with the former Property owner, Garry J. Shuster. Mr. Schuster stated that the only known use of the Property was homesteading. Garry Shuster indicated that associated activities included agriculture and ranching, with groundwater pumping for domestic water supply, irrigation, and stock watering purposes. This information is consistent with WestLand's research for the Property in 2016 and 2020.

4.3. PHYSICAL SETTING

The Property's physical setting was evaluated by WestLand to gain an 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 within the Central Highlands physiographic province, a transition zone between the Basin and Range and the Colorado Plateau provinces. The Property is located near the center of a broad valley with gently sloping to rolling hills known as Bloody Basin. The broadness of the valley is the geomorphological result of erosion of the surrounding mountains and accretion in ancient lakebeds and recent streambeds (WestLand 2016).

Tangle Creek bisects the Property from west-northwest to east-southeast. Streambeds within the broad portion of the valley slope gently to the east. Nearly flat floodplains adjacent to the stream beds are up to approximately 20 feet above the active channels. Upland areas display moderately sloping to rolling hills, with some steep to vertical sections where erosion has removed sedimentary (alluvial [stream bed] or lacustrine [lake bed]) deposits (WestLand 2016).

Holocene (recent) floodplains occupy approximately 50 percent of the eastern portion of the Property, and possibly a similar proportion of land on the west half (WestLand 2004a). The original surface of

the west floodplain has been significantly altered by farming and other anthropogenic activities. The eastern floodplain has not been as extensively altered and it is still possible to identify the braided network of older abandoned channels. The more recent (possibly mid- to late-Holocene) floodplains in this area are no more than 3 feet above the active channel bottom.

On the Property, rugged terrain is present only at the ridge near the northwestern boundary. Steep eroded cliffs are present along sections of Tangle Creek, with an approximate 1,000-foot elevation change in some areas but only an approximate 100-foot elevation change within the Property boundaries. Elevations within the Property range from 2,900 feet amsl in the southeastern most corner of the Property to 3,000 feet amsl at a high point at the northwestern boundary (WestLand 2004a).

4.3.2. Soils

The National Cooperative Soil Survey through Web Soil Survey (Soil Survey Staff 2020)¹ had no available digital data for the Property. Soils at the Property were previously mapped for the 2016 Phase I ESA (WestLand 2016) with Arizona Land Resource Information System General Soils Map². The Arizona Land Resource Information System General Soils Map indicates that the Property encompasses the Continental-Latene-Pinaleño soil association. The soils of this association are well-drained and occur on dissected old terraces and alluvial fans. The soils are deep, gravelly, medium to fine-textured, nearly level to steep soils. Continental soils make up approximately 30 percent, Latene soils 25 percent, Pinaleño soils 25 percent, and several minor soils make up the remaining 20 percent of the association. This soil association has fair potential for rangeland and wildlife habitat and is characterized as having slow permeability and high shrink-swell in Continental soils, slope and high gravel content in Pinaleño soils, and high lime content in the substrata of Latene soils (Hendricks 1985).

4.3.3. Geology

The surface geology of the entire Property is mapped as Pliocene to Middle Miocene Deposits (Tsy) (Arizona Geological Survey 2020, Richard et al. 2000). These deposits are moderately to strongly consolidated conglomerate and sandstone put down in basins during and after late Tertiary faulting but also includes some mudstone, limestone, gypsum, and siltstone. They commonly form ridges and high rounded hills in modern basins, and locally form bluffs. Based on Westland's site reconnaissance, no bedrock outcrops are displayed on the Property.

Several faults are located in the vicinity of the Property (Arizona Geological Survey 2020). The closest fault originates near Juniper Tank and runs toward the southwest near Bear Tank where it terminates.

¹ Accessed online on August 3, 2020.

² Arizona Land Resource Information System (ALRIS). 1975. Regional Soils: GIS Cover. Online data retrieved at <http://www.azland.gov/alris/layers.html>. Accessed March 13, 2015. This tool is no longer available online.

More extensive faults in the vicinity run from southeast to northwest with the closest point occurring near Frog Springs west of the Property and along the Verde River located east of the Property.

4.3.4. Hydrology

The Property lies in the Verde River watershed and is located within Bloody Basin. Tangle Creek is a substantial tributary to the Verde River located approximately 5 miles downstream of the Property. The state-wide map of the perennial streams of Arizona compiled by Brown et al. (1978) identifies portions of Tangle Creek as a perennial stream. However, at the scale provided in the map, it is not possible to determine if the Property is mapped within an ephemeral or perennial reach. It is likely that perennial reaches are or were present both upstream and downstream of the Property, where near-surface bedrock forces groundwater to the surface (WestLand 2004a). Tangle Creek is presumed to be spatially intermittent to perennial in other reaches because of its designated use for warm water aquatic and wildlife use (18 Arizona Administrative Code [A.A.C.] 11). Tangle Creek has not been identified by ADEQ as impaired for any designated uses by that agency's surface water monitoring (ADEQ 2012, 2015). There are no stream gauges along Tangle Creek.

The Tangle Creek channel within the Property was dry during site visits completed by WestLand in 2004, 2016 and 2020. The channel bottom was generally sandy. The boulders in and along the south edge of the channel do not have black watermarks, suggesting the surface flow in this reach is rare and very brief, indicating ephemeral flow conditions. Tangle Creek's channel bottom is bedrock approximately 1 mile east and downstream of the Property below the confluence with Roundtree Canyon which is approximately 0.25 mile east of the Property boundary.

The National Wetlands Inventory map identifies approximately 6 acres of temporarily flooded, intermittent streambed riverine habitat along Tangle Creek within the Property (USFWS 2020)³. Based on observations and data review by WestLand, mesoriparian and xeroriparian habitat is present along the stream channels of Tangle Creek.

Most of the major drainages in area have been mapped by the Federal Emergency Management Agency as Zone A, areas with 1-percent annual chance of flooding and a 26-percent chance of flooding over the life of a 30-year mortgage. No detailed analyses or depth, or base flood elevations are shown (**Appendix D**).

4.3.5. Hydrogeology

The Property is located in the Verde Canyon sub-basin within the larger Verde River groundwater basin. The ADWR reports this basin covers approximately 400 square miles within Gila County. Groundwater recharge originates primarily along the crest of the Mogollon Rim, where precipitation

³ Accessed August 4, 2020.

and snowmelt percolate through permeable volcanic, limestone, or sandstone units. Spring discharge and stream base flow appear to be the largest component of aquifer outflow (ADWR 2015).

The ADWR Well Registry spatial database was queried to review available data for wells within the boundaries of the Property. Based on inquiry of the ADWR geospatial map (ADWR 2020)⁴, there are no registered wells mapped at the Property. The ADWR database search was expanded to search within a 1-mile radius of the Property and two registered wells were identified (**Figure 3**). WestLand reviewed the database records and imaged records for these well sites using their ADWR identification numbers (nos. 55-600869 and 55-623560). Well No. 55-600869 is registered to Tonto National Forest and Well No. 55-623560 is registered to the Eunice B. Veazey Trust. These wells are reportedly used for irrigation, stock water, and domestic purposes. There was no depth-to-groundwater data provided in connection with these wells.

Remnants from one hand-dug well was observed at the Property during the site reconnaissance. The well opening was approximately 4 by 4 square feet, and situated adjacent to Tangle Creek (**Appendix A, Photos 3 through 5**). The well is likely to have been sited intentionally in an area where groundwater was or is unusually close to the surface.

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 1929, 1933, 1967, 1981, 2004, and 2014. WestLand added the Property boundary to the topographic maps provided by ERS (**Appendix F**). USGS topographic map coverage for the Property is provided on the Turret Peak 30-minute quadrangles at a 1:125,000 scale, the Payson 30- by 60-minute quadrangles at a 1:100,000 scale, and the Bloody Basin 7.5-minute quadrangles at a 1:24,000 scale. Topographic maps depict both natural and developed features, including wells, structures, and other indications of historical use. The following summary presents WestLand's review of the identified mapped features on or near the Property in chronological sequence.

⁴ Accessed online August 4, 2020.

The 1929 and 1933 Turret Peak quadrangles depict the Property as undeveloped land. Natural topography and drainages appear to be similar to current conditions. One trail enters the Property from the southwest corner, breaks into two trails in the center of the western half of the Property, and exits the Property near the center north and the southeast corner as two separate trails. The LX Bar Ranch headquarters are depicted near the southern boundary of the Property. No other development is shown on the Property.

The 1967 Bloody Basin quadrangle depicts the Property as undeveloped land other than one unimproved road and two power transmission lines. A fence line appears to partially outline the Property and vicinity. The trails shown in the 1929 and 1933 maps are no longer shown. The new road travels from the southwest of the Property through the center and exits the Property near the northeast corner. This unimproved road provides access from an improved road to the LX Bar Ranch headquarters and to stock tanks on adjoining land. The power transmission lines bisect the Property from north to south. Several unimproved roads, tanks and springs surround the Property. Tangle Creek Cabin is depicted southeast of the Property.

The 1981 Payson quadrangle generally depicts the Property and surrounding area in the same conditions as the 1967 map.

The 2004 Bloody Basin quadrangle depicts more detailed land information than the previous maps. This map shows a slight difference between the USGS topographic map's delineation of the Property boundary and current GIS delineation of the Property. The road at the Property is identified as a four-wheel drive/unimproved road. The power transmission lines are still shown traversing the Property. The LX Bar Ranch headquarters are identified along the southern boundary of the Property and appears to be associated with three structures on adjoining property. Additional roads and trails including FR2007, which crosses the Property and FR269, which roughly parallels the southern boundary are shown surrounding the Property. Developed features on the surrounding land appear to be mainly limited to roads and water tanks. The Tangle Creek Cabin is now labelled Tangle Creek Admin Site.

The 2014 Bloody Basin quadrangle provides less detail than the prior maps. Developed features shown in this map are limited to the road bisecting the Property and surrounding improved roads and tanks.

The topographic maps of the Property and vicinity indicate that the Property has had limited development and use since at least 1929. Historical use of the Property appears to have been limited to roads, a cross county transmission line, and association with the LX Bar Ranch for homesteading and agriculture. Structures and presumably, the ranch headquarters for LX Bar Ranch were located on adjoining land to the south of the Property. Minor improvements associated with the ranch were located on the Property including roads, trails, a small building, wells, agricultural fields, and equipment.

4.4.2. Historical Aerial Photographs

WestLand obtained eight historical aerial photographs depicting the Property and vicinity dating from 1953, 1965, 1978, 1980, 1992, 2003, 2010, and 2015. WestLand added the Property boundary to the aerial photographs (**Appendix G**). WestLand reviewed the photographs at a scale of 1"=1000' 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.

The 1953 aerial photograph shows the road at the Property as depicted in the 1967 quadrangle described above. Cleared areas on the Property, likely used for agriculture, are also visible on both sides of Tangle Creek. Washes and associated vegetation are apparent on the aerial photograph. Roads adjacent to the Property are also visible. Although the LX Bar Ranch facilities are not visible, this is likely due to the resolution of the photograph.

The 1965 aerial photograph shows the same road and cleared areas, as well as the power transmission lines that bisect the Property and numerous stock tanks on land surrounding the Property. As in the 1953 photograph, roads adjacent to the Property are also visible and the LX Bar Ranch facilities are not visible, likely as a result of the resolution of the photograph.

The 1978 and 1980 aerial photographs show less detail than the prior photograph, but the roads and power transmission lines on the Property, and the roads and stock tanks surrounding the Property, are still visible.

The 1992, 2003, 2010, and 2015 aerial photographs show the roads and stock tanks, as depicted in the quadrangle maps. The formerly cleared areas at the Property become less defined as the aerials become more recent.

The aerial photographs of the Property and vicinity indicate that the Property has had limited development and use since at least 1953. The aerials indicate that land use at the Property and in the surrounding area was for homesteading and agriculture; this is consistent with site reconnaissance and other historical information gathered by WestLand.

4.4.3. Property Tax Files

WestLand obtained the Property map and assessor reports for the Property and adjoining areas from the Yavapai County Assessor. The Property map and assessor parcel details, as well as the parcel details are included in **Appendix H**. The details indicate that the only development on the Property was a 450-square-foot “farm utility building” constructed in 1958. The Property is now considered to be vacant. The presence of a small building associated with the LX Bar Ranch is not indicative of any RECs on the Property.

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 20th century. Considering the lack of development at the Property, WestLand did not commission a search for these maps.

4.4.6. Other Historical Sources

WestLand reviewed a cultural resource inventory report for the Property that includes archaeological research and results of prior records searches (Charest and Huntington 2016). The historical map review for the cultural resource inventory report revealed construction and ranching activities took place in the vicinity of the Property throughout the twentieth century. Homestead Entry Survey No. 416 documented the creation of the land patent to Alton Gardner in 1915⁵. This survey records the homestead prior to the official issuance of the land patent in 1926, indicating the Property was in use for several years before the land patent was filed. The Homestead Entry survey was conducted in December 1915, but not accepted by the GLO until April 1918; no structures or improvements to the Property are depicted on the survey plat other than a fence, a cleared area, and a trail labeled “to Camp Verde” that extends to the north. The 1929 USGS map depicts this area as the LX Bar Ranch for the first time (Carson and Nessler 1929). A 1954 map depicts a transmission line passing through the Property⁶. The transmission line was not present on the 1933 and earlier maps of Property. Transmission lines do not indicate RECs.

According the cultural survey report (Charest and Huntington 2016), the majority of the previous cultural surveys in the vicinity of the Property were conducted in preparation of a series of mostly ranching related improvements, including the excavation of a materials pit, the construction of cattle tanks and drainage spillway/culvert/pipeline repairs, fencing and corral improvements, and water catchments built by the Arizona Department of Game and Fish.

⁵ Turley, Walter G. 1918. Plat of Homestead Entry No. 416 in the Prescott National Forest. Gila and Salt River Meridian Base and Meridian, Arizona. U.S. Surveyor General's Office. Phoenix, Arizona.

⁶ U.S. Army Topographic Command. 1954 USGS Holbrook, Arizona, 2-degree sheet. Washington D.C. Compiled by photogrammetric methods and from USGS quadrangles 1:62,500, 1933-37. Planimetry revised from aerial photographs taken 1953. Photographs field annotated 1954. Revised by USGS 1970.

5. SITE RECONNAISSANCE

On July 27, 2020, WestLand engineer, Patrick Mette, and environmental specialist, Samantha Blonder, performed a site reconnaissance to assess existing environmental conditions for the Property. Photographs documenting pertinent features are provided in **Appendix A**. The approximate photograph locations are shown in **Figure 4**.

5.1. METHODOLOGY AND LIMITING CONDITIONS

Prior to conducting the site reconnaissance, WestLand reviewed current and historical aerial photographs and topographic maps (as 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 greater detail because these areas presented the most 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 records review of the Property and vicinity. The Property is accessible from FR 24 from the south or FR 269 (i.e., Bloody Basin Road) from the west.

Site 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, information collected, and 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

Inert scattered debris associated with the homesteading and/or agricultural uses were observed on the Property (**Appendix A, Photo 6, 7, 13**). This is consistent with the historical records that indicate that the Property was reportedly homesteaded in the early 1890s and the primary use at that time was for agricultural purposes (i.e., cattle grazing and farming). Remnant building structures were noted south of the Property boundary, likely associated with the reported ranch headquarters. Based on assessor records, one 450-foot building was located on the Property; this was likely an outbuilding but is no longer present. There has been no recent use of the Property by the current owner, but it is expected that recreational activities (e.g., hunting and hiking) on adjacent public lands have trespassed onto the private property.

5.3. EXTERIOR OBSERVATIONS

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

As described in **Section 5.3.5**, WestLand observed three empty metal drums that could have been used to store petroleum products in the past, but no soil staining was noted near the drums (**Appendix A, Photos 15, 17, and 18**). No other 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

Three old, empty, and rusted 55-gallon drums were observed at the Property (**Appendix A, Photos 15, 17, and 18**) and appear to have been empty for a long time. No soil staining or evidence of a release was observed in the vicinity of the drums. The report User indicated that he was aware of the previous presence of four empty, 55-gallon No. 2 diesel drums (observed in 2004 off-site on adjoining land south of the Property) and a single 55-gallon drum containing residual amounts of an unknown substance on the Property. These historical drums described by the User were not observed on the Property during the current site reconnaissance, as none of the drums recently observed appeared capable of storing liquids.

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

One hand-dug well was observed at the Property during the site reconnaissance. The well opening was approximately 4 by 4 square feet, and observed along Tangle Creek (**Appendix A, Photos 3 through 5**). The well is likely to have been sited during the homesteading period intentionally in an area where groundwater was or is unusually close to the surface.

5.3.11. Stained Soil or Pavement

No stained soil or pavement was noted at the Property.

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.

Scattered trash and debris were found in a few locations (**Appendix A**); however, all solid waste discarded at the Property appears to be inert materials associated with ranching and farming activities.

5.3.14. Stockpiles

A small gravel stockpile was observed at the Property. The material in the stockpile appears to be inert and there was no visible indication of contamination around the stockpile (**Appendix A, Photo 16**).

5.3.15. 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. No buildings were observed at the Property.

6. INTERVIEWS

6.1. INTERVIEWS WITH OWNER

On August 6, 2020, Sterling Hundley of Resolution completed the User Questionnaire and a project-specific Owner Questionnaire generated by WestLand. A summary of this information is provided in **Section 3**. Responses to specific inquiries are included in **Appendix B**.

6.2. INTERVIEWS WITH OCCUPANTS

There are no current occupants of the Property. See Interview with Owner (**Section 6.1**).

6.3. INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

WestLand attempted interviews with the Mayer Fire Department and El Mirage Fire Department in August 2020 to inquire who may respond in the event of an emergency spill of hazardous materials, 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, and thus, have no knowledge of hazardous materials or spills on the Property. At the time this report was finalized, a response from the El Mirage Fire Department had not yet been received. WestLand also made an inquiry to the Tonto National Forest, Cave Creek Ranger District (the District) on August 11, 2020 at (480) 595-3300. As of the date of this report, a response from the appropriate personnel with the District has not yet been received to conduct an interview.

6.4. INTERVIEWS WITH OTHERS

The prior Phase I ESA (WestLand 2004b) included an interview with the former Property owner, Mr. Garry J. Shuster. In 2004, Mr. Schuster stated that the only known use of the Property was for homesteading. Mr. Shuster indicated that associated activities included agriculture and ranching, with groundwater pumping for irrigation, stock watering, and domestic water supply purposes. This information is consistent with WestLand's research for the Property for this investigation.

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, site reconnaissance of the Property, prior reports, and interviews, WestLand provides the following findings and opinions pertaining to the Property:

- On June 25, 2020, WestLand engaged ERS, to conduct a search of available land title records for environmental liens and AULs on the Property. That search identified no records of environmental liens or AULs associated with the Property. There were no title records reviewed that indicated a REC in connection to the Property.
- 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 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. No RECs were identified in connection to known government records in the vicinity of the Property.
- Prior Phase I ESAs were completed by WestLand in March 2004 and July 2016 (WestLand 2004b, 2016). The 2004 Phase I ESA revealed no evidence of RECs in connection with the Property (WestLand 2004b). It should be noted that the 2004 report contained a slight map projection difference, wherein the LX Bar Ranch headquarters and associated features were shown to exist within the boundaries of the Property; however, due to updated surface management mapping techniques, it is apparent that these features are actually on adjoining land to the south and not on the Property. Both the 2016 and the 2020 Phase I ESAs reflect the corrected boundary and findings. Thus, the 2004 report included the presence of five 55-gallon drums on the Property, none of which are located within the current Property boundaries. Four drums identified as No. 2 diesel fuel drums were empty and located in one of the LX Bar Ranch headquarters outbuildings with evidence of minor soil staining in their immediate vicinity. The single drum, found at a waste disposal site north of the ranch headquarters, contained residual amounts of an unknown substance with no observed leakage. Two automobile batteries were also observed off-site near the ranch headquarters (WestLand 2004b). The single drum, identified in the 2004 report, was also located during the 2016 site reconnaissance within the Property boundaries with no more than traces of fluid and no observed leakage (WestLand 2016).
- The prior 2004 Phase I ESA reports the presence of three waste disposal sites, one concentrated household waste disposal site and two other smaller areas of indeterminate waste disposal. Several pallets of cement blocks, and degraded agricultural equipment were also present on the Property. None of these issues are considered RECs, rather they are considered

housekeeping issues (WestLand 2004b). In 2016 WestLand observed several dump sites composed of inert material and degraded agricultural equipment and infrastructure (i.e., wells, metal sheeting, and a concrete slab). These findings are not considered a REC. Clean-up efforts by the Owner took place in 2018, and based on the site visit conducted for this investigation, most of these materials were removed.

- In 2018, work was done to abandon two open wells no longer in use and remove all structures and debris scatters with the exception of culturally historic features (e.g., the corral). Approximately 15 truckloads of waste were taken to a nearby public landfill. Remaining material includes gravelly aggregate material, some rusted buckets, and other degraded agricultural-related materials (barbed wire, etc.), none of which are considered a REC.
- The 2016 Phase I ESA found no evidence of a REC in connection with the Property. WestLand also did not identify any historical recognized environmental conditions, controlled recognized environmental conditions, or *de minimis* conditions for the Property.
- The 2004 Phase I ESA included an interview with the former Property owner, Garry J. Shuster. Garry Schuster stated that the only known use of the Property was homesteading. Mr. Shuster indicated that associated activities included agriculture and ranching, with groundwater pumping for domestic water supply, irrigation, and stock watering purposes. This information is consistent with WestLand's research for the Property in 2016 and 2020.
- The Property and adjoining land (including the larger LX Bar Ranch) was reportedly homesteaded and used for livestock grazing and farming from the 1890s until the 1990s. The ranch headquarters for LX Bar were located on adjoining land to the south, on a bluff above the Tangle Creek streambed. Associated improvements located at the Property include roads, trails, wells, and agricultural fields. Based on county assessor records, a "farm utility building" was constructed at the Property in 1958 although it is no longer present at the Property.
- In 2018, work was done to abandon two wells at the Property. The open pit of one hand-dug well that was identified in prior reports is no longer present but the rock and structure from a second hand-dug well is still present. The owner indicates there are ADWR files from April 1982 which possibly refer to these two wells, however, WestLand did not identify any well records for wells at the Property through our ADWR inquiry. There are two ADWR registered wells located within one mile of the Property. These wells are registered for use for irrigation, stock water, and domestic use. It is not suspected that these wells were associated with industrial activity, wastewater disposal or as monitoring wells for any known contamination in the area.
- On July 27, 2020, WestLand visited the site 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 former agricultural and ranching use. Inert,

scattered debris likely associated with the homesteading and/or agricultural uses where found on the Property, although there is significantly less debris present in 2020 than was noted in 2016. There is no evidence of significant recreational use of the site.

- WestLand did not observe any evidence of agricultural chemical (pesticide, herbicide, or fertilizer) storage or use on the Property and historical records and interviews did not indicate any such specific use. Given the ranching history of the Property and vicinity, it is possible that agricultural chemicals were stored or used on the Property.
- WestLand did not observe any septic systems or direct evidence of such a system on the Property. A septic system may have been located at the former ranch headquarters on adjoining land. There is no reason to suspect that hazardous material or petroleum products would have been disposed of through a septic system at the ranch; therefore, the presence of a septic system on adjoining land (if present) would not indicate a REC for the Property.
- The report User is also the landowner: Resolution. Sterling Hundley completed the User Questionnaire and provided responses to a separate Owner Questionnaire. It is reported that the Property was homesteaded and used for agriculture and cattle grazing until the 1990s. It is likely that typical amounts of pesticides, herbicides, and fertilizers were used as part of normal ranching or farming activities. 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.
- The User reports it is possible that lubricants and fuel could have been spilled on the Property during the years in which the Property was used for agricultural purposes. However, WestLand concurs with prior assessments that such releases, if they occurred, would likely be of a *de minimis* nature, and no evidence of such releases were observed at the Property.
- Additionally, there was no evidence of corrals or dipping vats to suggest the use of parasitic prevention or treatment application to cattle at the Property.
- Any releases of hazardous material or petroleum products in connection to recreational activities at the Property and in the immediate vicinity of the Property (i.e., off-road vehicle use, hiking, fishing, and camping), if they occurred, would likely be of a *de minimis* nature. No evidence of such releases were observed at the Property.
- The User reported that some incidental solid waste dumping was observed on the Property, likely as a result of unauthorized recreation activities. The User stated that the small amounts of waste found on site were a housekeeping issue rather than an environmental liability, as described in the previous ESA (WestLand 2004b). No other commonly known or reasonably ascertainable information relevant to potential RECs was provided by the User.

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 recognized environmental conditions, controlled recognized environmental conditions, 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, it is located in a relatively remote area, and 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 likely to provide relevant information in an urban setting. WestLand did review cultural resources data available for the Property.

The only data failures or limitation potentially affecting conclusions regarding the identification of RECs for the Property was the lack of response from a fire department and the Cave Creek Ranger District 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.

No other site access limitations, physical obstructions to observations, outstanding information requests, or historical data failure, etc. would potentially affect the conclusions regarding the identification of RECs for the Property. Considering the known history of the Property and results of our site reconnaissance, coupled with the prior Phase I ESA, and other completed research, this assessment is considered complete.

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 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.

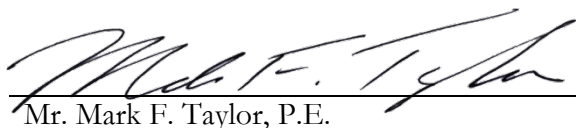
10. ADDITIONAL SERVICES

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 Phase I ESA. Patrick Mette and Samantha Blonder conducted the site reconnaissance under the direction of Mark Taylor. 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**.



Mr. Mark F. Taylor, P.E.

09/22/2020
Date

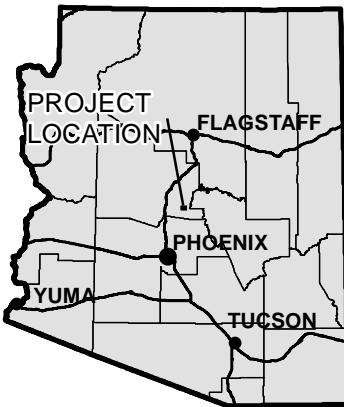
12. REFERENCES

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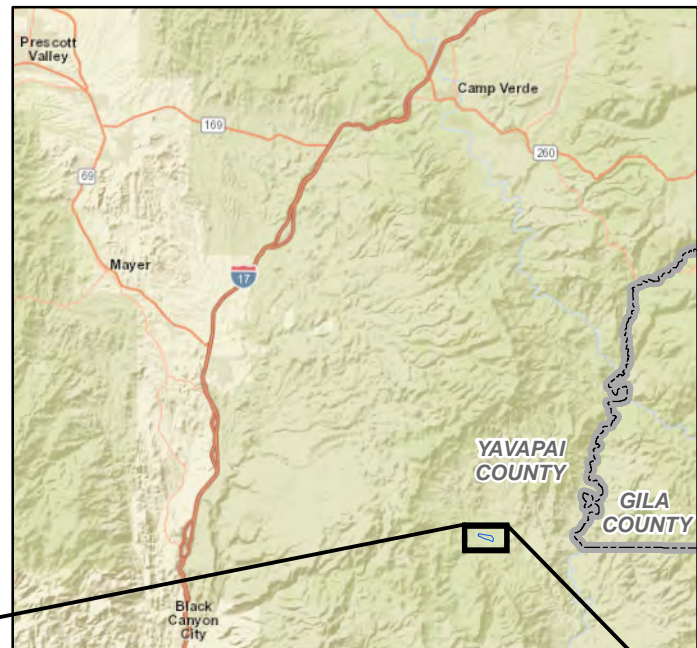
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FIGURES

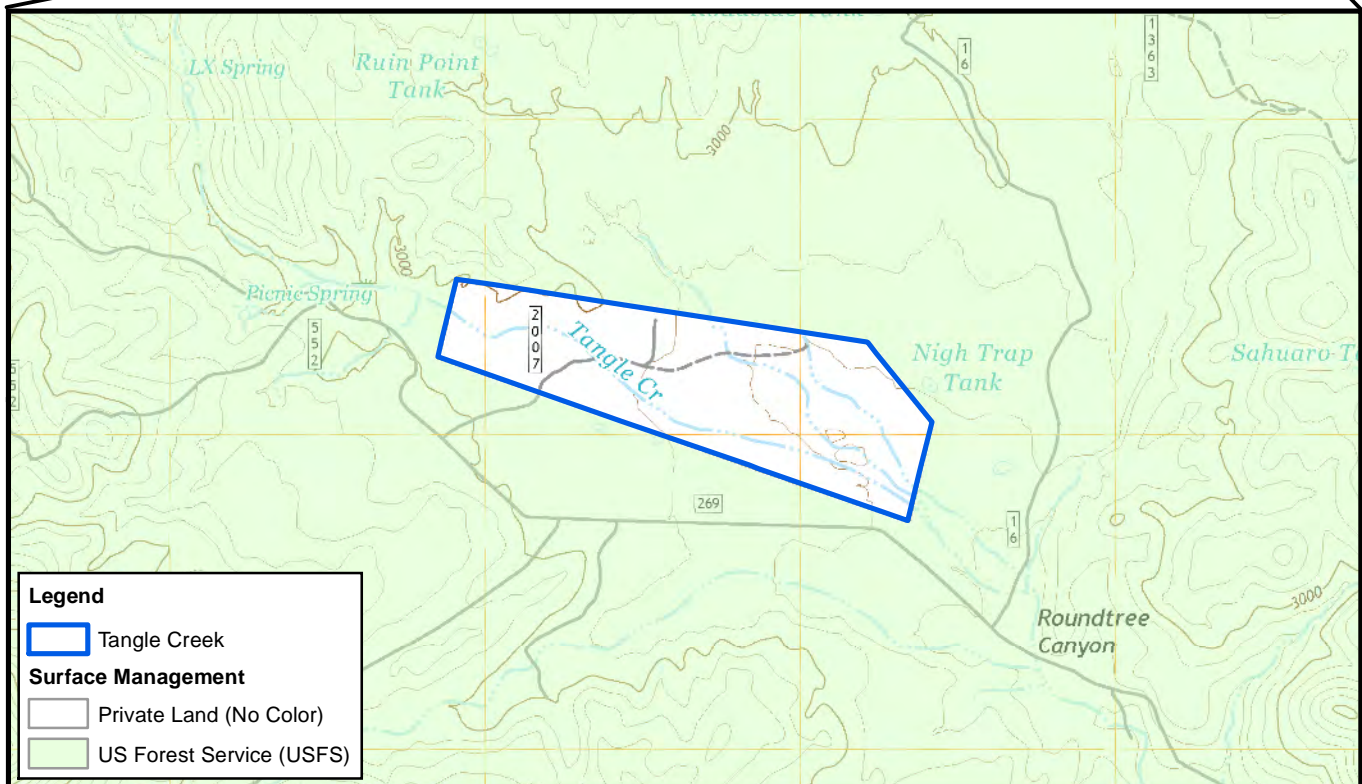
ARIZONA



PROJECT VICINITY



Approximate Scale 1 Inch = 12 Miles



T9N, R5E, Portion of Section 2,
 T9½N, R5E, Portions of Sections 34 and 35,
 Yavapai County, Arizona
 Bloody Basin 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
Tangle Creek

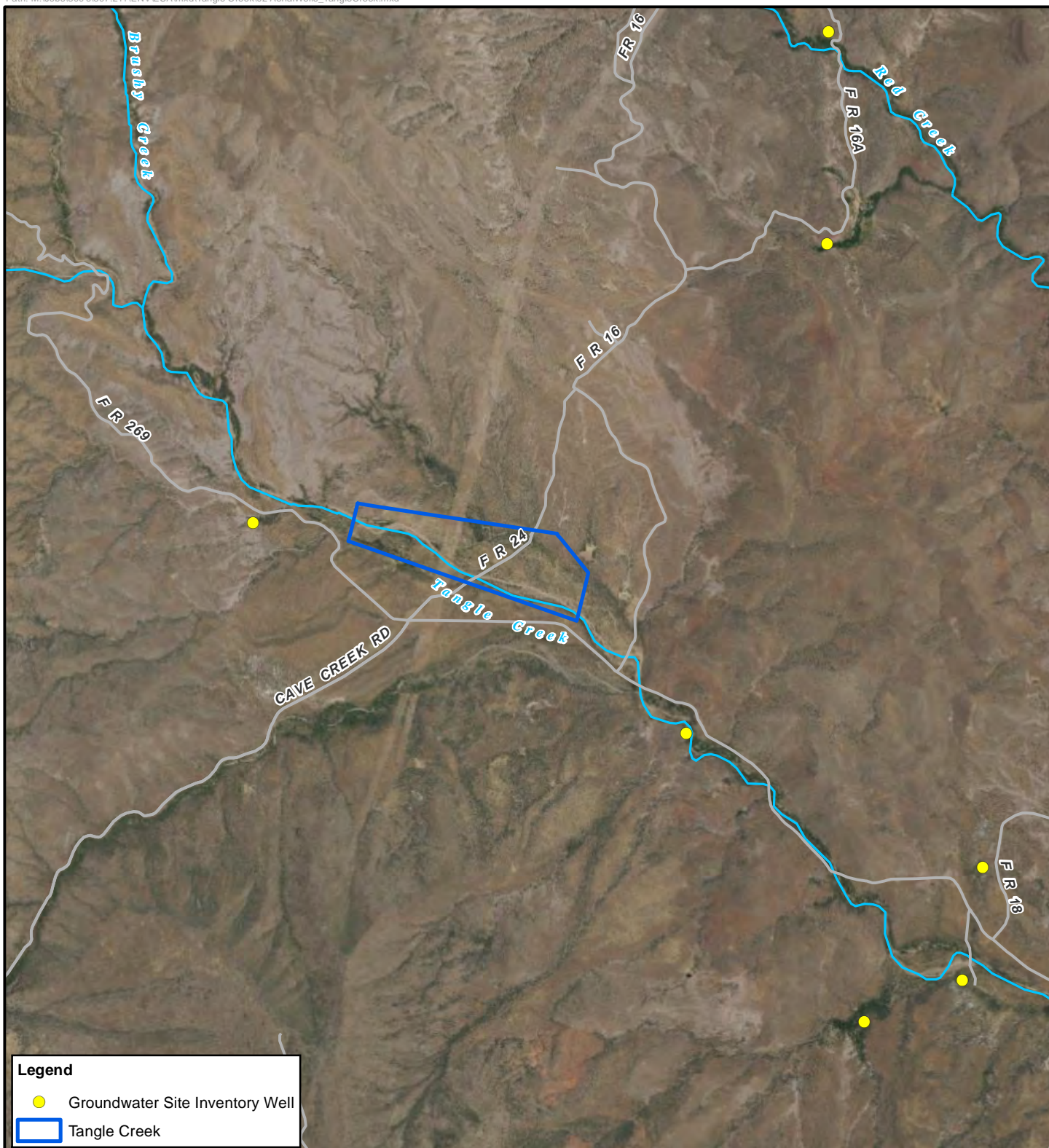
VICINITY MAP

Figure 1



0 1,000 2,000 Feet

0 300 600 Meters



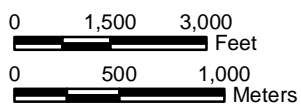
T9N, R5E, Portion of Section 2,
T9½N, R5E, Portions of Sections 34 and 35,
Yavapai County, Arizona
Data Source: ADWR, Groundwater Site Inventory 01/07/2020
Image Source: USDA NAIP 2019

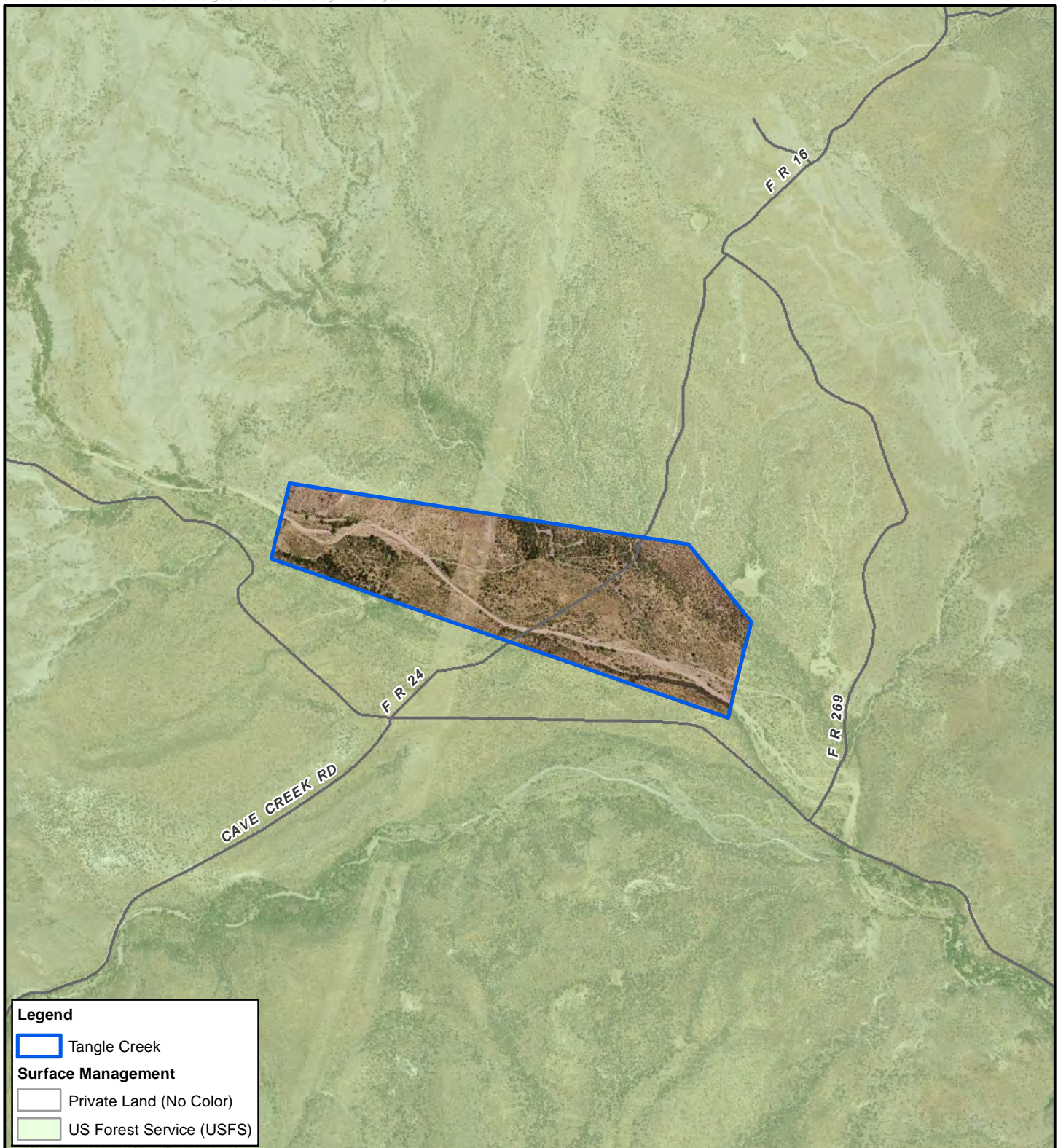
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Phase I ESA for Tangle Creek

AERIAL OVERVIEW WITH
ADWR REGISTERED WELLS

Figure 2



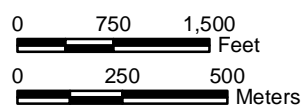


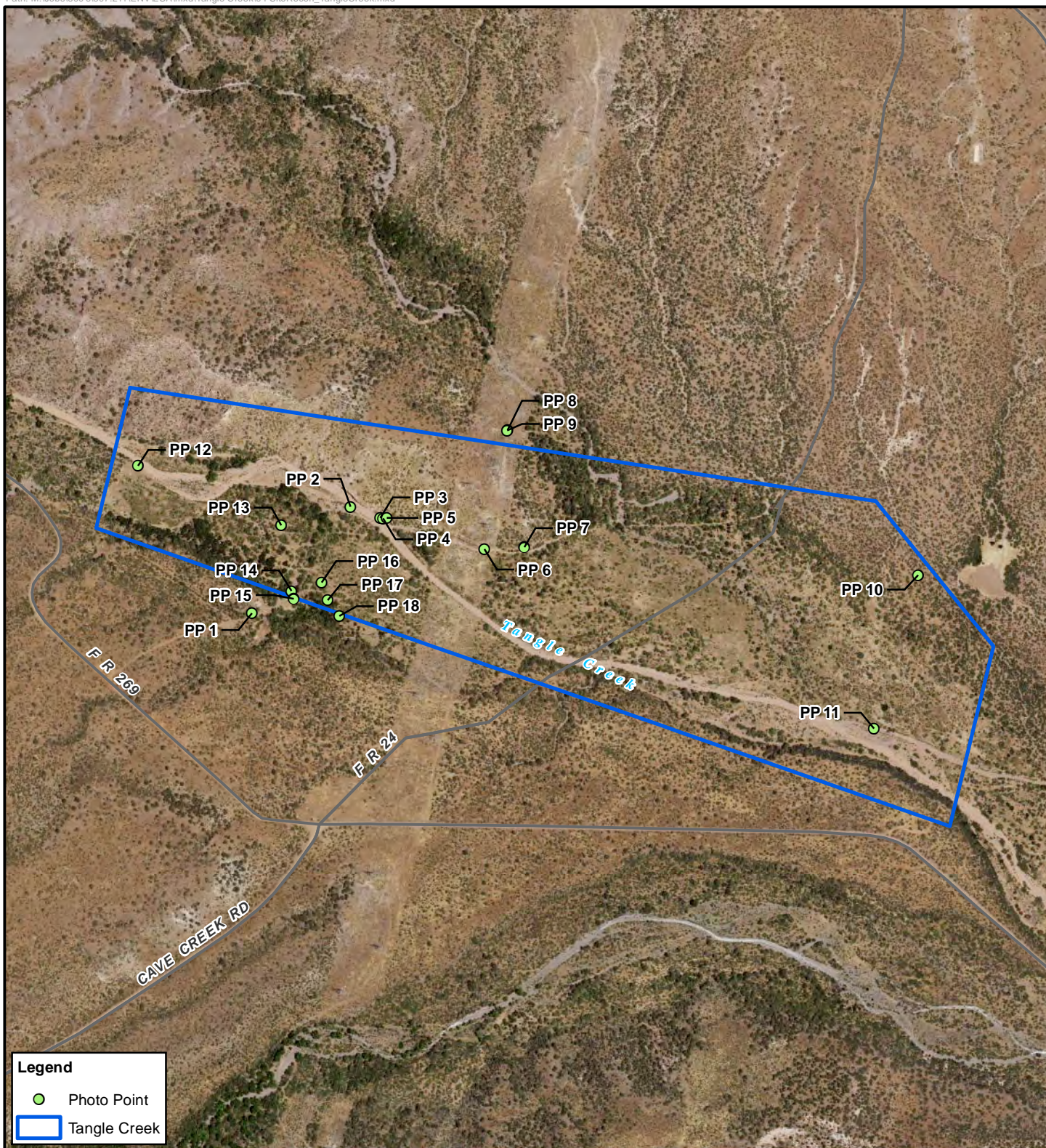
T9N, R5E, Portion of Section 2,
T9½N, R5E, Portions of Sections 34 and 35,
Yavapai County, Arizona
Surface Management: BLM 2019, WRI modified 2019
Image Source: USDA NAIP 2019

RESOLUTION COPPER

Phase I ESA for Tangle Creek

SURFACE MANAGEMENT
Figure 3





Legend

- Photo Point
- Tangle Creek

T9N, R5E, Portion of Section 2,
T9½N, R5E, Portions of Sections 34 and 35,
Yavapai County, Arizona
Image Source: USDA NAIP 2019

RESOLUTION COPPER

Phase I ESA for
Tangle Creek

SITE RECONNAISSANCE MAP
WITH SELECT FEATURES

Figure 4


WestLand Resources



0 400 800 Feet
0 125 250 Meters

APPENDIX A

Site Photographs



Photo 1.
Concrete foundation adjacent to the Property.



Photo 2.
Overview of Tangle Creek within the Property.



Photo 3.
Rock-lined well; view from within the channel.



Photo 4.

Rock-lined well; view from above the channel, looking down.



Photo 5.

Rock-lined well; view from above the channel, looking down, a few steps back from Photo 4.



Photo 6.

HDPE pipe within the Property.



Photo 7.
Farm-related trash on the Property.



Photo 8.
Water trough on adjacent land.



Photo 9.
Fence on the edge of the Property.



Photo 10.
Overview of the northeast part of the Property.



Photo 11.
Overview of the southeast part of the Property.



Photo 12.
Overview from the western edge of the Property.



Photo 13.
Leftover debris.



Photo 14.
Foundation near the southern edge of the Property.



Photo 15.
Empty rusted drum.



Photo 16.
Gravel/aggregate.



Photo 17.
Empty rusted out 55-gallon drum, also observed in 2015.



Photo 18.
Empty rusted 55-gallon drum – view from above.

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 information indicating that the value of the *Property* had been reduced as a result of 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*?

The property was reportedly homesteaded in the early 1890s and primary use was agricultural (winter cattle grazing and farming). Cattle grazing ceased in the 1990s. Currently land is not actively used for any purpose.

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

In 2004, four 55-gallon drums of diesel No. 2, one 55- gallon drum containing residual amounts of an unknown substance, and two automobile batteries were remaining in an outbuilding at former homestead area (recently determined to be on adjoining land immediately south of the *Property*). Another drum was observed in 2004 at a waste disposal site north of the homestead area, on the *Property*.

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

A few square feet of stained soil were apparent in 2004 near the diesel drum storage area at the ranch headquarters- on adjoining land south of the *Property*. Small quantities of petroleum products were likely used as part of normal ranch maintenance. It is also likely pesticides, herbicides, and fertilizers were used as part of normal ranching procedures.

(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 obvious indicators of contamination on property. Some incidental solid waste dumping was observed on property, likely as a result of unauthorized recreation activities. The small amounts of waste found on site were a housekeeping issue rather than an environmental liability.

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

Support of the land exchange between the US and Resolution Copper Mining

(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 needed for this questionnaire

(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 Mining, US Forest Service, BLM

(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:

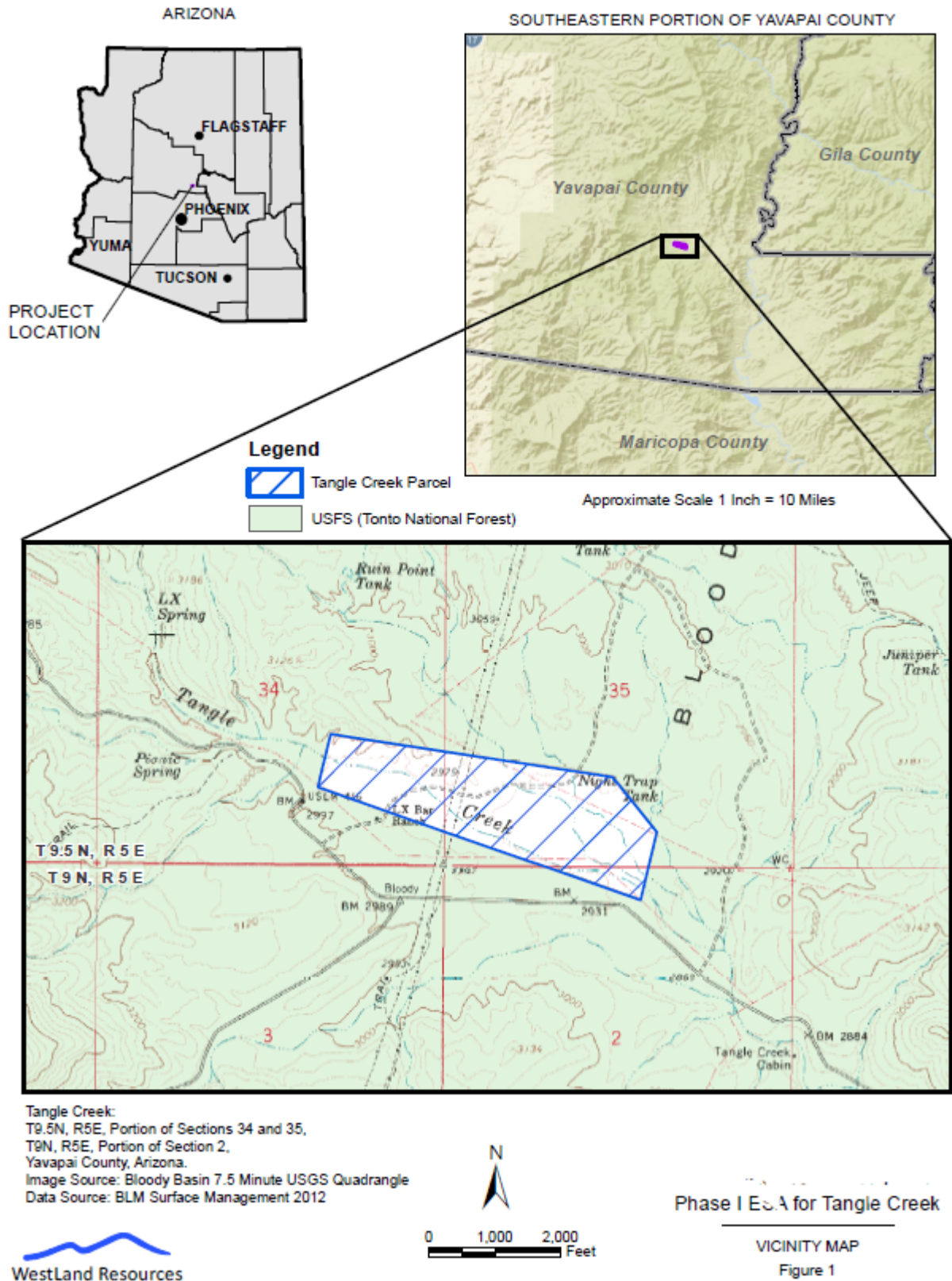
Sterling Hundley, Controller, RESOLUTION COPPER COMPANY

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, infolding of US Forest Service

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

The property was reportedly homesteaded in the early 1890s and primary use was agricultural (winter cattle grazing and farming). Cattle grazing ceased in the 1990s. Approximately 20 acres of the property was irrigated in the past. Currently land is not actively used for any purpose. An old tack room and barbeque still stands but buildings have been demolished.

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

Current owner is Resolution Copper Mining LLC. Shuster No. 3 Family Limited Partnership owned the property for over 20 years prior to the 2005 sale to Resolution Copper.

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

Inholding within US Forest Service land

- (5). Please describe the general past and/or current uses of the surrounding area, if known. (i.e. residential, commercial, agricultural, industrial etc.) Agricultural uses historically, serving as ranch headquarters. It has an RCU-2A zoning in Yavapai County.

- (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 X No _____ Unknown _____

In 2004, four 55-gallon drums of diesel No. 2, one 55- gallon drum containing residual amounts of an unknown substance, and two automobile batteries were remaining on former homestead area [on adjoining land to the south]]. Another drum was observed north of the ranch area, at the Property.

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

Yes X No _____ Unknown _____

A few square feet of stained soil were apparent in 2004 near the diesel drum storage area, south of the Property. No stains were noted near the empty drum at the Property in 2004. Small quantities of petroleum products were likely used as part of normal ranch maintenance. It is also likely pesticides, herbicides, and fertilizers were used as part of normal ranching procedures.

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

Yes _____ No X Unknown _____

- (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 X Unknown _____

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

Yes _____ No X _____ Unknown _____

(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 X _____ No _____ Unknown _____
dug well near headquarters site, ADWR files April 1982 indicate 2 wells, unknown locations

(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 _____ Unknown X _____

(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 X _____ Unknown _____

(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 X _____ No _____ Unknown _____ As part of the appraisal from Headquarters West, the information was reviewed for use here.

(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 _____

(23). Additionally, based on the site visit, it appears there have been cleanup efforts at the Property since the prior site visit, do you have any detail to provide about the cleanup efforts?

In 2018 work was done to abandon 2 open wells no longer in use, removed all structures and debris scatters with the exception of culturally historic features (e.g. corral). Approximately 15 loads were taken to a nearby public landfill.

Name, Title, and Organization of person interviewed:

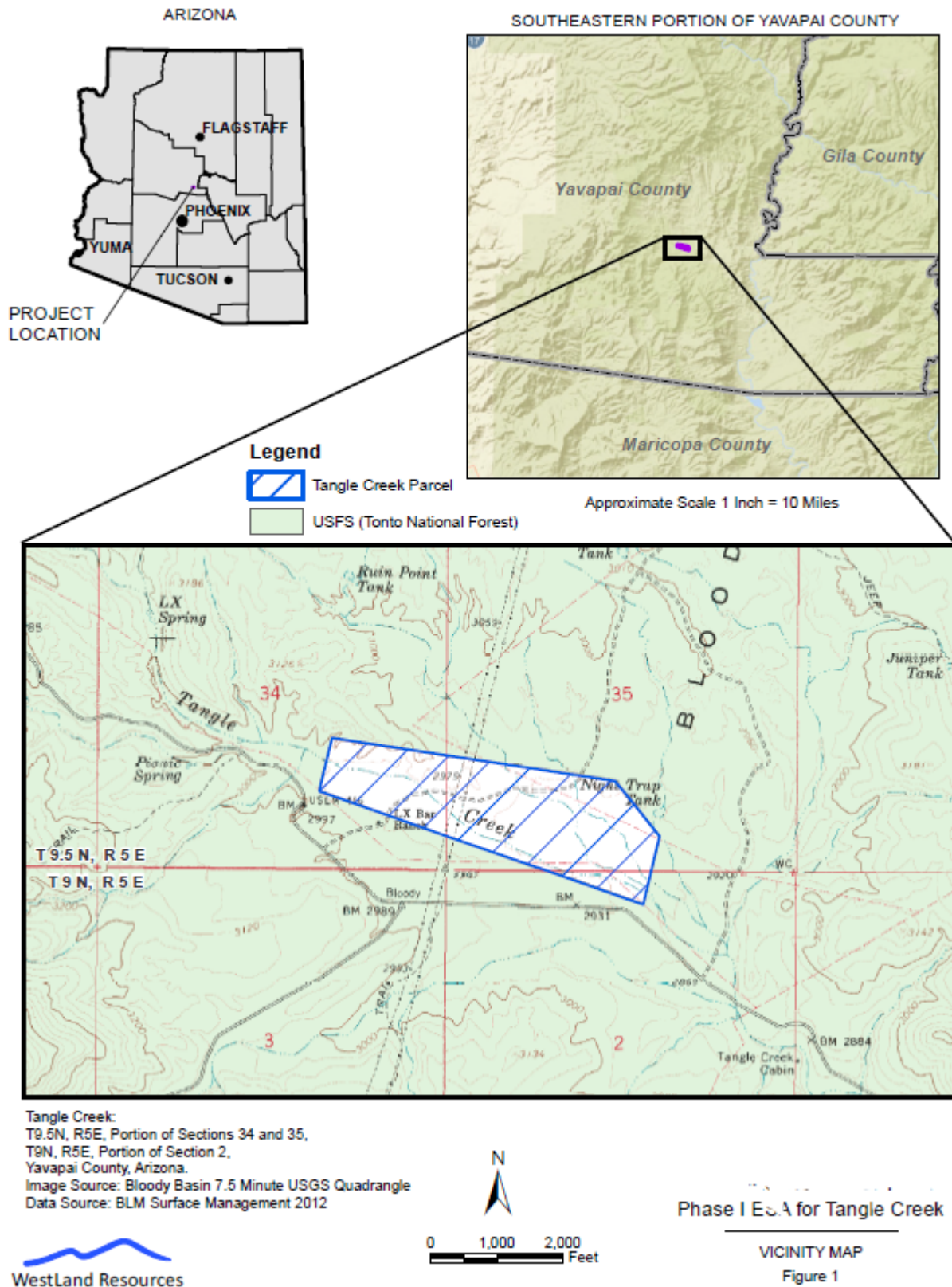
Sterling Hundley, Controller, RESOLUTION COPPER COMPANY

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

Email and phone

Date of Interview:

08/06/2020



APPENDIX C

**Title and
Encumbrances
Documents**

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Reference No.: 20004184-BEB

1. Effective Date: December 1, 2004 at 7:30 A.M.

Escrow/Title No.: 37040063-

Title Officer: Mark Cheney

2. ALTA Form Policy or Policies to be Issued:

1st amendment/amf

A. Owner's Policy

Extended Owner's Policy

Amount: \$ 700,000.00

Proposed Insured:

SWIFT CURRENT LAND & CATTLE COMPANY, L.L.C., an Arizona limited liability company

B. Loan Policy

None

Amount: \$

Proposed Insured:

C. Loan Policy

None

Amount: \$

Proposed Insured:

3. The Estate or Interest in the land described or referred to in this Commitment, and covered herein is:
FEE SIMPLE

4. Title to the Estate or Interest is at the effective date hereby Vested in:
GARRY J. SHUSTER NO. 3 FAMILY LIMITED PARTNERSHIP, an Arizona limited partnership

5. The land referred to in this Commitment is situated in the County of Yavapai, State of Arizona, and is described as follows:
See Exhibit A attached hereto and made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B — SECTION 1

REQUIREMENTS

Escrow/Title No.: 37040063-

The following are the requirements to be complied with:

1. Payment to or for the account of the Grantors or Mortgagors of the full consideration for the estate to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:

SPECIAL REQUIREMENTS:

3. Furnish plat of survey of the subject property by a Registered Land Surveyor which meets the minimum standard detail requirements for ALTA/ACSM Land Title Surveys, adopted by the American Congress on Surveying and mapping (ACSM) in 1999. Chicago Title Insurance company requires that said survey includes at least Numbers 1, 6, 8, 10, 11 (a) and (b), 14, 15 and 16 of Table A, Optional Survey Responsibilities and Specifications. It is recommended that the surveyor contact the Company prior to starting the survey if any questions exist regarding Company requirements for said survey.

Note: If an ALTA 3.1 Zoning Endorsement is required, Items 7a, 7b and 7c of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to Chicago Title Insurance Company

4. Provide Chicago Title Insurance Company with a current copy of the limited partnership agreement of GARRY J. SHUSTER NO. 3 FAMILY LIMITED PARTNERSHIP, an Arizona limited partnership, and all amendments thereto.
5. Certification by GARRY J. SHUSTER, general partner of GARRY J. SHUSTER NO. 3 FAMILY LIMITED PARTNERSHIP, an Arizona limited partnership, that there have been no amendments other than those disclosed to Chicago Title Insurance Company on _____, and further certification that said partnership has not been terminated.
6. Provide Chicago Title Insurance Company with a copy, filed with the Arizona corporation commission, of the Articles of Organization, and copies of any management agreements or operating agreements and a current list of all members for SWIFT CURRENT LAND & CATTLE COMPANY, L.L.C., an Arizona limited liability company.
7. Proper showing as to the parties in possession, or parties with a right of possession to the premises being insured herein, including either copies of all unrecorded lease, a current rent roll or an affidavit by the proper parties as to the current tenants, whether by lease or month to month tenancies, and certification that the rights disclosed are all the rights affecting the property.

Note: If no unrecorded leases or month to month tenancies exist, certification to that fact will be required.

8. Record Deed from Vestee to Proposed Insured Owner.

Note: 2004 taxes: All paid; Parcel No. 501-25-002-4; Total Tax: (See Tax Inquiry sheets.)
(Please contact the Treasurer's Office at 928-771-3233 to verify any amounts due prior to remittance.)

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B — SECTION 1

REQUIREMENTS — (CONTINUED)

Escrow/Title No.: 37040063-

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

- (a) Print must be ten point type or larger;
- (b) Margins of at least one-half inch along all sides, including top and bottom, except the top of the first page which must be at least two inches for recording data and return address information.
The margin must be clear of all information including but not limited to, notaries, signatures, and page numbers.
- (c) Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

(In addition to the above, since our Recorder's Office is scanning documents, they will not accept faxed documents, even with original signatures and notary acknowledgments.)

NOTE: Arizona notaries who have renewed their commission after July 20, 1996 **MUST** use an ink seal, embossed seals will no longer be accepted subsequent to such renewal.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B — SECTION 2

Escrow/Title No.: 37040063-

Schedule B of the 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:

1. 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 the Commitment.
2. Any American Land Title Association Policy issued pursuant hereto (except extended coverage) will contain under Schedule B the standard exceptions set forth at the inside cover hereof.

SPECIAL EXCEPTIONS:

1. Taxes for the full year 2004. First half due on October 1, delinquent on November 1, 2004. Second Half due on March 1, delinquent on May 1, 2005.
2. Water rights, claims or title to water, whether or not of public record.
3. Reservations contained in the patent from the United States of America or the state.
4. Any rights, easements, interests or claims which may exist by reason of or be reflected by the facts shown on the Retracement and Remonumentation Survey recorded in Book 12, Page 20 of Maps.
5. Certificate of Water Right recorded in Book 2203, page 629, and Revised in Book 2399, page 269 of Official Records. (Shown for information purposes only, as Water Rights are not insured herein.)
6. Any rules or regulations prescribed by the Secretary of Agriculture concerning the use of National Forest Service roadway system which provides access to the within described property.
7. Right of way for Tangle Creek.
8. Rights of lessees under unrecorded leases.
9. Any rights, interests or claims which may exist by reason of the following matters disclosed by ALTA/ASCM Survey Job No. performed by :
 - a. Rights of parties in possession of land lying of a which appears to encroach over approximately
 - b. Encroachment of a onto .
 - c. Right of way for as disclosed by .
 - d. Rights of parties in possession or using the land lying of a which is located approximately from the property line.

Exhibit A

H. E. Survey No. 416, embracing a portion of, approximately, Section 2, Township 9 North, AND Sections 34 and 35, Township 9 ½ North, ALL in Range 5 East of the Gila and Salt River Base and Meridian, more particularly described s follows:

BEGINNING at Corner No. 1, from which U.S. Location Monument No. 38 H. E. S. bears North 41°25' East, 154.16 chains distant; thence South 39°33' East, 16.24 chains to Corner No. 2; thence South 13°12' West, 16.07 chains to Corner No. 3; thence North 71°15' West, 78.71 chains to Corner No. 4; thence North 13°11' East, 12.59 chains to Corner No. 5; thence South 81°44' East, 65.73 chains to Corner No. 1, the POINT OF BEGINNING.

AND as further described and set forth on Map recorded in Book 12 of Maps, page 20, records of Yavapai County, Arizona.



CHICAGO TITLE INSURANCE COMPANY

914 E. Gurley St. Ste 100, Prescott, AZ 86301 • Phone: (928) 778-7800 • Fax: (928) 445-6482

March 29, 2005

Swift Current Lane & Cattle Co.
Mr. F.D. Hegner
2525 E. Arizona Biltmore Circle, Ste. C-135
Phoenix, AZ 85016

Our Order No. 37040063

Enclosed please find your policy of Title Insurance.

If you have any questions regarding the policy or any of the provisions thereof, feel free to contact this office.

Thank you for allowing us to be of service in this matter.

Very truly yours,

Chicago Title Insurance Company

Vicki Sharples
Policy Typist

Enclosure

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

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

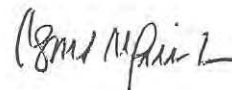
The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Issued by:
CHICAGO TITLE INSURANCE COMPANY
914 E. GURLEY STREET
PRESCOTT, ARIZONA 86301

CHICAGO TITLE INSURANCE COMPANY

By:



President



ATTEST



Secretary

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:

1. (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; 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 this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

CHICAGO TITLE INSURANCE COMPANY

STANDARD OWNERS POLICY

SCHEDULE A

Policy No. 37040063-1

Date of Policy : March 25, 2005 at 3:52 p.m.

Amount of Insurance: \$ 887,000.00

1. Name of Insured:

SWIFT CURRENT LAND & CATTLE COMPANY, L.L.C., an Arizona Limited Liability Company

2. The Estate or Interest in the land which is covered by this policy is:

FEE SIMPLE

3. Title to the Estate or Interest in said land is at the effective date hereby Vested in:

SWIFT CURRENT LAND & CATTLE COMPANY, L.L.C., an Arizona Limited Liability Company

4. The land referred to in this Policy is situated in the County of Yavapai, State of Arizona, and is described as follows:

See Exhibit A attached hereto and made a part hereof.

CHICAGO TITLE INSURANCE COMPANY

STANDARD OWNERS POLICY

SCHEDULE B

Policy No. 37040063-1

EXCEPTIONS:

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES WHICH ARISE BY REASON OF:

GENERAL EXCEPTIONS:

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 claims 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 or claims of easements 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 contained 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), and (c) are shown by the public records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

1. Taxes for the full year 2005. First half due on October 1, delinquent on November 1, 2005. Second Half due on March 1, delinquent on May 1, 2006.
2. Water rights, claims or title to water, whether or not of public record.
3. Reservations contained in the patent from the United States of America or the state.
4. Any rights, easements, interests or claims which may exist by reason of or be reflected by the facts shown on the Retracement and Remonumentation Survey recorded in Book 12, Page 20 of Maps.
5. Certificate of Water Right recorded in Book 2203, page 629, and Revised in Book 2399, page 269 of Official Records. (Shown for information purposes only, as Water Rights are not insured herein.)
6. Any rules or regulations prescribed by the Secretary of Agriculture concerning the use of National Forest Service roadway system which provides access to the within described property.
7. Right of way for Tangle Creek.

CHICAGO TITLE INSURANCE COMPANY

STANDARD OWNERS FORM

SCHEDULE B

(Continued)

Policy No. 37040063-1

Countersigned at Prescott, Arizona

By:

Authorized Signatory

This Policy is invalid unless the cover sheet and
Schedule B are attached.

Exhibit A

H. E. Survey No. 416, embracing a portion of, approximately, Section 2, Township 9 North, AND Sections 34 and 35, Township 9 ½ North, ALL in Range 5 East of the Gila and Salt River Base and Meridian, more particularly described s follows:

BEGINNING at Corner No. 1, from which U.S. Location Monument No. 38 H. E. S. bears North 41°25' East, 154.16 chains distant; thence South 39°33' East, 16.24 chains to Corner No. 2; thence South 13°12' West, 16.07 chains to Corner No. 3; thence North 71°15' West, 78.71 chains to Corner No. 4; thence North 13°11' East, 12.59 chains to Corner No. 5; thence South 81°44' East, 65.73 chains to Corner No. 1, the POINT OF BEGINNING.

AND as further described and set forth on Map recorded in Book 12 of Maps, page 20, records of Yavapai County, Arizona.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.

(b) "insured claimant": an insured claiming loss or damage.

(c) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.

(d) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a)(iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States district court for the district in which the land is located.

(g) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE

(a) Upon written request by the insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the insured for this purpose. Whenever requested by the Company, the insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. PROOF OF LOSS OR DAMAGE

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph shall terminate any liability of the Company under this policy as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations to the insured under this policy, other than to make the payment required, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,
(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:

(i) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or

(ii) where a subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that 120 percent of the Amount of Insurance stated in Schedule A bears to the sum of the Amount of Insurance stated in Schedule A and the amount expended for the improvement.

The provisions of this paragraph shall not apply to costs, attorneys' fees and expenses for which the Company is liable under this policy, and shall only apply to that portion of any loss which exceeds, in the aggregate, 10 percent of the Amount of Insurance stated in Schedule A.

(c) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. APPORTIONMENT

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of the parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement or by an endorsement attached to this policy.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto.

11. LIABILITY NONCUMULATIVE

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

12. PAYMENT OF LOSS

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

13. SUBROGATION UPON PAYMENT OR SETTLEMENT

(a) The Company's Right of Subrogation.

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated to these rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

14. ARBITRATION

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is \$1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

16. SEVERABILITY

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

17. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at the issuing office or to:

Chicago Title Insurance Company
Claims Department
171 North Clark Street
Chicago, Illinois 60601-3294

FILE COPY

Western
Land
Group, Inc.

507 S. Sherman Street, Denver, CO 80209 • (303) 715-3570 Office • (303) 715-3569 Fax • email: apoe@westernlandgroup.com

FAX COVER SHEET

Date: **January 15, 2004**

To: **Bruno Hegner**

Fax: **(602) 956-0332**

From: **Adam Poe**

Phone: **303-715-3570**

Fax: **303-715-3569**

Number of Pages Including Cover:

Message:

Bruno:

Here's the owner's title policy from 1988 for Tangle Creek. It's clean. Shuster tells me an update will be the same.

I'd like to get them a clean copy of the contract today or tomorrow. Would you like them to sign before Rickus?

ap

BILL MOORE
2200 N. CENTRAL AVE., #205
PHOENIX, AZ 85004-1419
PHONE: (602) 253-1812
FAX: (602) 253-9188
EMAIL: bmoorephx@aol.com

NO. OF PAGES
INCLUDING COVER (7)

***** FAX *****

DATE: 1/14/04
TO: Adam Poe
COMPANY: Western Land Group, Inc.
FAX: 303 715-3569
FROM: Bill Moore
SUBJECT: LX Bar Ranch / Tangle Creek
Tonto National Forest

REMARKS: Title Policy enclosed.

If you guys don't have a preference for title/escrow company. We would like to
use: Bruce Barnes
Fidelity National Title
2390 E. Camelback Road, Ste 120
Phoenix, AZ 85016
(602) 224-8404
bbarnes@fnf.com

Bill Moore

Loan Policy - Form 1
7)
JA 1001 (9/87)



LKBAR
TANGLE CREEK

POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company of Arizona

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, herein called the Company, Insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the Insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
 - (a) arising from an improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
 - (b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is 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;
8. Any assessments for street improvements under construction or completed at Date of Policy which now have gained or hereafter may gain priority over the insured mortgage; or
9. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, First American Title Insurance Company of Arizona has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company of Arizona



BY J. Brumley PRESIDENT
ATTEST John A. Green SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA

SCHEDULE A

Policy No. 97334-M

Policy Amount: \$384,000.00

Effective Date: September 9, 1988
4:30 p.m.

Type of Coverage: A.L.T.A. EXTENDED LENDER'S (6-1-87)

1. Name of Insured:

G & S INVESTMENTS
an Arizona general partnership

2. The fee estate or interest in the land described in this Schedule and which is encumbered by this insured mortgage is at Date of Policy vested in:

EUNICE B. VEAZEY
a widow

3. The mortgage, herein referred to as the insured mortgage, and assignments thereof, if any are described as follows:

A Deed of Trust given to secure an indebtedness in the original principal amount of \$525,000.00, dated September 8, 1988, recorded September 9, 1988, in Book 2078 of Official Records, Pages 637-639.

TRUSTOR : EUNICE B. VEAZEY, a widow

TRUSTEE : FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA,
an Arizona corporation

BENEFICIARY: G & S INVESTMENTS, an Arizona general partnership

4. The land referred to in this Policy is located in Yavapai County, Arizona, and is described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE PART HEREOF

E X H I B I T "A"

H. E. Survey No. 416, embracing a portion of, approximately, Section Two (2), in Township Nine (9) North AND Sections Thirty-four (34) and Thirty-five (35), in Township Nine and One-half (9½) North. ALL in Range Five (5) East of the Gila and Salt River Base and Meridian, more particularly described as follows:

BEGINNING at Corner No. 1, from which U. S. Location Monument No. 38 H. E. S. bears North 41°25' East, 154.16 chains distant; thence South 39°33' East, 16.24 chains to Corner No. 2; thence South 13°12' West, 16.07 chains to Corner No. 3; thence North 71°15' West, 78.71 chains to Corner No. 4; thence North 13°11' East, 12.59 chains to Corner No. 5; thence South 81°44' East, 65.73 chains to Corner No. 1, the POINT OF BEGINNING.

AND AS further described and set forth on Map recorded in Book 12 of Maps, Page 20.

ENDORSEMENT*First American Title Insurance Company of Arizona*

THIS ENDORSEMENT IS EFFECTIVE ONLY IF DESCRIBED IN THE ENDORSEMENT SCHEDULE CONTAINED IN THIS POLICY AND SHALL BE EFFECTIVE AS OF THE DATE SET FORTH IN SAID SCHEDULE.

The Company assures the insured that as of the effective date hereof there is located on said land the improvements as described in said Endorsement Schedule and that the map attached to this policy shows the correct location and dimensions of the land described in Schedule A as disclosed by those records which under the recording laws impart constructive notice as to said land.

The Company hereby insures the insured against loss which said insured shall sustain in the event that the assurance herein shall prove to be incorrect.

The total liability of the Company under this policy and any endorsement therein shall not exceed, in the aggregate, the face amount of this policy and costs which the Company is obligated under the Conditions and Stipulations hereof to pay.

This endorsement is made a part of this policy and is subject to the Schedules, Conditions and Stipulations therein, except as modified by the provisions hereof.

First American Title Insurance Company of Arizona



LTAA ENDORSEMENT No. 5
TYPE OF IMPROVEMENT
FATCOA 1056 (Rev. 4/87)

FIRST AMERICAN TITLE INSURANCE COMPANY OF ARIZONA

Policy No.: 97334-M

ENDORSEMENT SCHEDULE

The following endorsements are hereby incorporated and attached to this Policy of Title Insurance and are effective as of the effective date set forth in Schedule A hereof unless otherwise specified in this Schedule.

L.T.A.A. No. 3R Endorsement (Covenants, conditions, restrictions, encroachments, mineral rights)

L.T.A.A. No. 5 Endorsement (Location and dimensions of land and improvements located thereon)

Type of Improvement: VACANT LAND

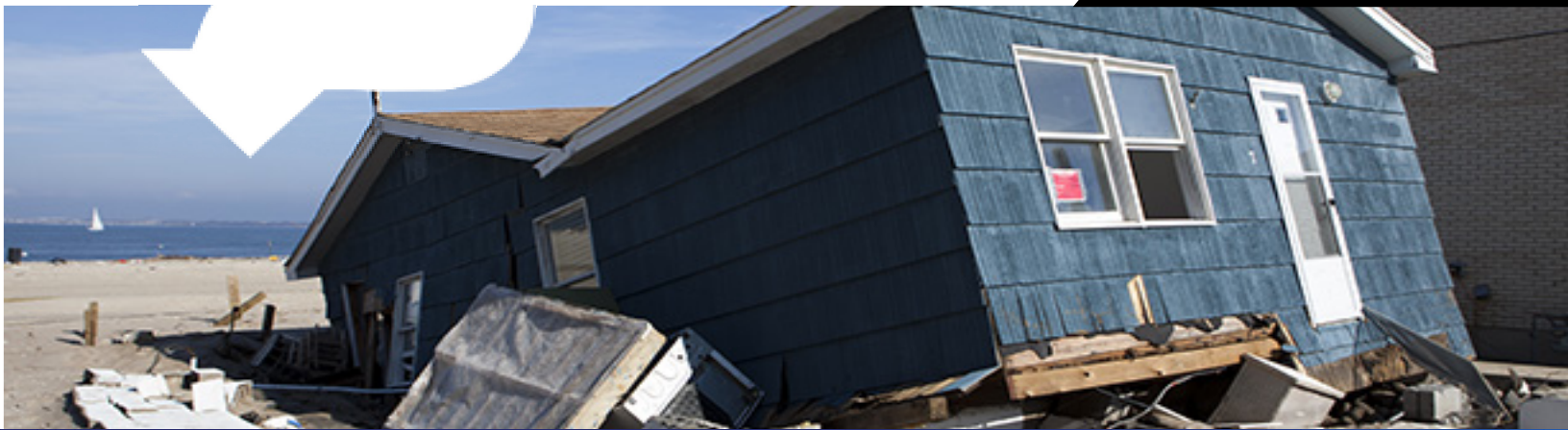
NOTE: There may be endorsements issued in connection with this Policy which are not referenced in this Schedule, however, said endorsements must contain the Policy number, date and facsimile authorized signature.

APPENDIX D

**ERS Environmental
LienResearch
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: Tangle Creek - Parcel 501-25-002

Clients Project #: **807.211**
Address: **Tangle Creek**
City, State Zip: **Yavapai County, AZ**

ERS Order #:

2104724026

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.**

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Environmental Lien and AUL Report Update

TARGET PROPERTY INFORMATION

ADDRESS

Tangle Creek
Yavapai County, AZ

RESEARCH SOURCE

Source: Yavapai County Assessor
Yavapai 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: 04/08/2020

Document No: 2020-0019469

LEGAL DESCRIPTION

H. E. Survey No. 416, embracing a portion of, approximately, Section 2, Township 9 North, and Sections 34 and 35, Township 9 1/2 North, all in Range 5 East of the Gila and Salt River Base and Meridian, as further described and set forth on Map recorded in Book 12 of Maps, Page 20, situated and lying in the County of Yavapai, State of Arizona

Assessor's Parcel Number(s): 501-25-002

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

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 Yavapai 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 Yavapai 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.

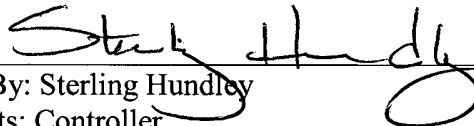
TO HAVE AND TO HOLD the same, together with the appurtenances and privileges thereunto incident, unto the Grantee, its successors and assigns forever.

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

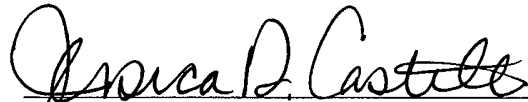
DATED this 24th day of March, 2020.

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

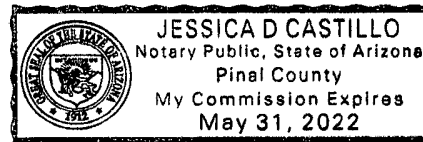


EXHIBIT A

H.E. Survey No. 416, embracing a portion of, approximately, Section 2, Township 9 North, AND Sections 34 and 35, Township 9 ½ North, ALL in Range 5 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

BEGINNING at Corner No. 1, from which U.S. Location Monument No. 38 H.E.S. bears North 41° 25' East, 154.16 chains distant; thence South 39° 33' East, 16.24 chains to Corner No. 2; thence South 13° 12' West, 16.07 chains to Corner No. 3; thence North 71° 15' West, 78.71 chains to Corner No. 4; thence North 13° 11' East, 12.59 chains to Corner No. 5; thence South 81° 44' East, 65.73 chains to Corner No. 1, the POINT OF BEGINNING.

AND as further described and set forth on Map recorded in Book 12 of Maps, page 20, records of Yavapai County, Arizona.

Environmental Lien Research

REPORT RESULTS



Report Results for:

Sarah Richman
WestLand Resources
4001 E Paradise Falls Drive
Tucson, AZ 85712
2104668142 EL
April 29, 2016

Subject Site:

Clients Project #: **807.119**
Address: **Tangle Creek**
City, State Zip: **Yavapai County, AZ**

ERS Order #:

2104668142 EL

Prepared For:

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

Date:

April 29, 2016



The NETR Environmental Lien Search Report

**TANGLE CREEK
YAVAPAI COUNTY, ARIZONA**

Friday, April 29, 2016

Project Number: L16-01205

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

Tangle Creek
Yavapai County, Arizona

RESEARCH SOURCE

Source: Yavapai County Assessor
Yavapai County Recorder

DEED INFORMATION

Type of Instrument: Warranty Deed

Grantor: The Garry J. Shuster No. 3 Family Limited Partnership, an Arizona limited partnership

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

Deed Dated: 03/21/2005
Deed Recorded: 03/25/2005
Book: 4246
Page: 127

LEGAL DESCRIPTION

H. E. Survey No. 416, embracing a portion of, approximately, Section 2, Township 9 North, and Sections 34 and 35, Township 9 1/2 North, all in Range 5 East of the Gila and Salt River Base and Meridian, as further described and set forth on Map recorded in Book 12 of Maps, Page 20, situated and lying in the County of Yavapai, State of Arizona

Assessor's Parcel Number(s): 501-25-002

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

3835955 BK 4246 PG 127
Yavapai County, Arizona
Ana Mayman-Trujillo, Recorder
03/25/2005 03:52P PAGE 1 OF 6
CHICAGO TITLE INS CO
RECORDING FEE 8.00
SURCHARGE 8.00
POSTAGE 1.00

When recorded, mail to:

Mr. F.D. Hegner
Swift Current Land & Cattle, L.L.C.
2525 E. Arizona Biltmore Circle
Suite C-135
Phoenix, AZ 85016

Escrow No. 20004184-BEB

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, THE GARRY J. SHUSTER NO. 3 FAMILY LIMITED PARTNERSHIP, an Arizona limited partnership, hereafter called the Grantor, does hereby convey to SWIFT CURRENT LAND & CATTLE, L.L.C., an Arizona limited liability company, the following real property situated in Yavapai County, Arizona, together with all rights and privileges appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO
AND BY THIS REFERENCE INCORPORATED HEREIN


Subject only to those Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein, Grantor warrants the title to such property against all persons whomsoever.

Dated this 21st day of March, 2005.

GRANTOR

THE GARRY J. SHUSTER NO. 3 FAMILY LIMITED
PARTNERSHIP, an Arizona Limited partnership

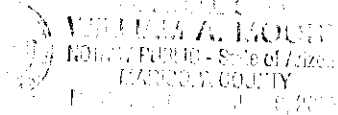
By: SHUSTER INVESTMENTS NO. 3, L.L.C., an
Arizona limited liability company
"General Partner"

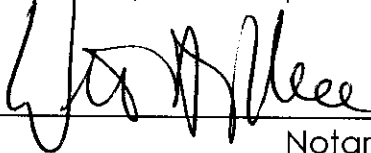
By: 
Garry J. Shuster, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 24th day of March, 2005, by Garry J. Shuster, Manager of Shuster Investments No. 3, L.L.C., an Arizona limited liability company, General Partner of The Garry J. Shuster No. 3 Family Limited Partnership, an Arizona limited partnership.

SEAL





Notary Public

My Commission Expires: 1/6/07

Exhibit "A"

Legal Description

H. E. Survey No. 416, embracing a portion of, approximately, Section 2, Township 9 North, AND Sections 34 and 35, Township 9 ½ North, ALL in Range 5 East of the Gila and Salt River Base and Meridian, more particularly described s follows:

BEGINNING at Corner No. 1, from which U.S. Location Monument No. 38 H. E. S. bears North 41°25' East, 154.16 chains distant; thence South 39°33' East, 16.24 chains to Corner No. 2; thence South 13°12' West, 16.07 chains to Corner No. 3; thence North 71°15' West, 78.71 chains to Corner No. 4; thence North 13°11' East, 12.59 chains to Corner No. 5; thence South 81°44' East, 65.73 chains to Corner No. 1, the POINT OF BEGINNING.

AND as further described and set forth on Map recorded in Book 12 of Maps, page 20, records of Yavapai County, Arizona.

Exhibit B

Permitted Exceptions

SPECIAL EXCEPTIONS:

1. Omitted
2. Water rights, claims or title to water, whether or not of public record.
3. Reservations contained in the patent from the United States of America or the state.
4. Any rights, easements, interests or claims which may exist by reason of or be reflected by the facts shown on the Retracement and Remonumentation Survey recorded in Book 12, Page 20 of Maps.
5. Certificate of Water Right recorded in Book 2203, page 629, and Revised in Book 2399, page 269 of Official Records. (Shown for information purposes only, as Water Rights are not insured herein.)
6. Any rules or regulations prescribed by the Secretary of Agriculture concerning the use of National Forest Service roadway system which provides access to the within described property.
7. Right of way for Tangle Creek.

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:

Tangle Creek
Yavapai County, AZ 86333
(N 34-9-35, W 111-49-1) NAD83

Client:

WestLand Resources, Inc.

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Tangle Creek Yavapai County, AZ 86333
Client Project Name/Number:	Tangle Creek 807.211
Coordinates:	N 34-9-35, W 111-49-1 (NAD 83) 34.1596021214955, -111.816872472796
Date of Report	June 18, 2020
ERS Project Number:	2104724025
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Bloody Basin (2014-11-20)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Township: 09N Range: 05E Section: 035
Site Elevation: (feet above or below (-) mean sea level)	Approximately 2920 ft near the center of the area.
Flood Zone: (FEMA Q3 Digital Data)	Panel: 04025C3300G, Effective Date: 9/3/2010 Zone A - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
Fire Insurance Map Coverage:	No
Radon Information:	EPA Radon Zone: 2 (Predicted avg for county: 2 to 4 pCi/L)
Search Radius Expansion Size: (In Miles)	0
Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)	TULOSO 15% to 35% slopes, 60% of total TINAJA 3% to 15% slopes, 40% 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
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	Controls-AZ	0	None Listed
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

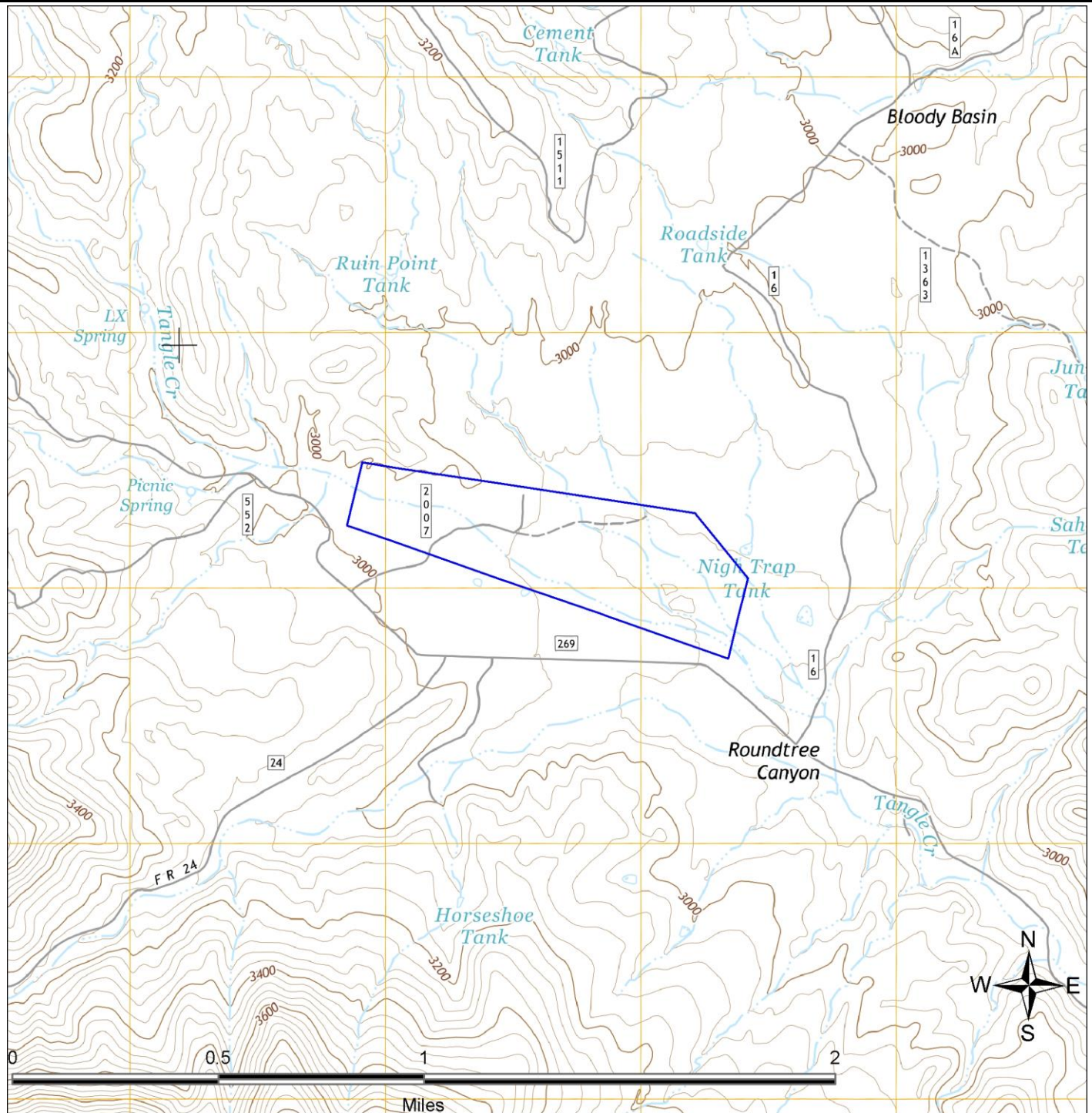
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Abandoned-Mines-AZ	0.0625	0	0	-	-	-	0
Air-AZ	0.25	0	0	0	-	-	0
Allfac-AZ	0.25	0	0	0	-	-	0
BioFuel-US	0.25	0	0	0	-	-	0
CDL-AZ	0.0625	0	0	-	-	-	0
CDL-US	0.0625	0	0	-	-	-	0
Coal-Ash-AZ	0.5	0	0	0	0	-	0
Coal-Ash-Dams-US	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



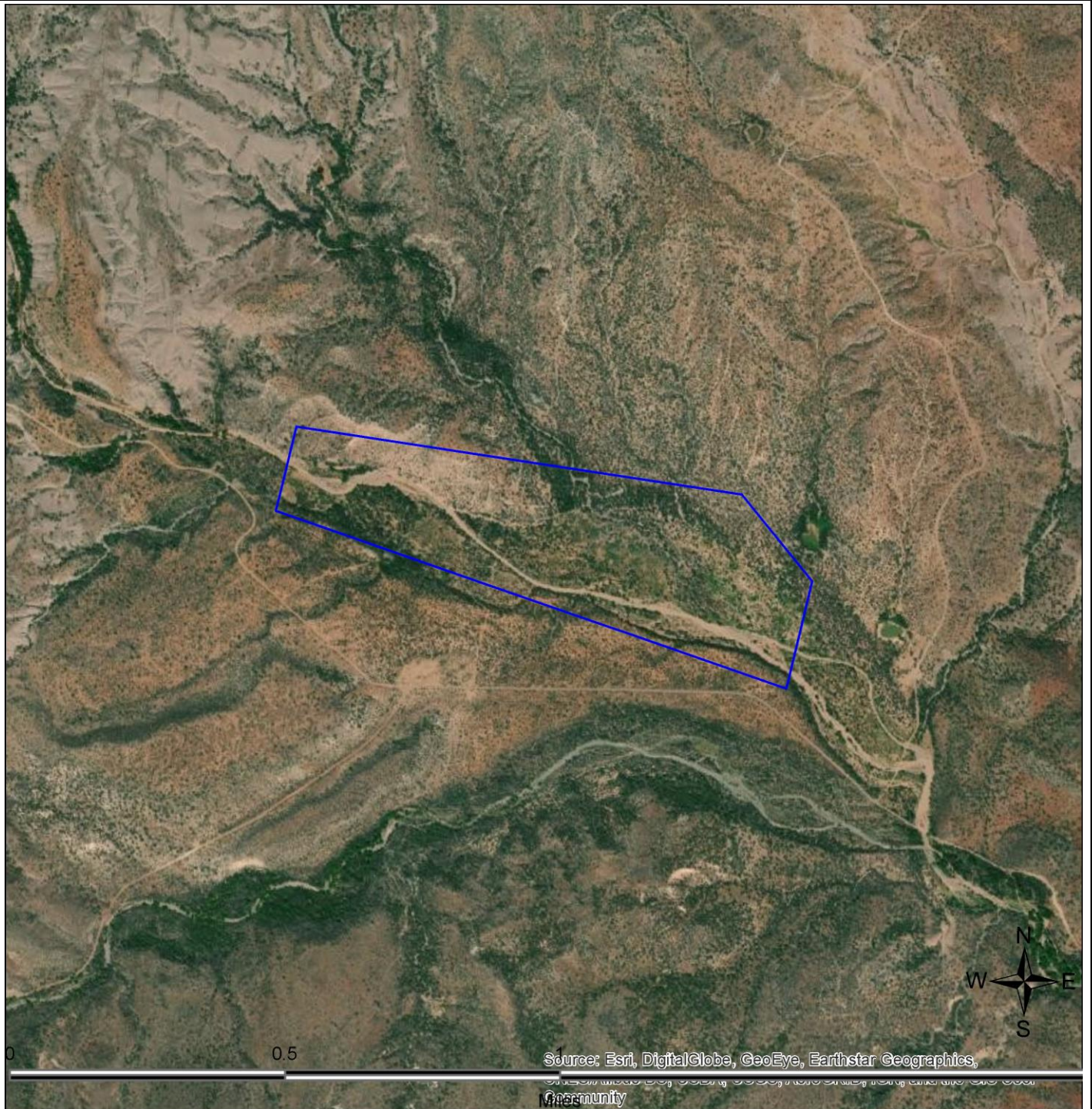
SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Bloody Basin (2014-11-20) Quadrangle, 7.5 Minute Series

WestLand Resources, Inc.

Tangle Creek
Yavapai County, AZ 86333

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



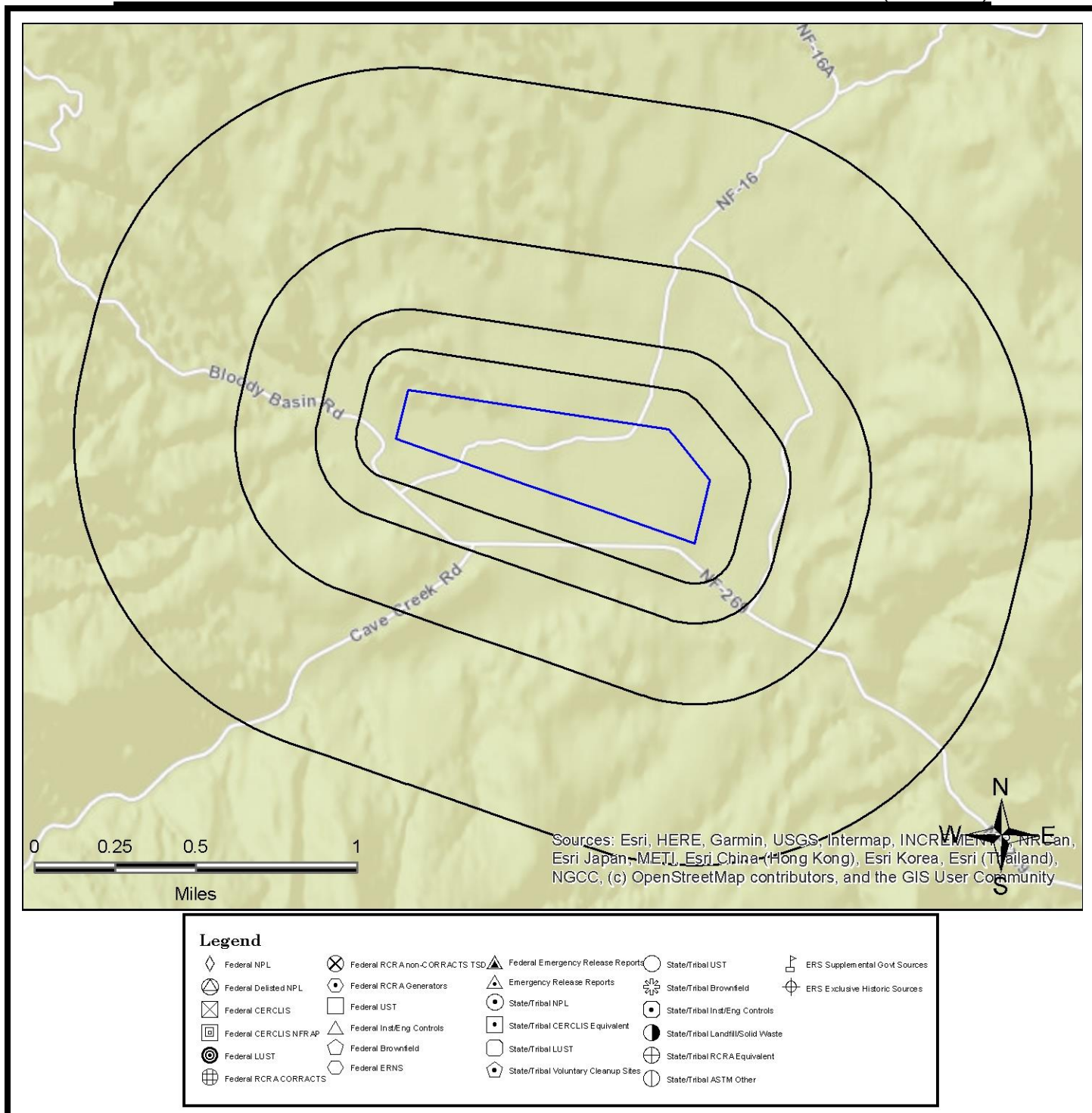
SITE LOCATION MAP

WestLand Resources, Inc.

Tangle Creek
Yavapai County, AZ 86333

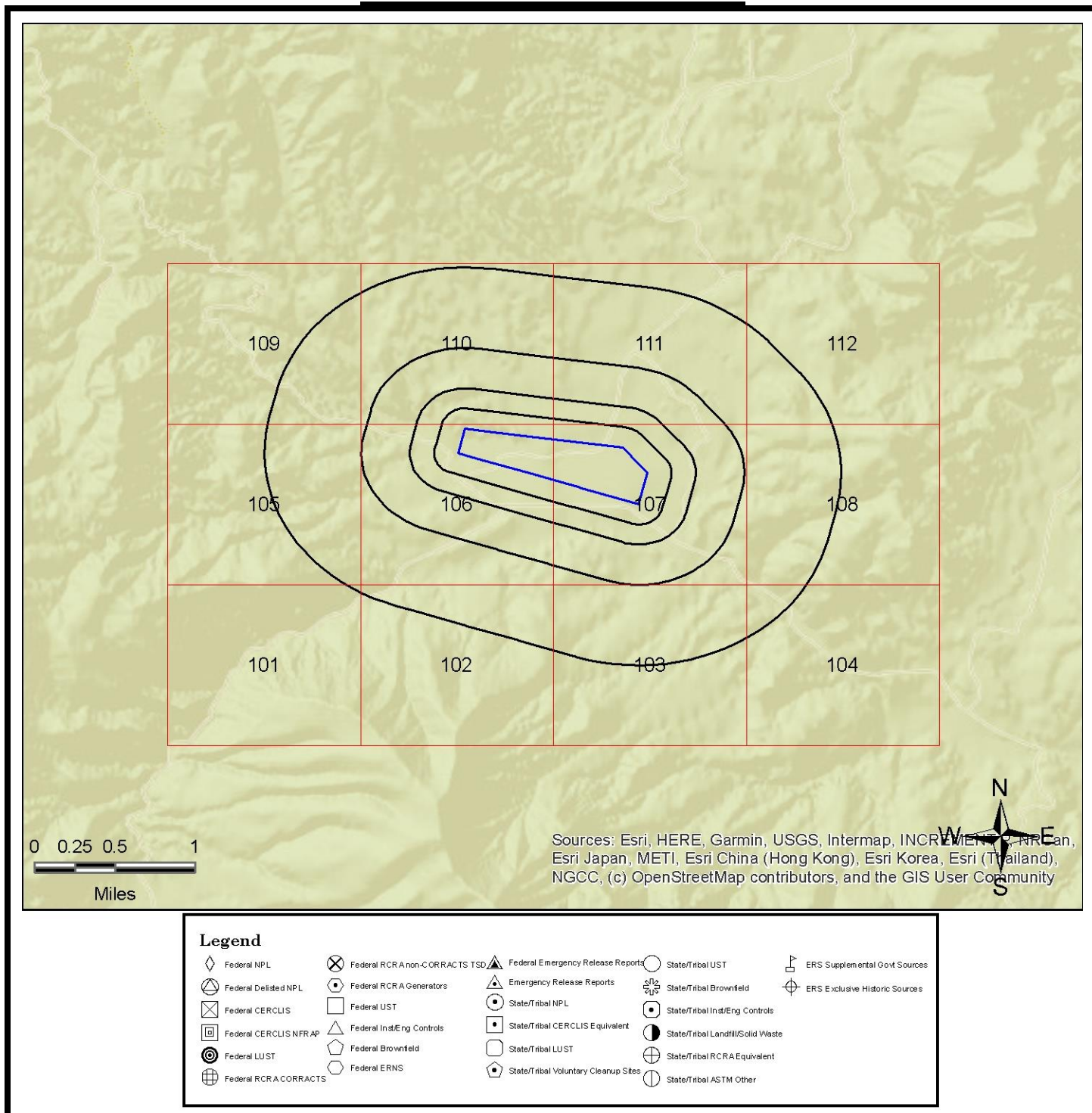
FIGURE: 2
JOB: 807.211
DATE: 6/18/2020

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



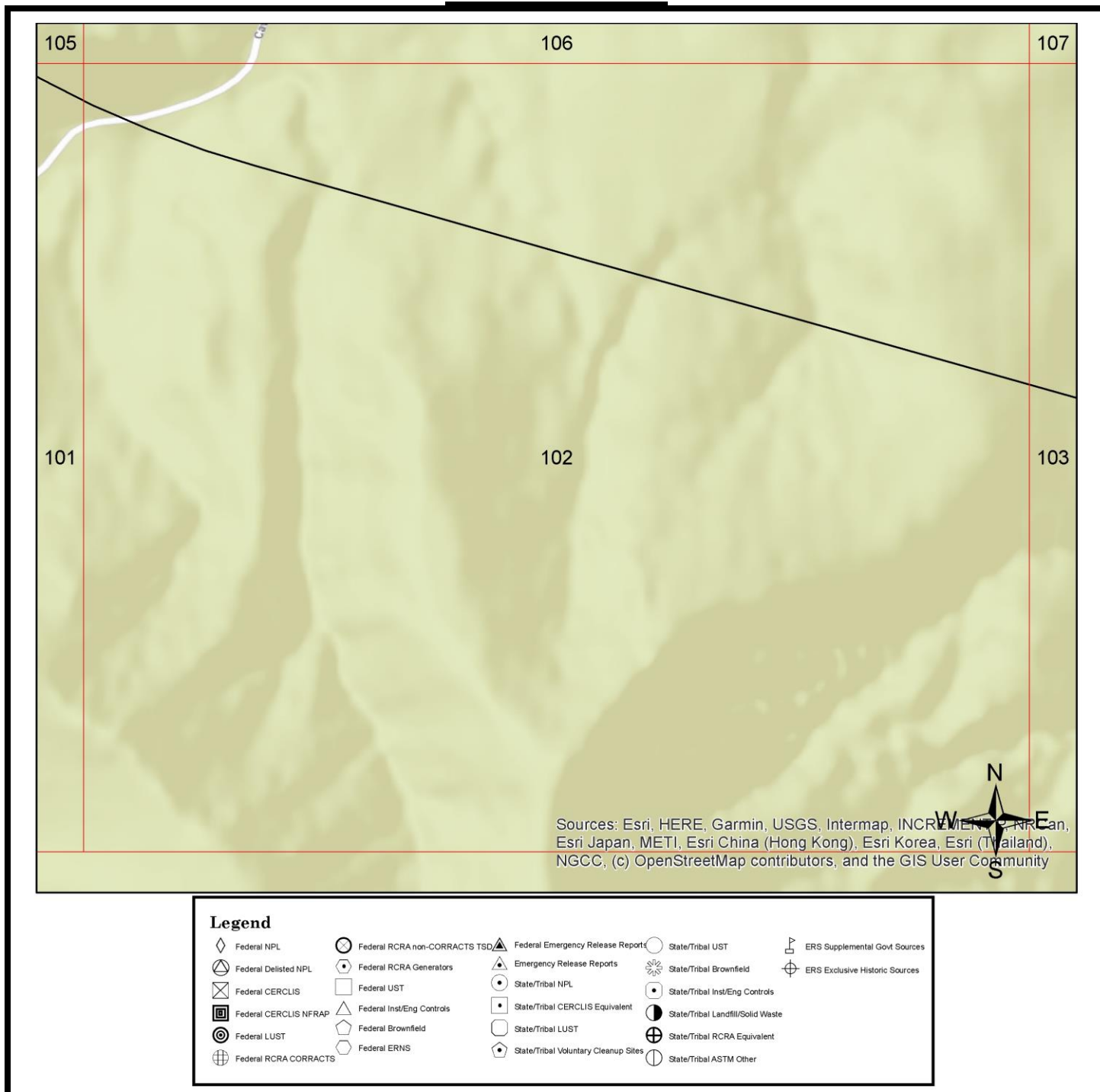
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



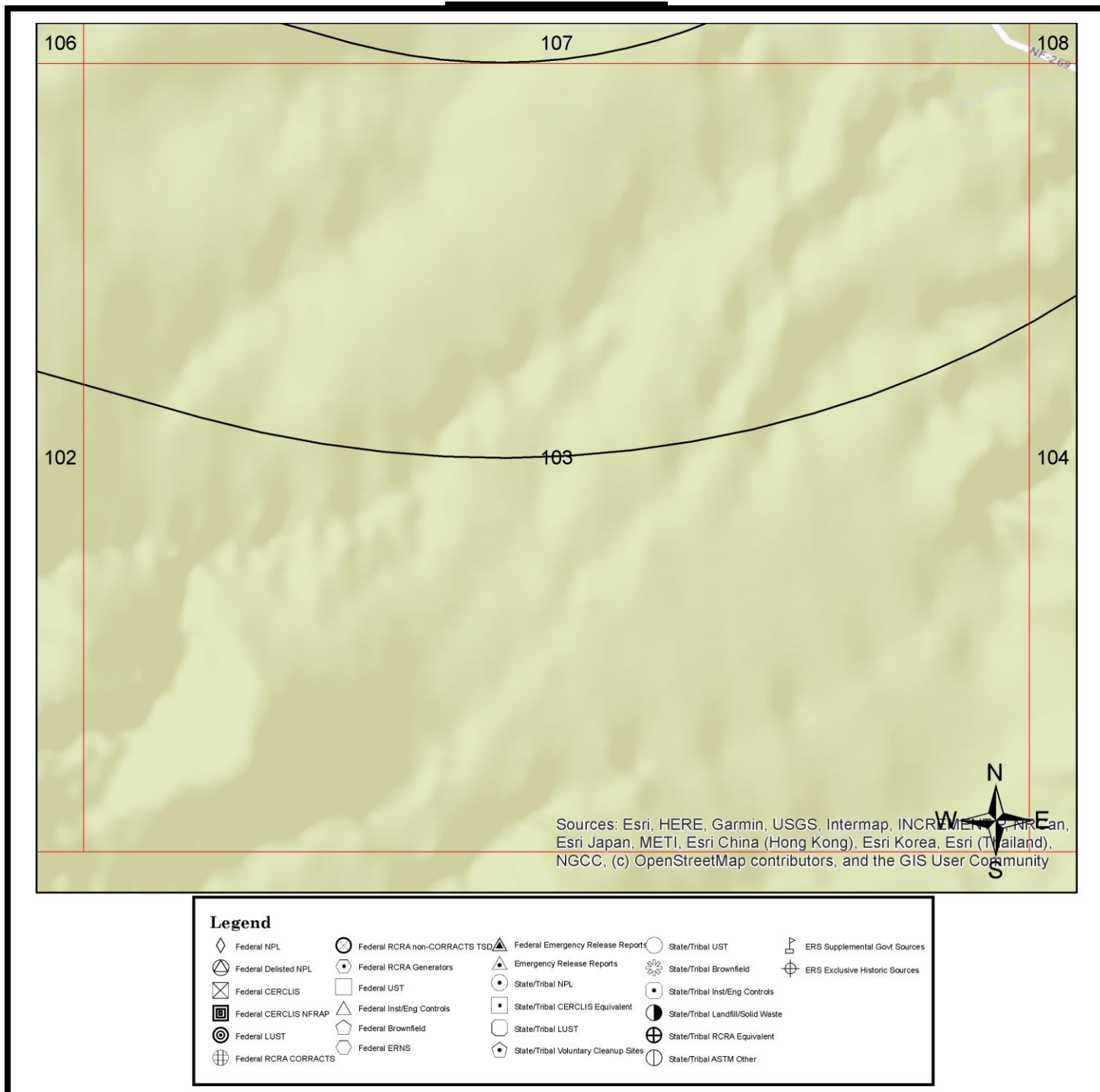
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



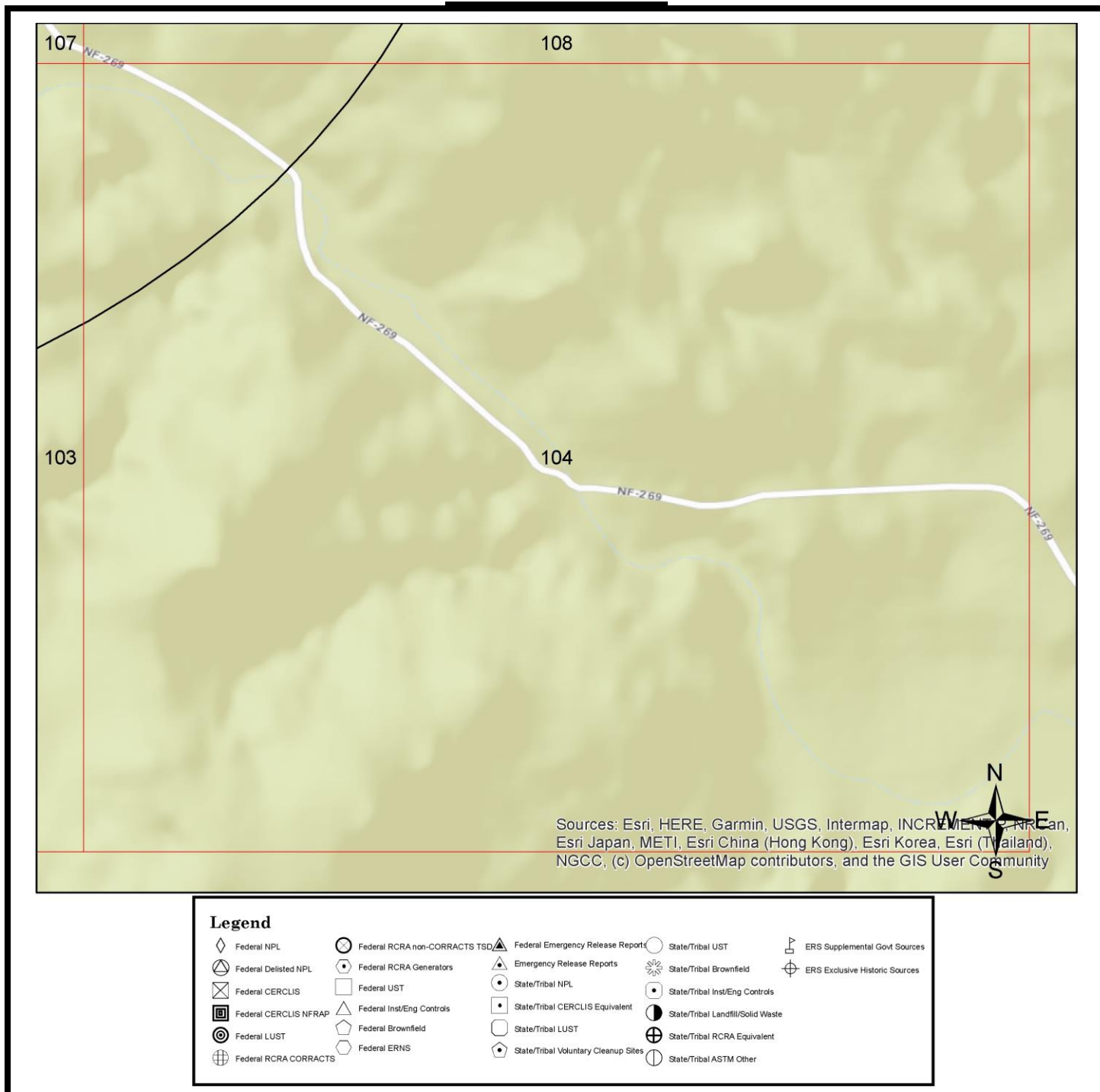
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



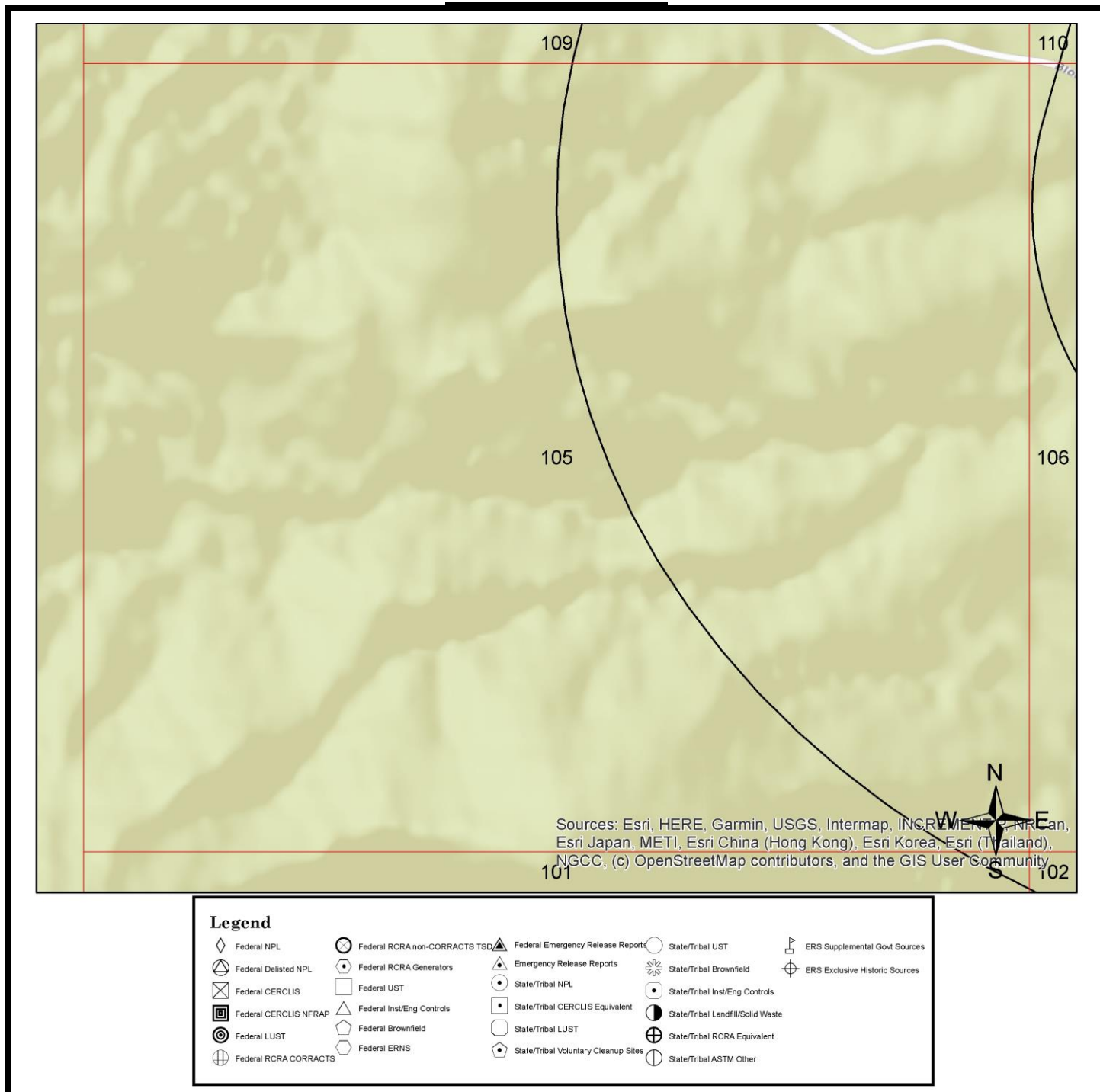
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



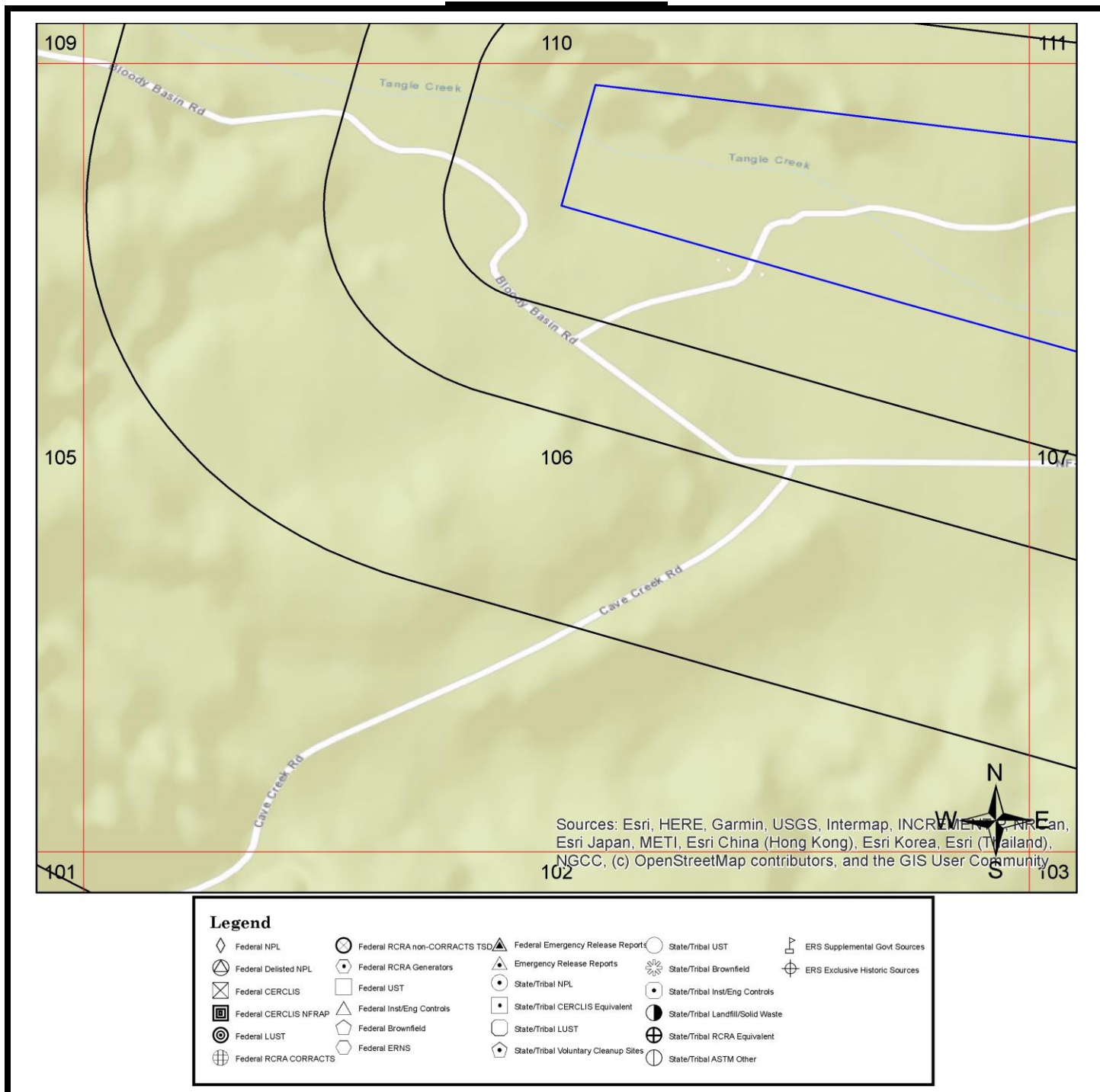
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



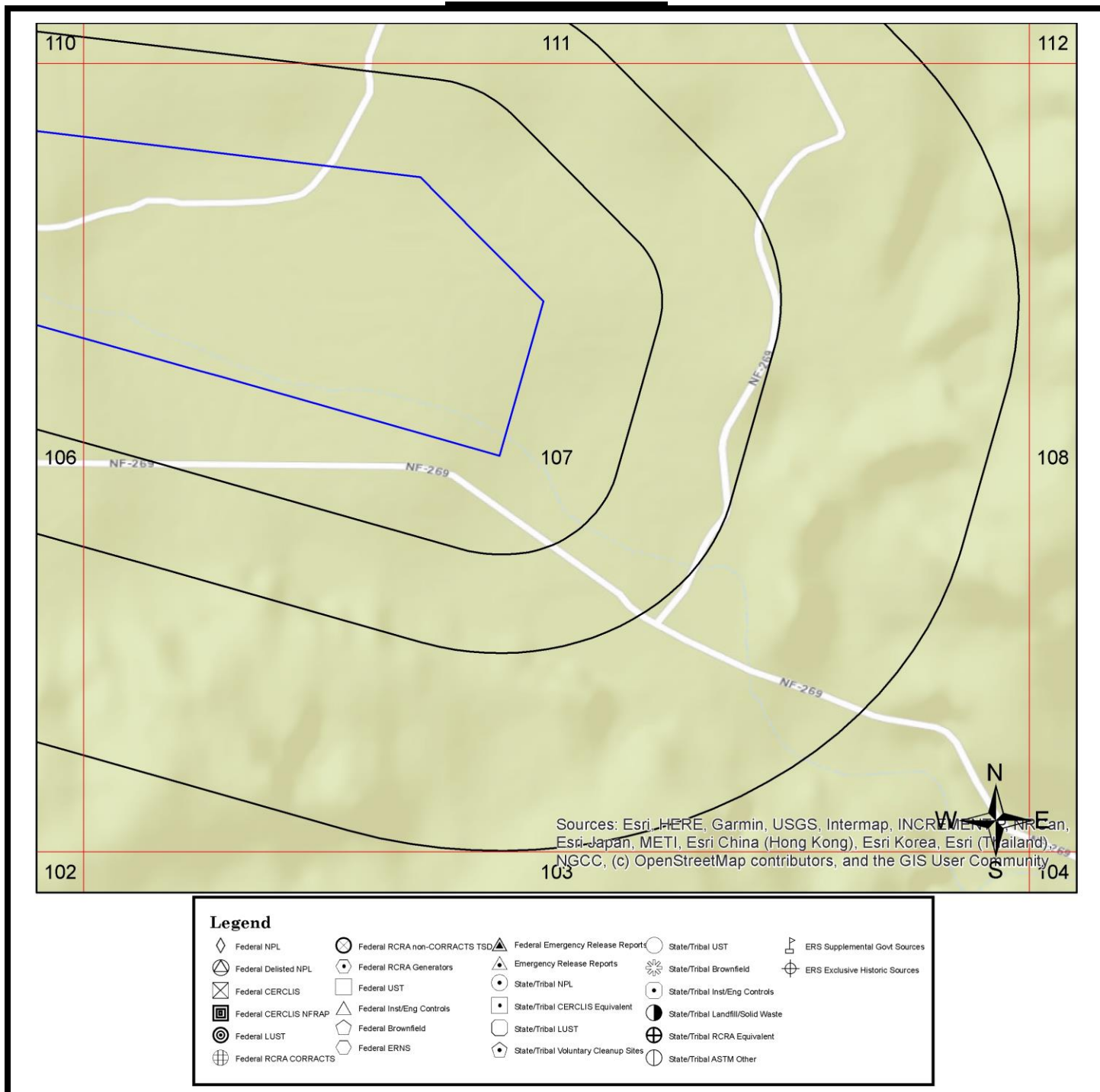
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



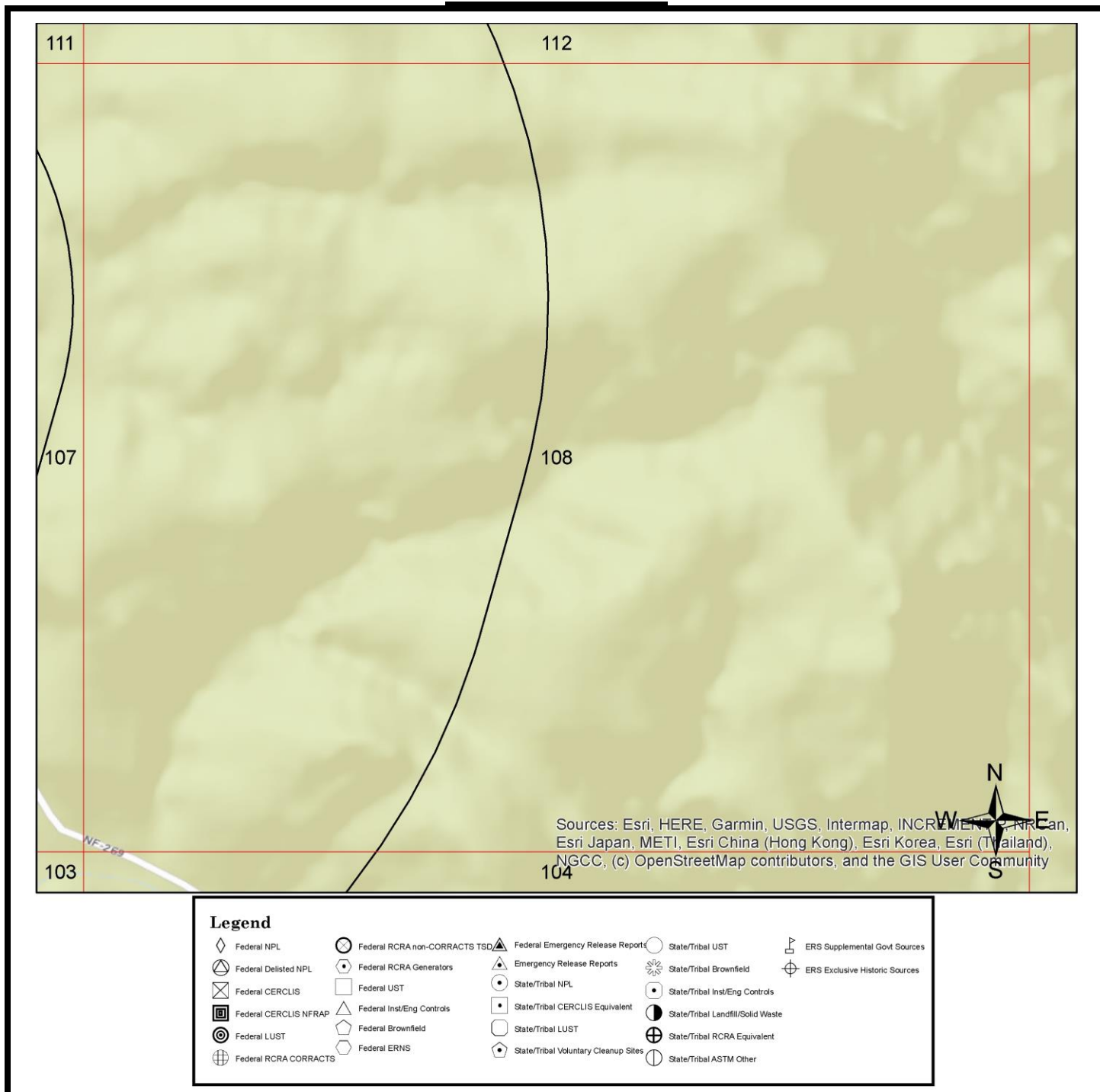
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



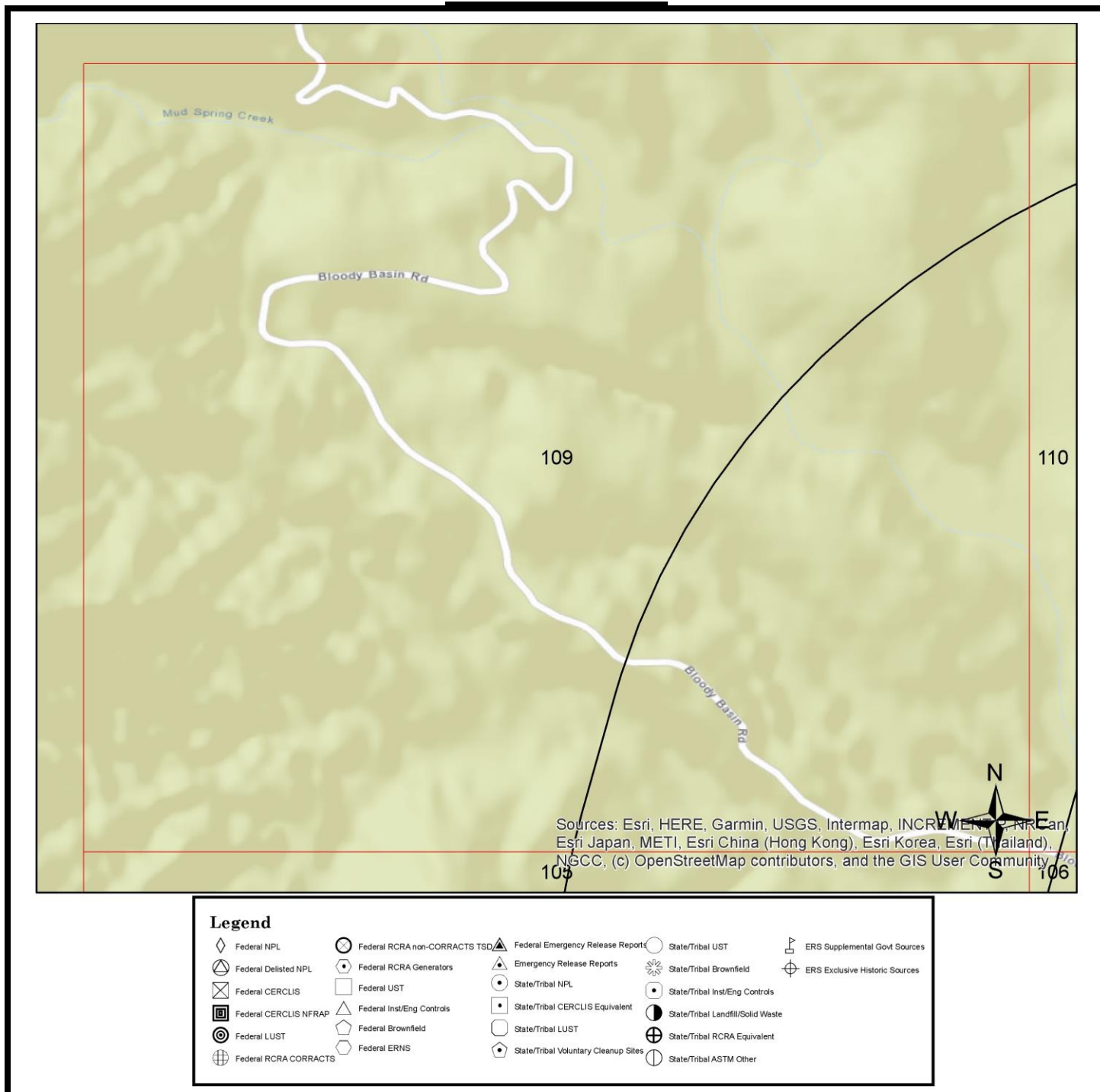
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



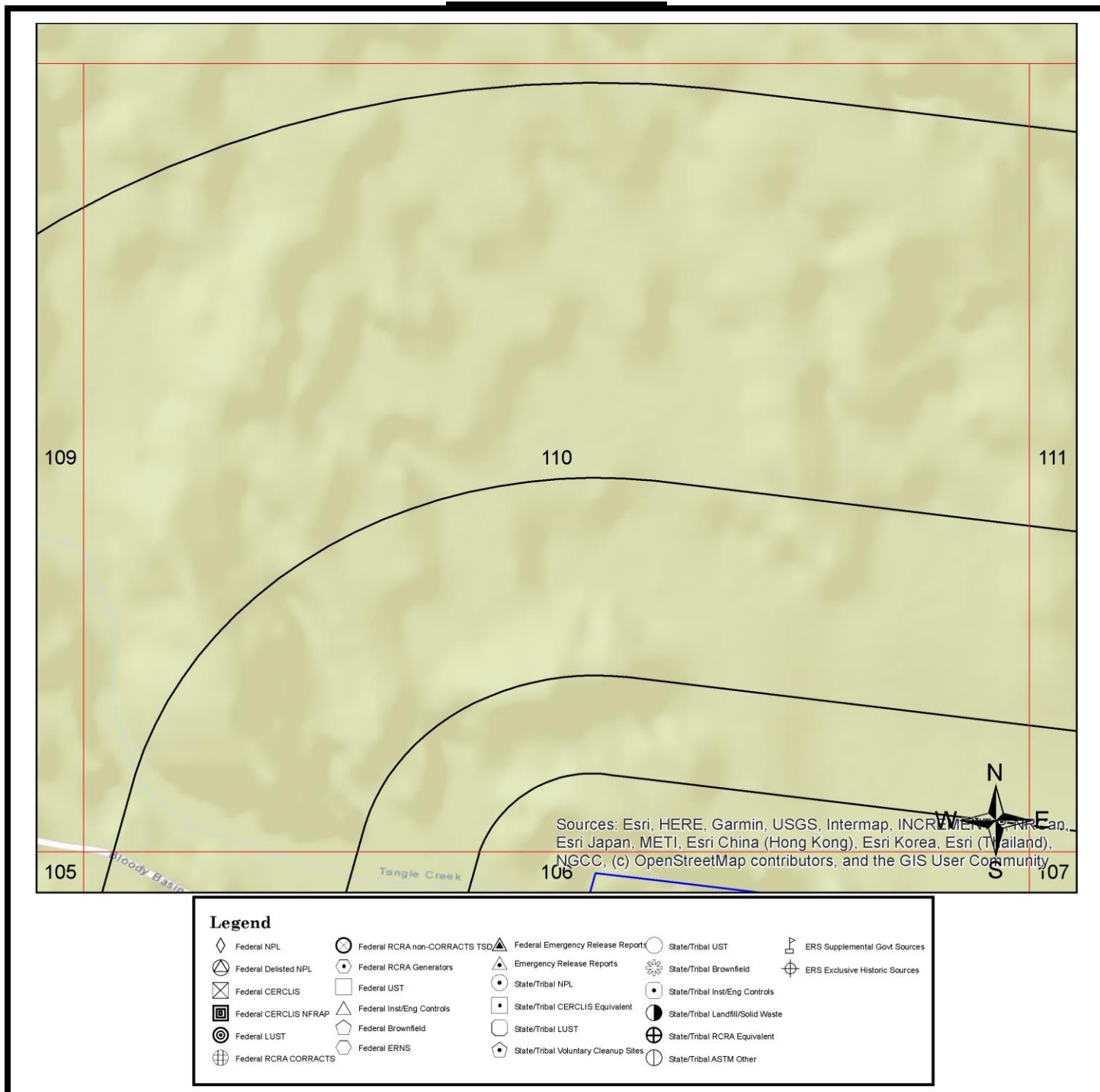
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



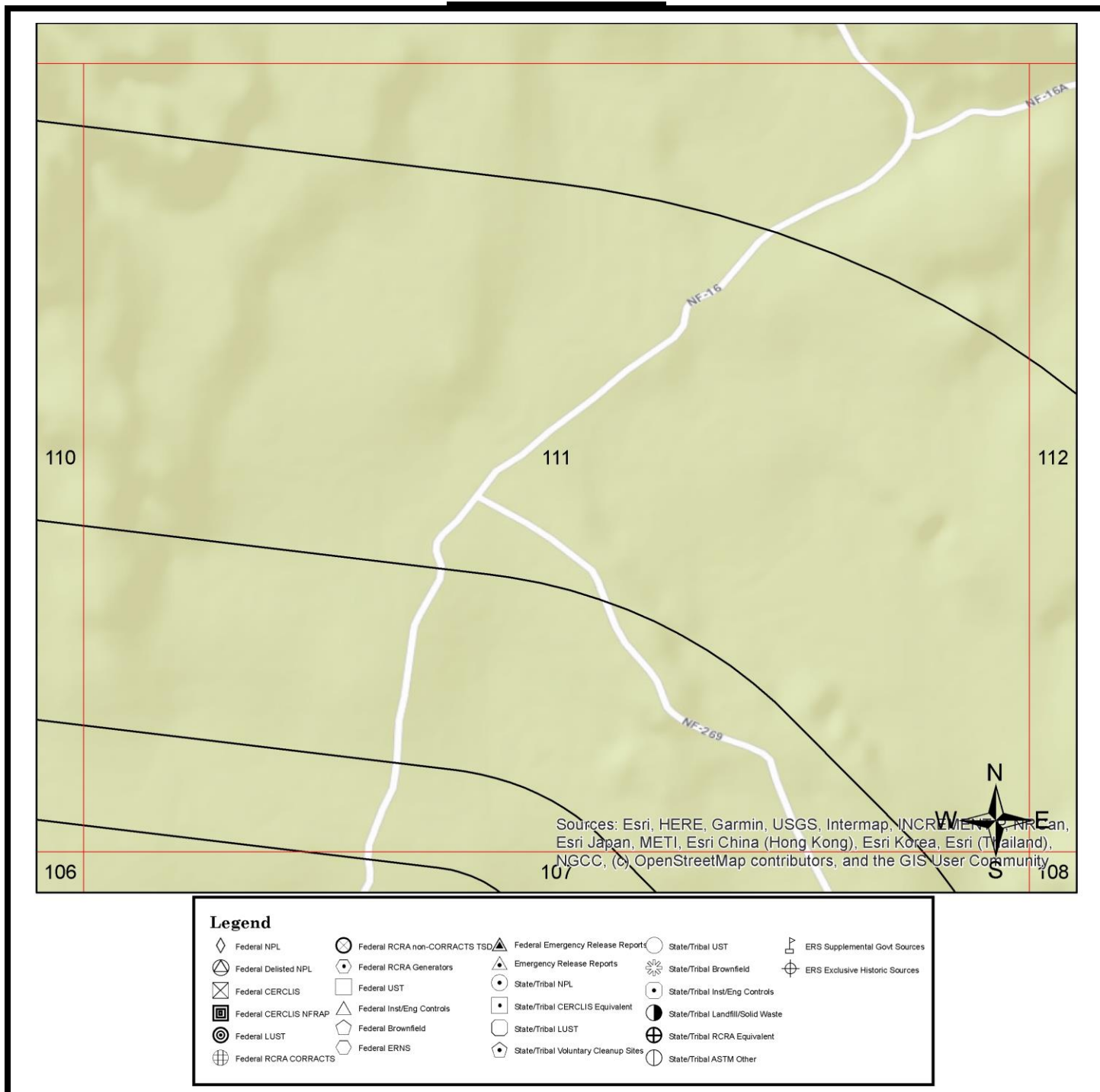
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



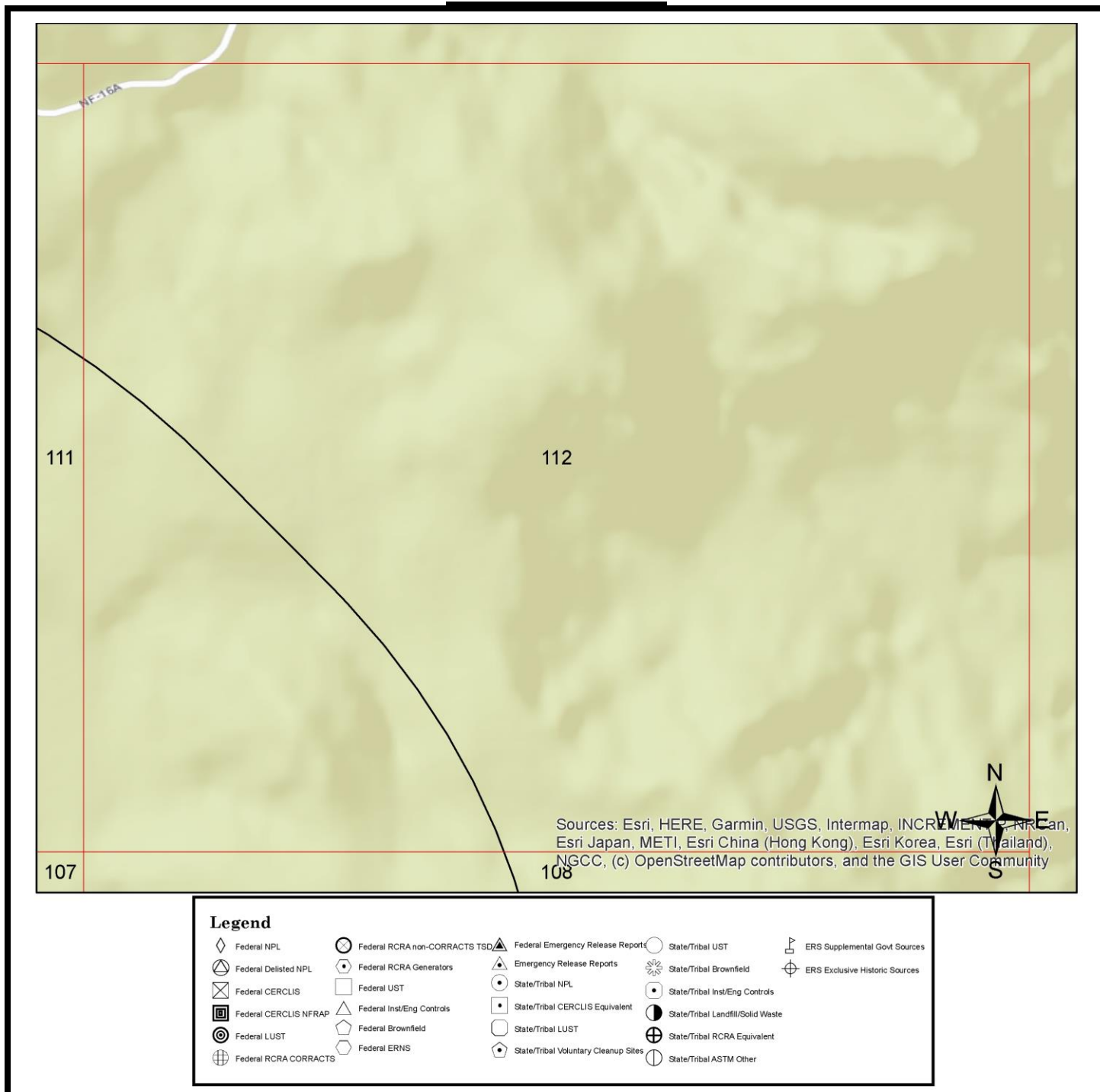
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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



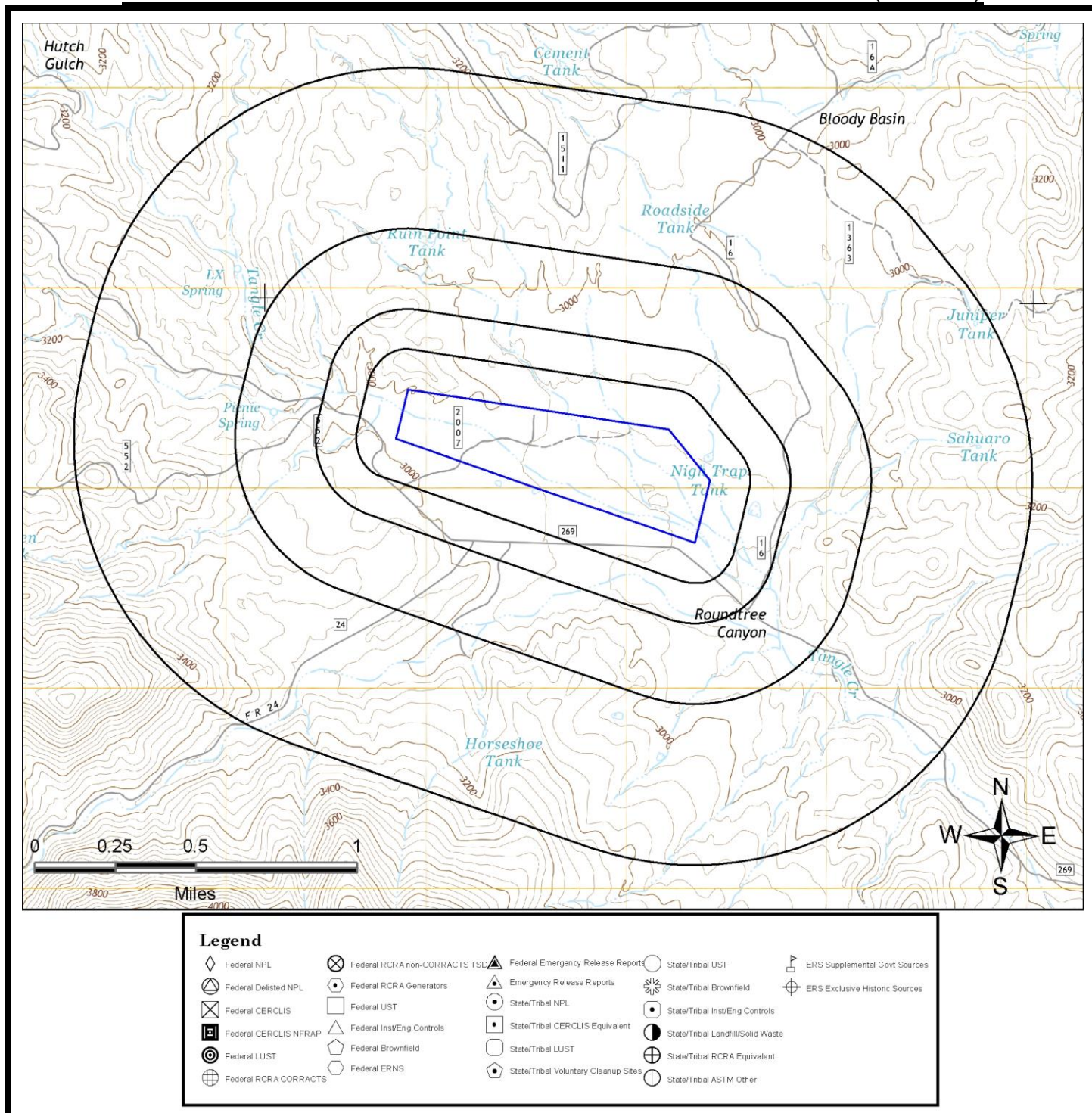
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **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.

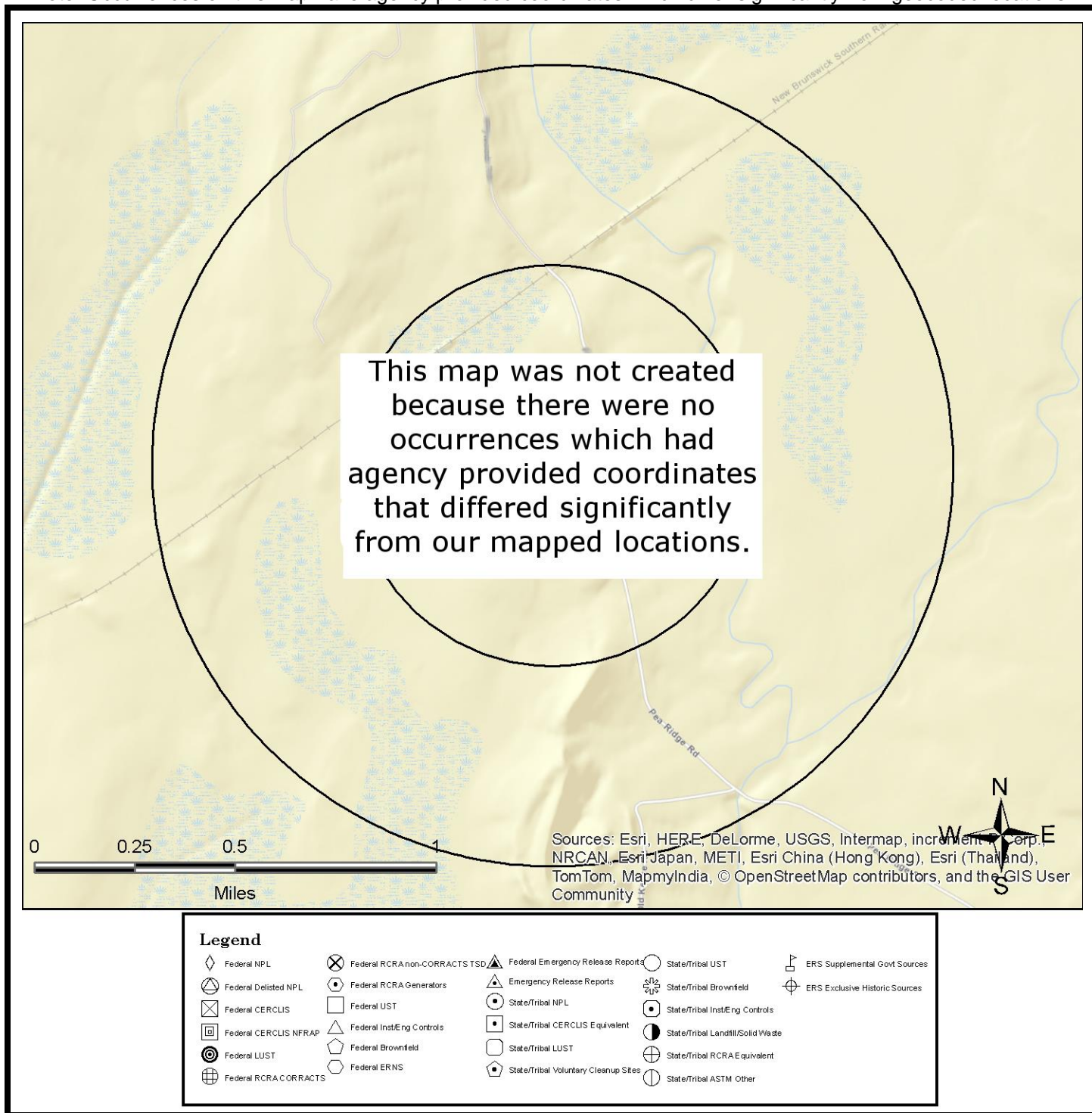
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



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.



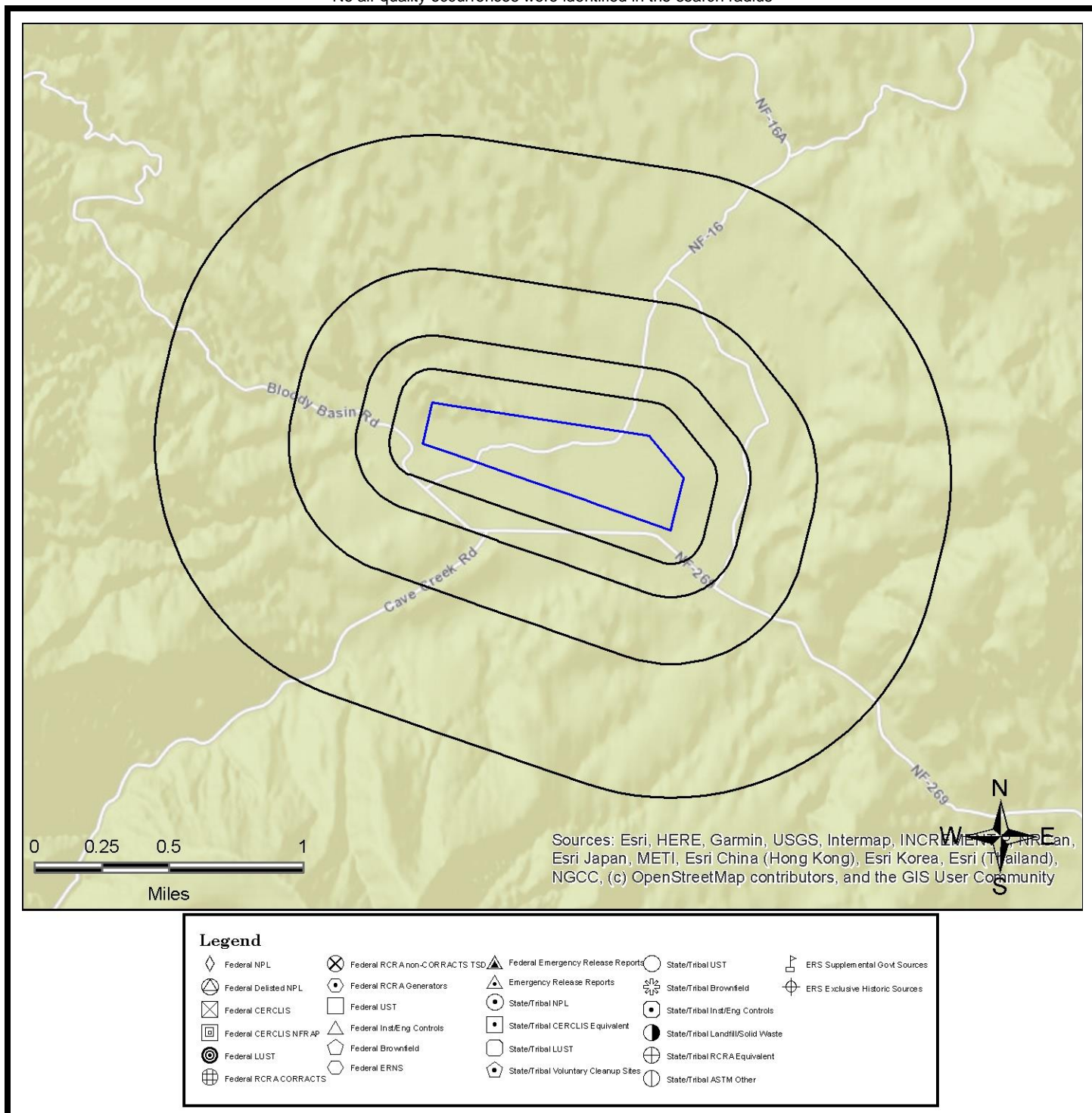
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SUMMARY OF AGENCY DIFFERENCES

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.

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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	Click Here	None Found
Air-AZ	Arizona Air Permits	ERS Supplemental Govt Sources	Click Here	None Found
Allfac-AZ	Arizona Permits	ERS Supplemental Govt Sources	Click Here	None Found
ASPL-AZ	Arizona Superfund Program List	State/Tribal CERCLIS Equivalent	Click Here	None Found
AST2-AZ	Aboveground Storage Tanks	State/Tribal UST	Click Here	None Found
AST-AZ	Storage Tank Facility Data, ASTs (aka Registered Aboveground Storage Tanks)	State/Tribal UST	Click Here	None Found
BF-Closed-AZ	Brownfields Assistance Program Site List, Open Cases (aka Brownfields Tracking System)	State/Tribal Brownfield	Click Here	None Found
BF-Open-AZ	Brownfields Assistance Program Site List, Closed Cases (aka Brownfields Tracking System)	State/Tribal Brownfield	Click Here	None Found
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
BioFuel-US	Bio Diesel Fuel	ERS Supplemental Govt Sources	Click Here	None Found
Brownfields-AZ	Brownfield Site Boundaries	State/Tribal Brownfield	Click Here	None Found
CDL-AZ	Clandestine Drug Labs	ERS Supplemental Govt Sources	Click Here	None Found
CDL-US	National Clandestine Drug Lab Register	ERS Supplemental Govt Sources	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
Close-WQARF-AZ	Closed Water Quality Assurance Revolving Fund (WQARF) Sites.	State/Tribal NPL	Click Here	None Found
Coal-Ash-AZ	Coal Ash Disposal Sites	ERS Supplemental Govt Sources	Click Here	None Found
Coal-Ash-Dams-US	Coal Ash Contaminated Sites and Hazard Dams	ERS Supplemental Govt Sources	Click Here	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	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Dams-AZ	Arizona Dams	ERS Supplemental Govt Sources	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DOD-AZ	Department of Defense Sites	ERS Supplemental Govt Sources	Click Here	None Found
DryCleaners-AZ	Dry Cleaner Facilities	ERS Supplemental Govt Sources	Click Here	None Found
DryWell-AZ	DryWells	ERS Supplemental Govt Sources	Click Here	None Found
EGRID-US	Emissions & Generation Resource Facilities	ERS Supplemental Govt Sources	Click Here	None Found
EpaNPL-AZ	Arizona National Priority List	State/Tribal NPL	Click Here	None Found
EPA-Watch-List-US	Historical EPA Watch List	ERS Supplemental Govt Sources	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FA-HW-US	Financial Assurance, Hazardous Waste	ERS Supplemental Govt Sources	Click Here	None Found
FA-UST-AZ	Financial Assurance for Underground Storage Tanks	ERS Supplemental Govt Sources	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FRS-US	Facility Registry Index (FINDS)	ERS Supplemental Govt Sources	Click Here	None Found
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
FTTS-INSP-US	Historical FIFRA/TSCA Tracking System (FTTS) Inspections	ERS Supplemental Govt Sources	Click Here	None Found
FUDS-US	Formerly Used Defense Sites	ERS Supplemental Govt Sources	Click Here	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	Click Here	None Found
Hist-ACIDS-AZ	Historical Cercla Information Data System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-AFS2-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-AFS-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Agriculture	Historical Ranches/Farms, Livestock/Agriculture	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Auto Dealers	Historical Auto and Truck Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Auto Repair	Historical Automotive Repair	ERS Exclusive Historic Sources	Click Here	None Found
Hist-AZ	Previously Listed Arizona Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CERCLIS-NFRAP-US	Historical CERCLIS-NFRAP	ERS Supplemental Govt Sources	Click Here	None Found
Hist-CERCLIS-US	Historical CERCLIS Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Chemical Manufacturing	Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Chemical-Storage	Historical Chemical/Hazardous Use Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Cleaners	Historical Laundry, Cleaners, and Dry Cleaning Services	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Convenience	Historical Convenience Store with Possible Gas	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Disposal-Recycle	Historical Hazardous Disposal/Recycle and Dumps/Waste	ERS Exclusive Historic Sources	Click Here	None Found
Hist-DryWells-AZ	Historical Dry Well Registration List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
Hist-ERNS-US	Historical Emergency Response Notification System (ERNS)	ERS Supplemental Govt Sources	Click Here	None Found
Hist-FIFRA-US	Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act)	ERS Supplemental Govt Sources	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-FINDS-US	Historical Facility Index System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Food-Processors	Historical Food Processing Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Gun-Ranges	Historical Gun Ranges/Clubs	ERS Exclusive Historic Sources	Click Here	None Found
Hist-HML-AZ	Historical Hazardous Materials Logbook	ERS Supplemental Govt Sources	Click Here	None Found
Hist-LF-AZ	Historical Arizona Landfills	ERS Supplemental Govt Sources	Click Here	None Found
Hist-LUST-AZ	Historical LUST File Listing	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Machine Shop	Historical Machine Shops, Welding, Machine Repair	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Manufacturing	Historical Sources US: Manufacturing	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Metal Plating	Historical Metal Plating	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Mining	Historical Mining Operations	ERS Exclusive Historic Sources	Click Here	None Found
HIST-MLTS-US	Historical Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Mortuaries	Historical Crematories/Mortuaries	ERS Exclusive Historic Sources	Click Here	None Found
Hist-NPL-US	Historical National Priority List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Oil-Gas	Historical Oil and Gas Well Related Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-OilGas-Refiners	Historical Oil/Gas Refiners/Manufacturers/Plants	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Other	Historical Environmental Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Paint-Stores	Historical Paint Stores	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Petroleum	Historical Petroleum Refining/Manufacturing/ Chemicals	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Post-Offices	Historical Post Offices	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Printers	Historical Printers and Publishers	ERS Exclusive Historic Sources	Click Here	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	Click Here	None Found
Hist-Rental	Historical Rental Equipment & Yards	ERS Exclusive Historic Sources	Click Here	None Found
Hist-RV-Dealers	Historical Trailer and Recreational Vehicle Dealers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Salvage	Historical Vehicle Salvage Yards or Wreckers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Service Stations	Historical Service Stations/Vehicle Fueling	ERS Exclusive Historic Sources	Click Here	None Found
Hist-SPILLS-AZ	Historical Arizona Spills Reported	Emergency Release Reports	Click Here	None Found
Hist-SS-AZ	Historical Superfund Sites	State/Tribal CERCLIS Equivalent	Click Here	None Found
Hist-Steel-Metals	Historical Steel Mills/Manufacturers/Foundries/Smelters	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Superfund-AZ	Historical Superfund and WQARF Priorities List	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Textile	Historical Textile Mills/Manufacturers	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Transportation	Historical Transportation Facilities	ERS Exclusive Historic Sources	Click Here	None Found
Hist-TRIS-US	Historical Toxic Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Trucking	Historical Trucking, Shipping, Delivery, and/or Storage	ERS Exclusive Historic Sources	Click Here	None Found
Hist-US	Historical Previously Listed Federal Sites	ERS Supplemental Govt Sources	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Hist-UST-AZ	Historical UST Tank Listing	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Vehicle-Parts	Historical Vehicle Parts	ERS Exclusive Historic Sources	Click Here	None Found
Hist-Vehicle-Washing	Historical Vehicle/Truck Washing Facilities	ERS Exclusive Historic Sources	Click Here	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	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
ICIS-Air-US	Integrated Compliance Information System for Air	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-FEC-US	Integrated Compliance Information System for Federal Enforcement Data	ERS Supplemental Govt Sources	Click Here	None Found
ICIS-NPDES-US	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	Click Here	None Found
Lead-Smelter-2-US	Historical Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
Lead-US	Lead Smelter Sites	ERS Supplemental Govt Sources	Click Here	None Found
LF-FedState-AZ	Federal Owned Landfills, Pima County	State/Tribal Solid Waste	Click Here	None Found
LF-Pima-AZ	Pima County and City of Tucson Landfills	State/Tribal Solid Waste	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LMOP-US	Landfill Methane Outreach Program	ERS Supplemental Govt Sources	Click Here	None Found
LUST-Closed-AZ	Leaking Underground Storage Tank (LUST) Database, Closed Cases	State/Tribal LUST	Click Here	None Found
LUST-Open-AZ	Leaking Underground Storage Tank (LUST) Database, Open Cases	State/Tribal LUST	Click Here	None Found
LUST-Suspected-AZ	Leaking Underground Storage Tanks, Suspected Cases	State/Tribal LUST	Click Here	None Found
Military-Bases-US	Military Base Boundaries	ERS Supplemental Govt Sources	Click Here	None Found
Mines-AZ	Arizona Mines	ERS Supplemental Govt Sources	Click Here	None Found
MINES-US	Mines Master Index File	ERS Supplemental Govt Sources	Click Here	None Found
MLTS-US	Material Licensing Tracking System	ERS Supplemental Govt Sources	Click Here	None Found
MRDS-US	Mineral Resources Data System (MRDS)	ERS Supplemental Govt Sources	Click Here	None Found
NPDES-AZ	National Pollutant Discharge Elimination System (NPDES)	ERS Supplemental Govt Sources	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
NPL-R9-US	NPL Region 9 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
OGW-AZ	Arizona Oil and Gas Wells	ERS Supplemental Govt Sources	Click Here	None Found
Oil-Centers-AZ	Used Oil Collection Centers	State/Tribal ASTM Other Med	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
PCS-US	Historical Permit Compliance System for Clean Water Act	ERS Supplemental Govt Sources	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RADINFO-US	Radiation Information Database	ERS Supplemental Govt Sources	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	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	Click Here	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	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	Click Here	None Found
RemOther-Closed-AZ	Remediation and Declaration of Environmental Use Restriction (DEUR) Search, Other Remediation Sites, Closed Cases	State/Tribal ASTM Other Low	Click Here	None Found
RemOther-Open-AZ	Remediation and Declaration of Environmental Use Restriction (DEUR) Search, Other Remediation Sites, Open Cases	State/Tribal ASTM Other High	Click Here	None Found

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

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

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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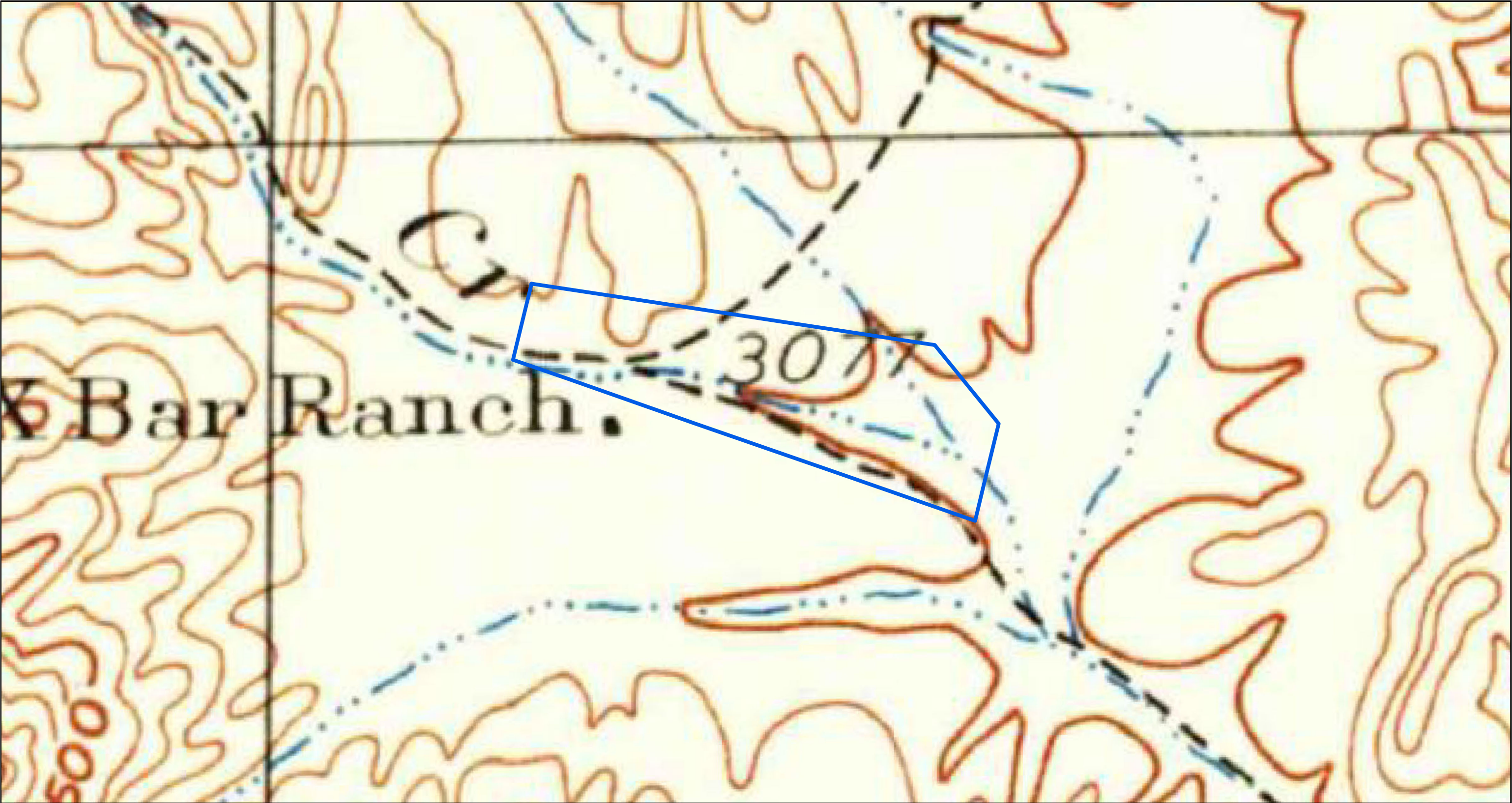
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APPENDIX F


Historical Topographic Maps

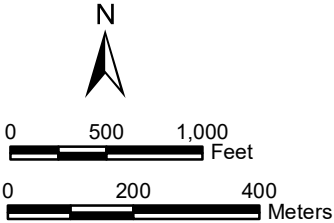


Tangle Creek:
T9.5N, R5E, Portion of Sections 34 and 35,
T9N, R5E, Portion of Section 2,
Yavapai County, Arizona.
Image Source: 1929 Turret Peak 1:125,000
USGS Quadrangle provided by ERS -
Environmental Record Search

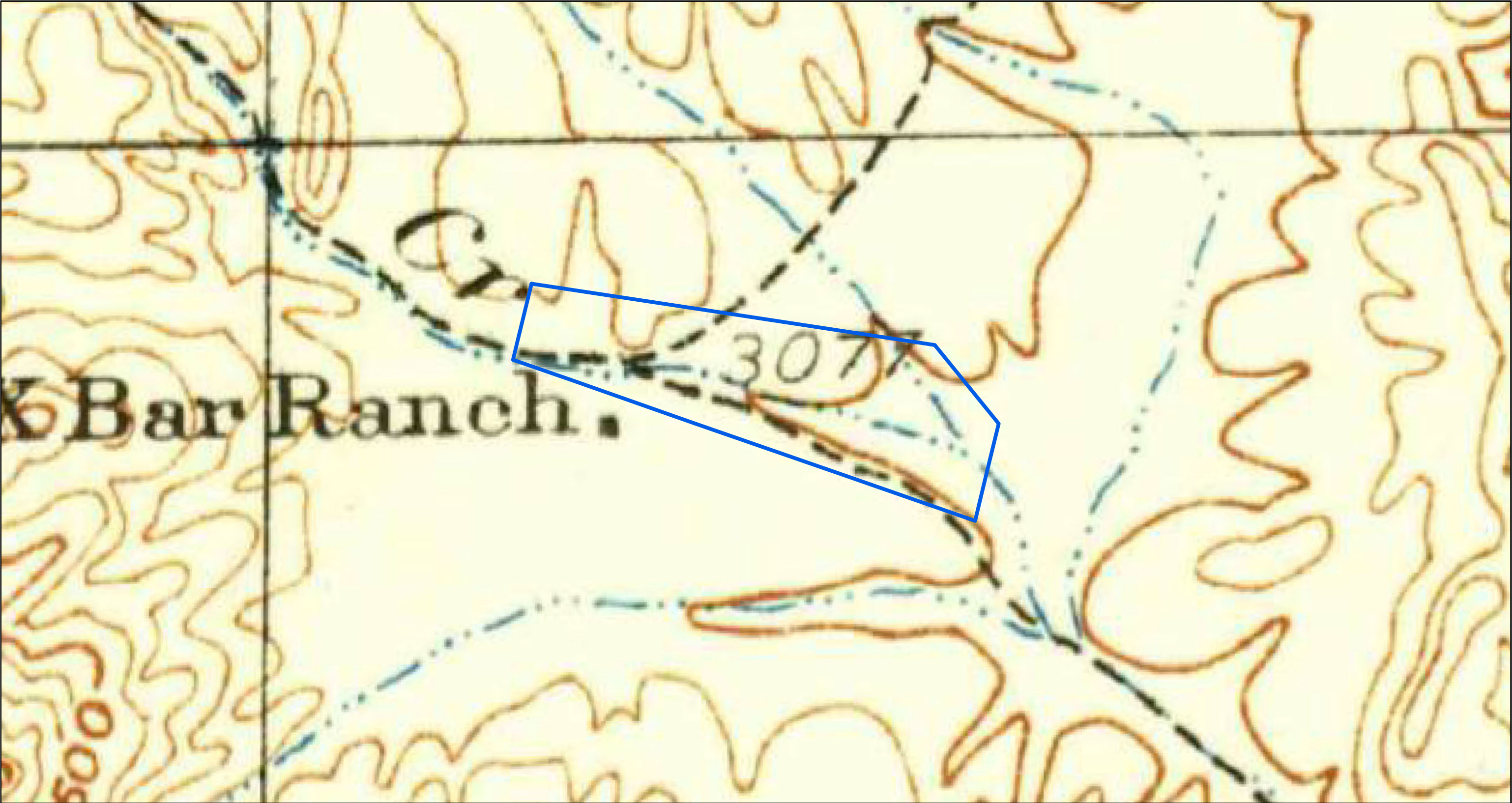


Legend

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RESOLUTION COPPER
Phase 1 ESA
TANGLE CREEK PARCEL
1929 Topographic Map




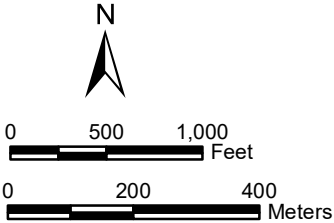
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Yavapai County, Arizona.
Image Source: 1933 Turret Peak 1:125,000
USGS Quadrangle provided by ERS -
Environmental Record Search



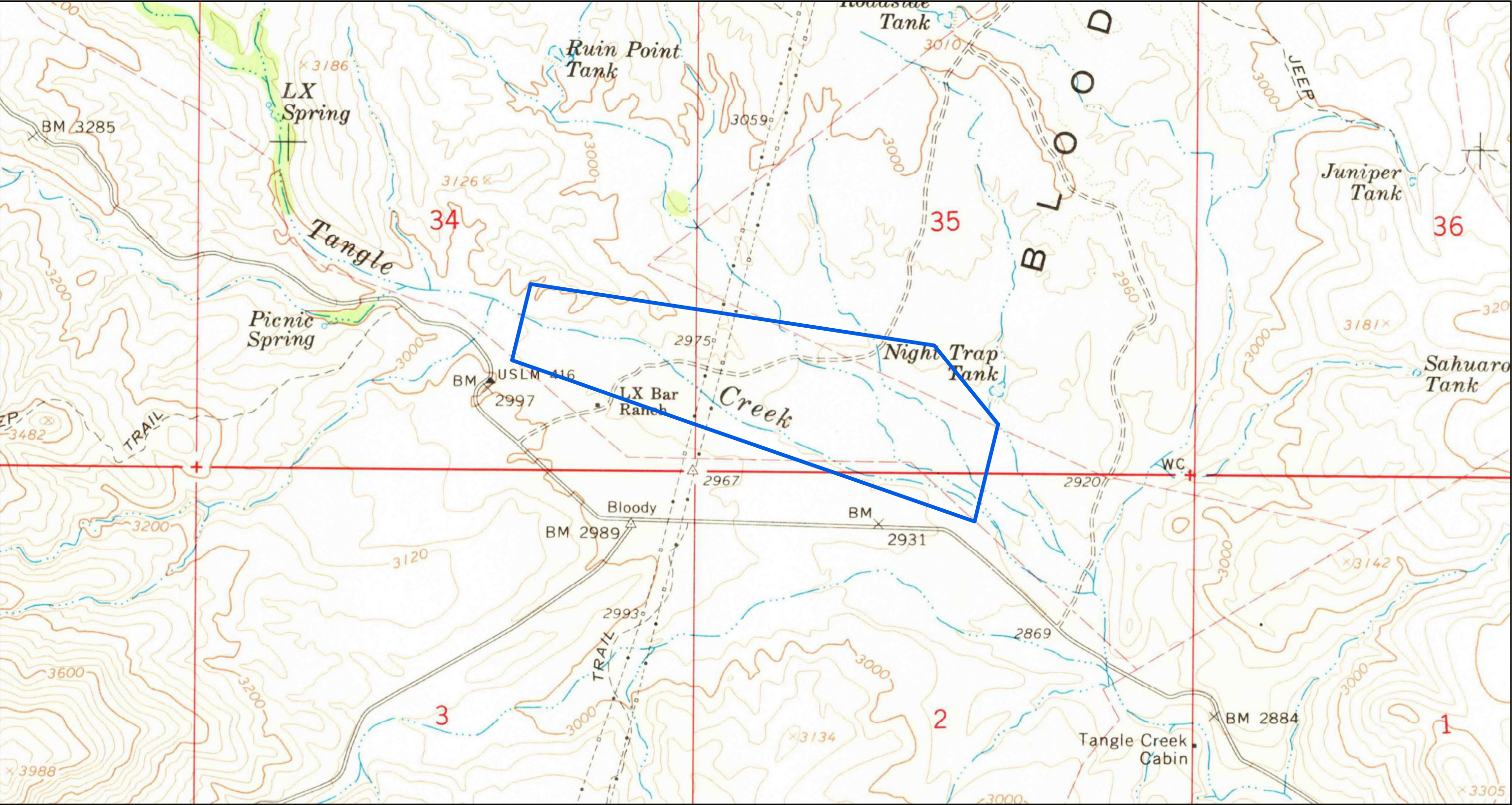
WestLand Resources

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TANGLE CREEK PARCEL
1933 Topographic Map

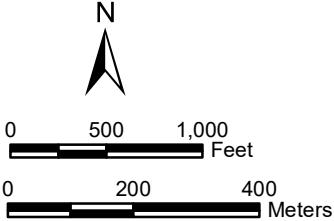


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Yavapai County, Arizona.
Image Source: 1967 Bloody Basin 7.5 Minute
USGS Quadrangle provided by ERS -
Environmental Record Search

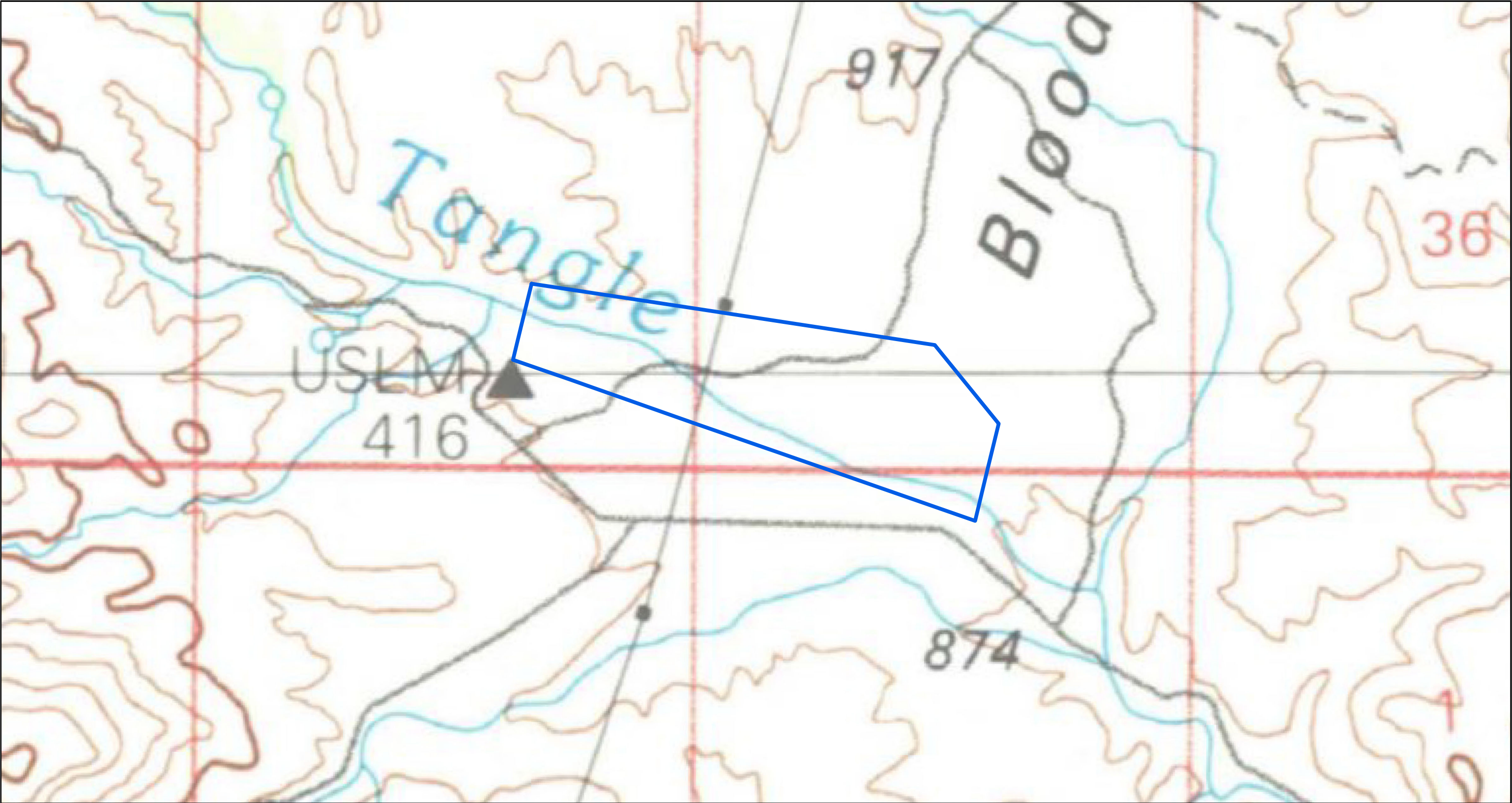


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TANGLE CREEK PARCEL
1967 Topographic Map

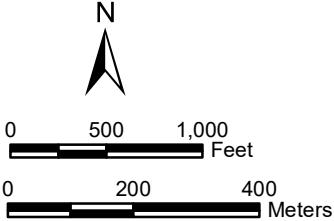


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Yavapai County, Arizona.
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USGS Quadrangle provided by ERS -
Environmental Record Search



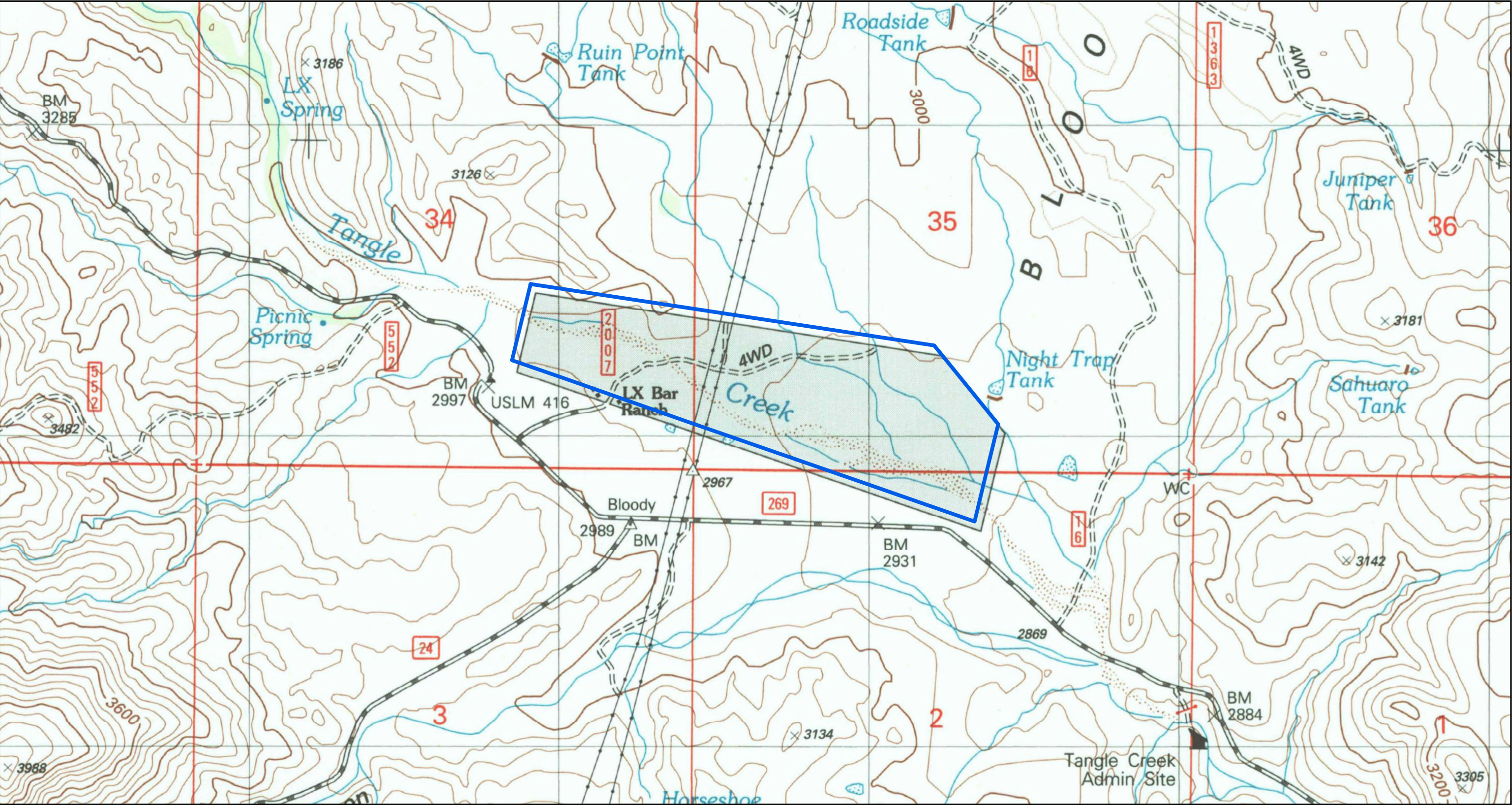
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Phase 1 ESA


TANGLE CREEK PARCEL
1981 Topographic Map

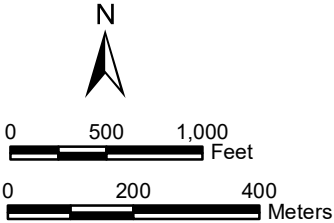


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Image Source: 2004 Bloody Basin 7.5 Minute
USGS Quadrangle provided by ERS -
Environmental Record Search

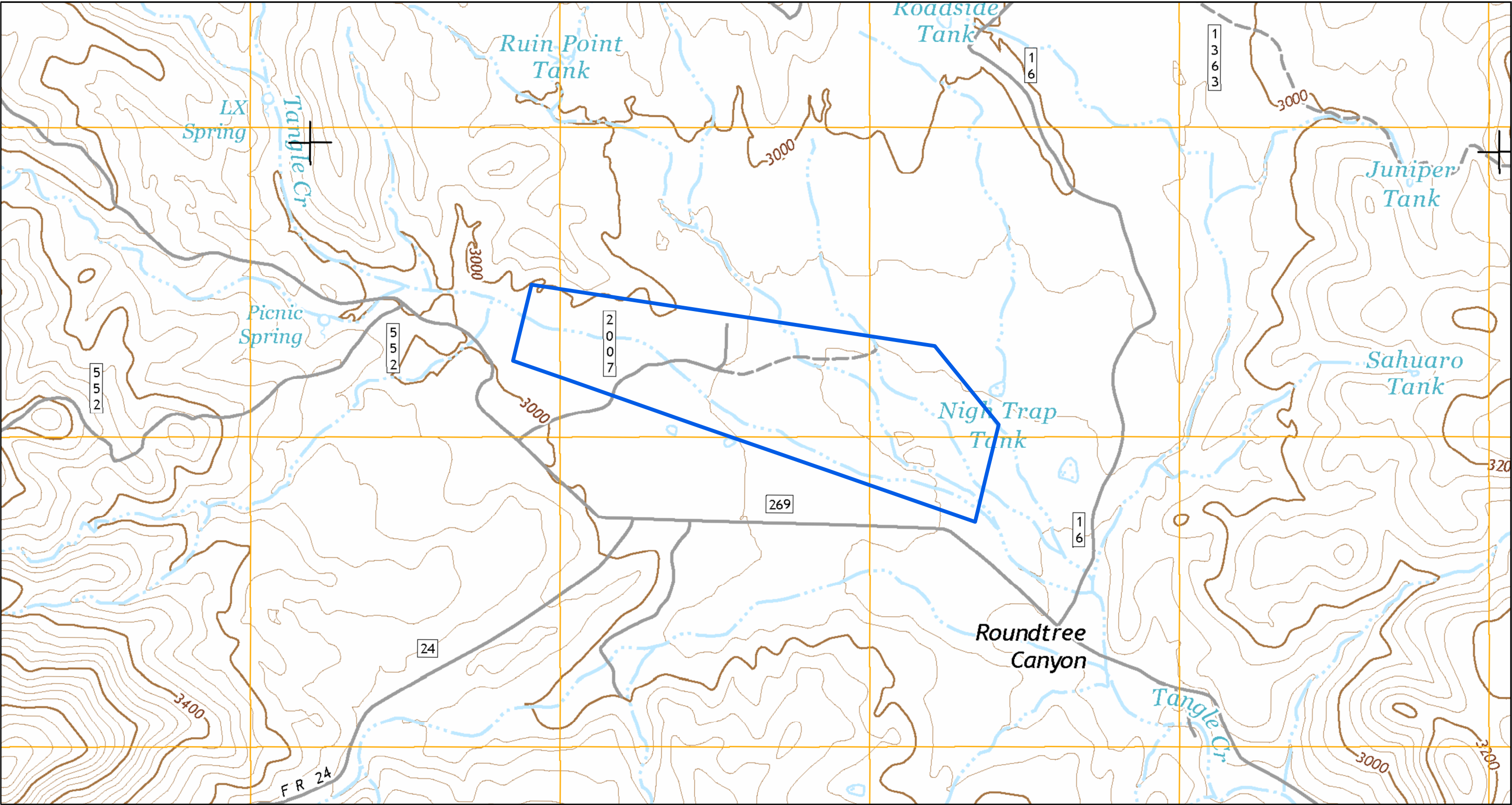


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TANGLE CREEK PARCEL
2004 Topographic Map

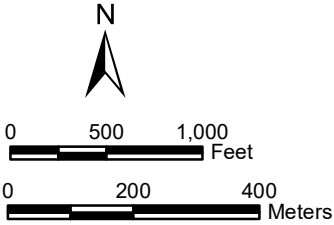


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Yavapai County, Arizona.
Image Source: 2014 Bloody Basin 7.5 Minute
USGS Quadrangle



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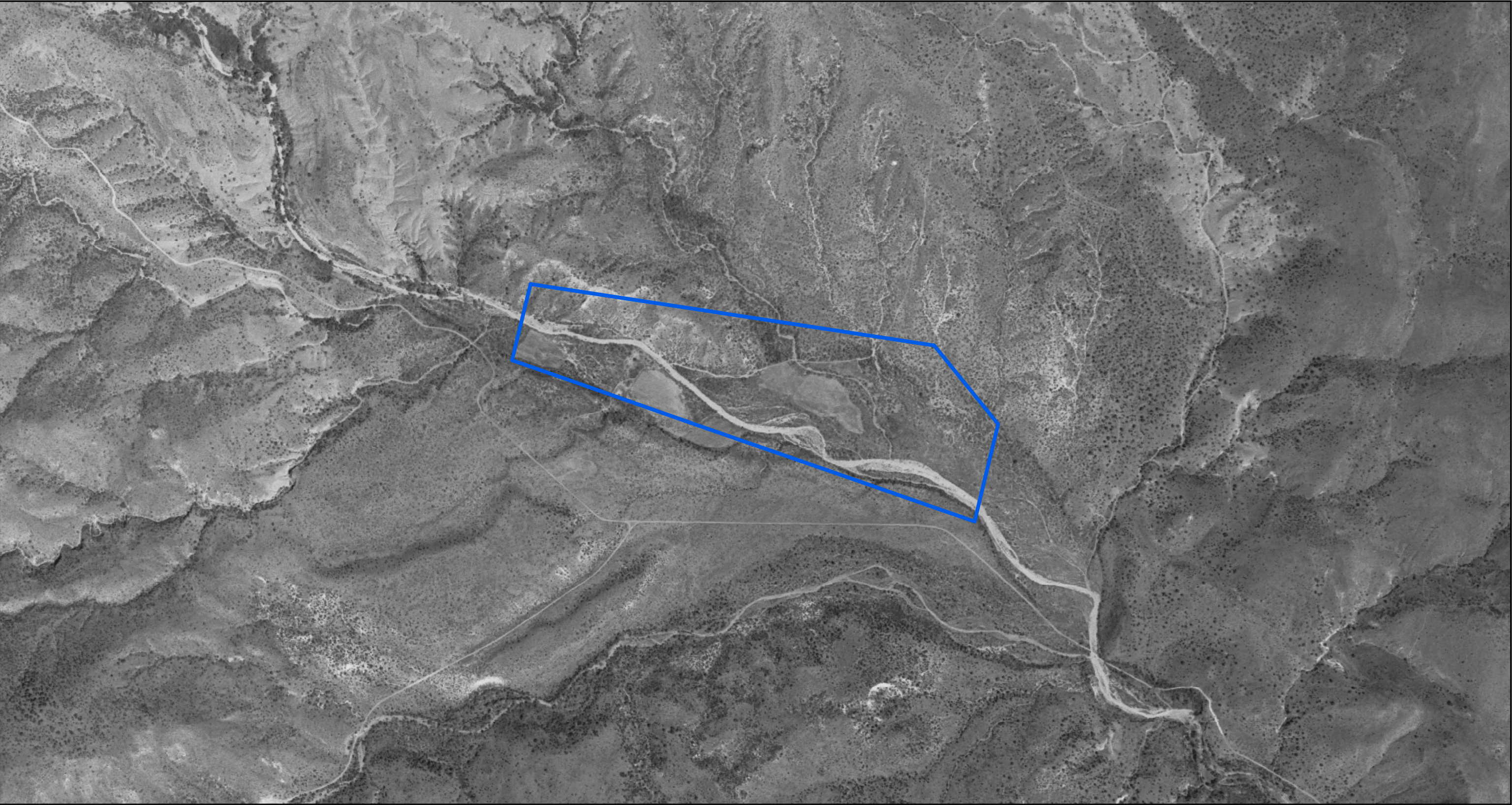
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Phase 1 ESA
TANGLE CREEK PARCEL
2014 Topographic Map

APPENDIX G

Historical Aerial Photographs

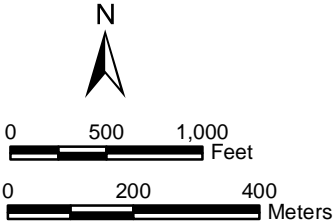


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Yavapai County, Arizona.
Image Source: 1953 Aerial Photograph
provided by ERS -
Environmental Record Search

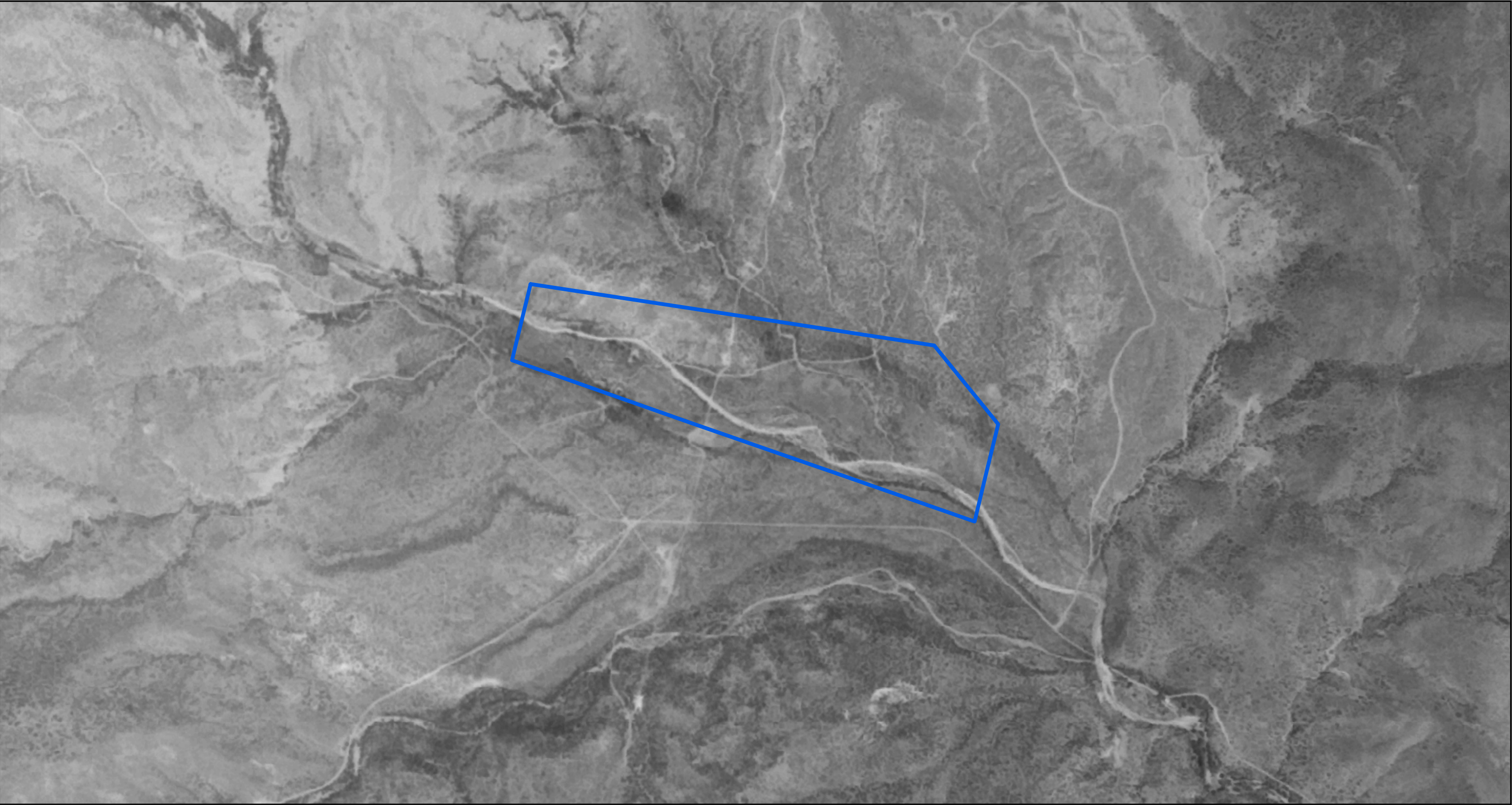


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TANGLE CREEK PARCEL
1953 Aerial Photograph

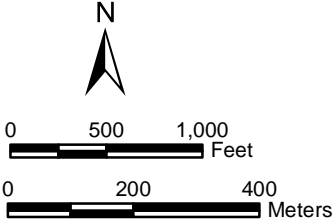


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Yavapai County, Arizona.
Image Source: 1965 Aerial Photograph
provided by ERS -
Environmental Record Search



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 Tangle Creek Parcel



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Phase 1 ESA

TANGLE CREEK PARCEL
1965 Aerial Photograph

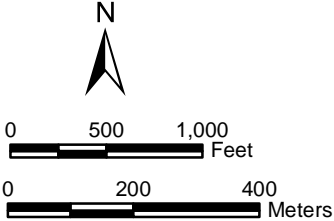


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T9N, R5E, Portion of Section 2,
Yavapai County, Arizona.
Image Source: 1978 Aerial Photograph
provided by ERS -
Environmental Record Search



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 Tangle Creek Parcel



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Phase 1 ESA

TANGLE CREEK PARCEL
1978 Aerial Photograph

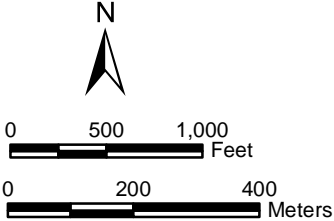


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Yavapai County, Arizona.
Image Source: 1980 Aerial Photograph
provided by ERS -
Environmental Record Search

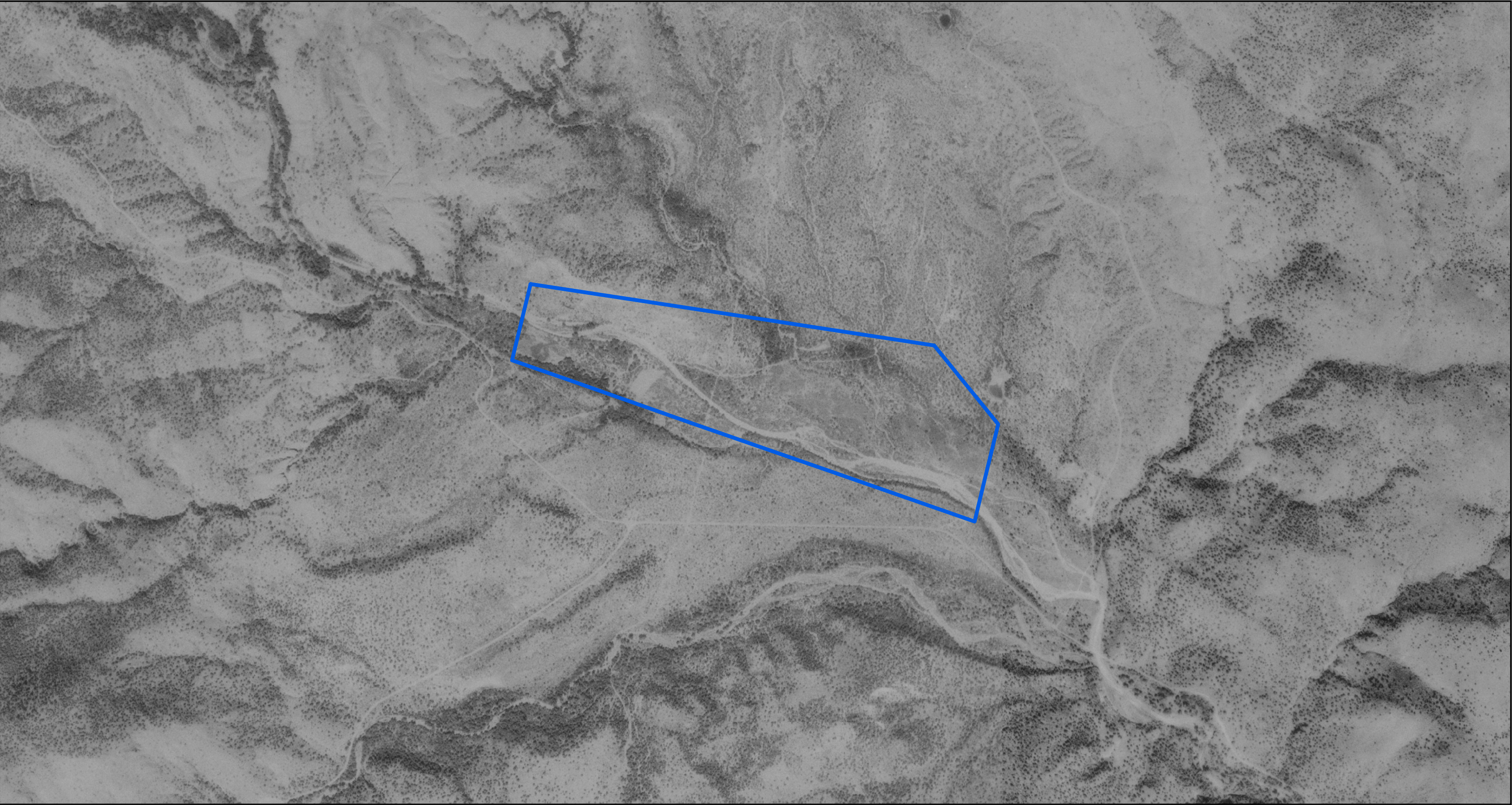


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TANGLE CREEK PARCEL
1980 Aerial Photograph

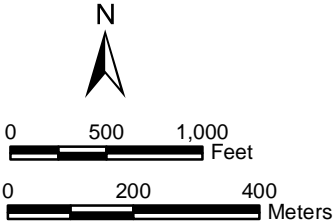


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Yavapai County, Arizona.
Image Source: 1992 USGS Digital Ortho Quarter
Quadrangle (DOQQ) Bloody Basin SE and
Bloody Basin SW DOQQ Orthophotos

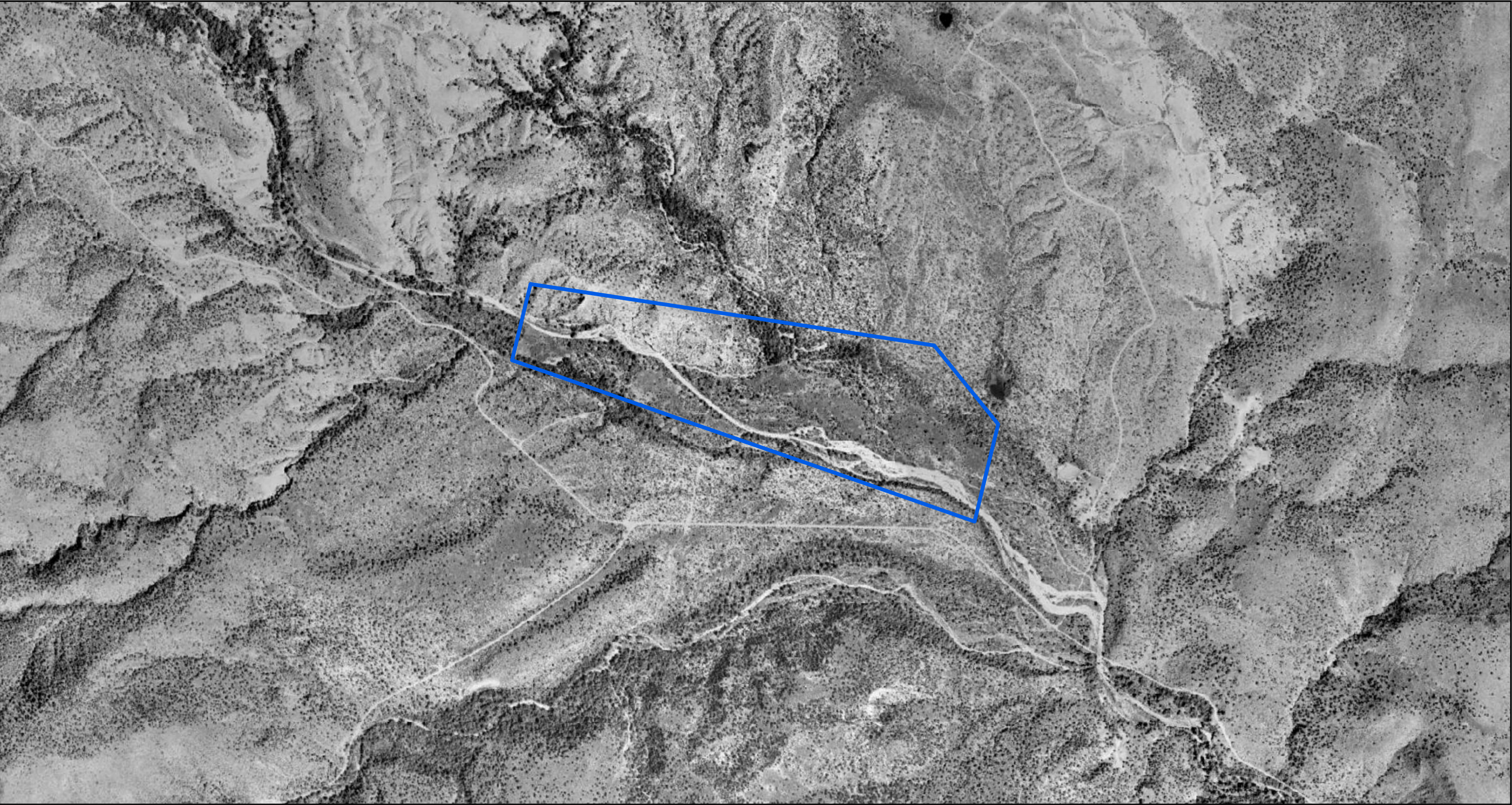


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Phase 1 ESA
TANGLE CREEK PARCEL
1992 Aerial Photograph

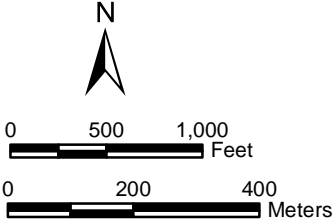


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Yavapai County, Arizona.
Image Source: 2003 Aerial Photograph
provided by ERS -
Environmental Record Search



Legend

 Tangle Creek Parcel



RESOLUTION COPPER
Phase 1 ESA
TANGLE CREEK PARCEL
2003 Aerial Photograph

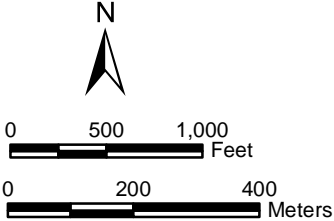


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Image Source: 2010 Aerial Photograph
provided by ERS -
Environmental Record Search



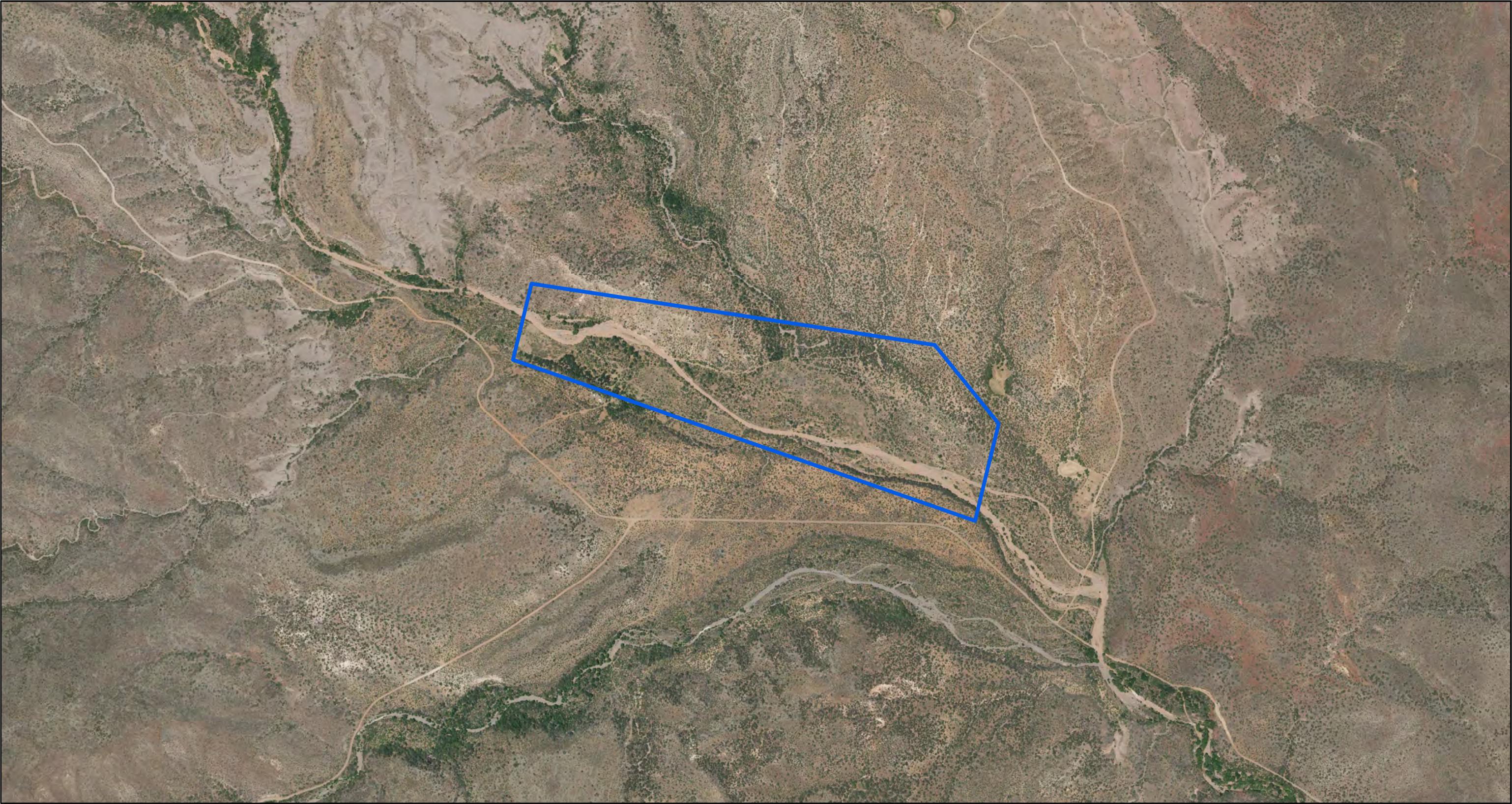
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RESOLUTION COPPER
Phase 1 ESA


TANGLE CREEK PARCEL
2010 Aerial Photograph

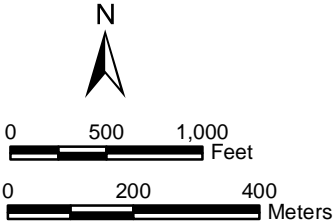


Tangle Creek:
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Yavapai County, Arizona.
Image Source: 2015 USDA NAIP Orthophoto



Legend

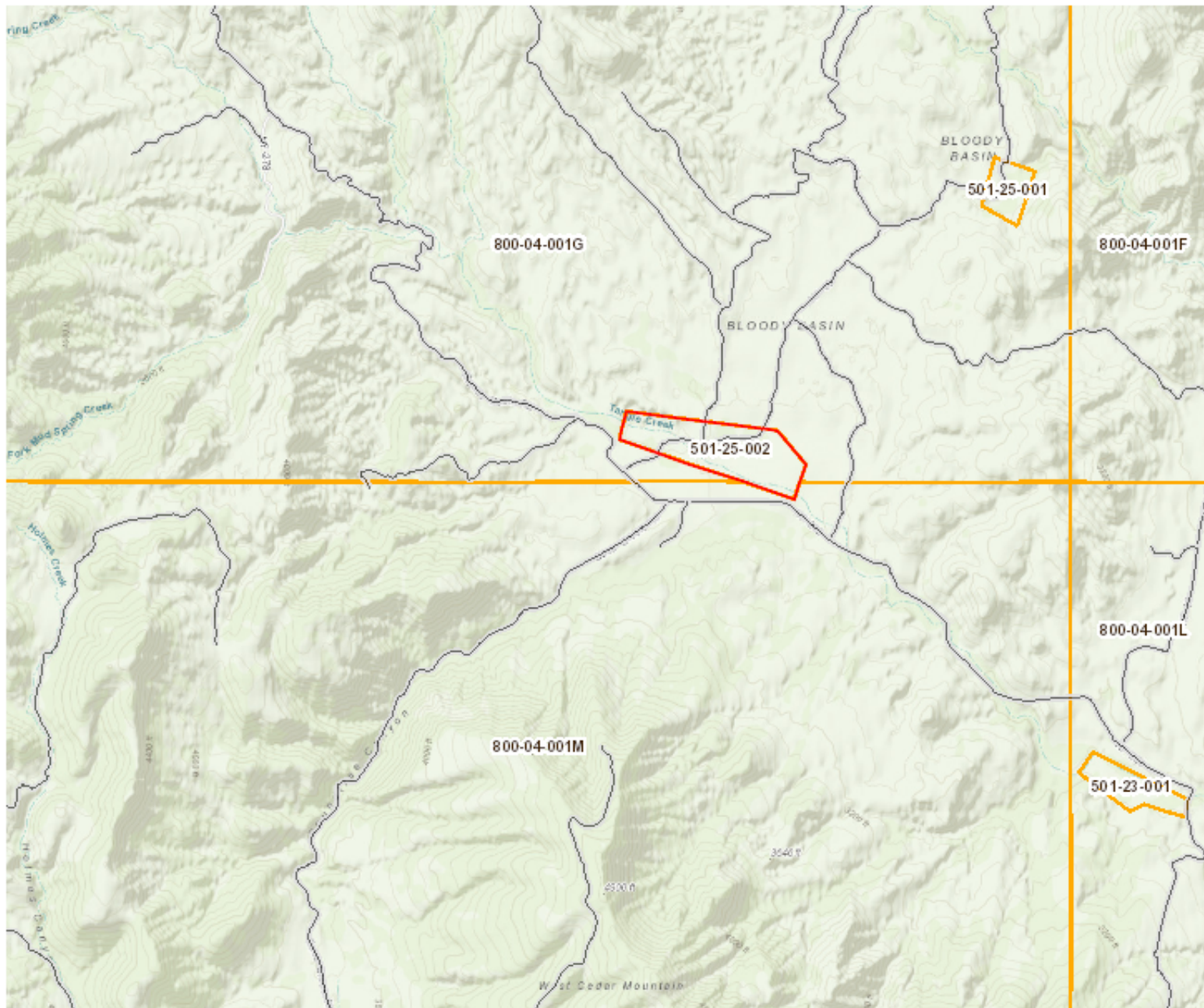
 Tangle Creek Parcel



RESOLUTION COPPER
Phase 1 ESA
TANGLE CREEK PARCEL
2015 Aerial Photograph

APPENDIX H

**Yavapai County
Assessor Property
Detail & Tax
Records**



Legend

- County Boundary
- Counties
- Parcels
- Major Roads
- Interstate
- State Highways
- Major Roads
- Road Centerlines

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 8.4.2020



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.