

Phase I Environmental Site Assessment Tangle Creek, Yavapai County, Arizona

Prepared for:



Resolution Copper
102 Magma Heights – Superior, Arizona 85173-2523

Prepared by:

WestLand Engineering & Environmental Services
4001 E. Paradise Falls Drive – Tucson, Arizona 85712
+1 520-206-9585



WestLand Project Number: 13095

May 15, 2025



Engineering &
Environmental
Services

Table of Contents

EXECUTIVE SUMMARY	ES-1
1. INTRODUCTION.....	1
1.1. Purpose.....	1
1.2. Scope of Services	2
1.3. Limitations and Exceptions	2
1.4. Special Terms and Conditions	3
1.5. User Reliance	3
1.6. Continued Viability	3
2. SITE DESCRIPTION	3
2.1. Location and Legal Description	4
2.2. Site and Vicinity General Characteristics	4
2.3. Current Use of the Property	4
2.4. Description of Structures, Roads, and Other Improvements on the Site	4
2.5. Current Uses of Adjoining Properties	4
3. USER PROVIDED INFORMATION	5
3.1. Title Records.....	5
3.2. Environmental Liens or Activity and Use Limitations.....	5
3.3. Specialized Knowledge.....	6
3.4. Commonly Known or Reasonably Ascertainable Information	6
3.5. Valuation Reduction for Environmental Issues	6
3.6. Reason for Performing a Phase I ESA	7
3.7. Other	7
4. RECORDS REVIEW	7
4.1. Environmental Record Sources	7
4.2. Prior Environmental Reports	7
4.3. Physical Setting	9
4.3.1. Topography.....	9
4.3.2. Soils	9
4.3.3. Geology.....	10
4.3.4. Hydrology.....	10
4.3.5. Hydrogeology.....	11
4.4. Historical Use Information on the Property and Adjoining Properties	12
4.4.1. Historical Topographic Maps	12
4.4.2. Historical Aerial Photographs	13
4.4.3. Property Tax Files.....	14
4.4.4. Local Street Directories	14

4.4.5.	Sanborn Fire Insurance Maps	14
4.4.6.	Other Historical Sources.....	14
5.	SITE RECONNAISSANCE.....	15
5.1.	Methodology and Limiting Conditions.....	15
5.2.	Indications of Past Uses of the Property	16
5.3.	Exterior Observations	16
5.3.1.	Hazardous Substances and Petroleum Product Containers in Connection with Identified Uses.....	16
5.3.2.	Hazardous Substance and Petroleum Product Containers not in Connection with Identified Uses	16
5.3.3.	Storage Tanks (Aboveground and Underground)	16
5.3.4.	Unidentified Substance Containers	16
5.3.5.	Drums	16
5.3.6.	Odors	17
5.3.7.	Pools of Liquid, Pits, Ponds, or Lagoons.....	17
5.3.8.	Wastewater	17
5.3.9.	Septic Systems	17
5.3.10.	Wells	17
5.3.11.	Stained Soil or Pavement	17
5.3.12.	Stressed Vegetation	17
5.3.13.	Solid Waste Disposal.....	17
5.3.14.	Stockpiles.....	18
5.3.15.	PCB Equipment	18
5.4.	Interior Observations	18
6.	INTERVIEWS	18
6.1.	Interview with Owner	18
6.2.	Interview with Site Manager	18
6.3.	Interviews with Occupants	19
6.4.	Interview with Local Government Officials.....	19
6.5.	Interviews with Others	19
7.	FINDINGS AND OPINIONS	19
8.	CONCLUSION	22
9.	DEVIATIONS.....	23
10.	ADDITIONAL SERVICES.....	23
11.	QUALIFICATIONS AND SIGNATURE OF ENVIRONMENTAL PROFESSIONALS.....	24
12.	REFERENCES	25

Figures

(follow text)

- Figure 1. Vicinity Map
- Figure 2. Aerial Overview with ADWR Registered Wells
- Figure 3. Surface Management
- Figure 4. Site Reconnaissance Map with Select Features

Appendices

- Appendix A. Site Photographs
- Appendix B. User Owner Questionnaires
- Appendix C. Titles and Encumbrances
- Appendix D. Environmental Lien and AUL Report
- Appendix E. Radius Map Report
- Appendix F. Historical Topographic Maps
- Appendix G. Historical Aerial Photographs
- Appendix H. Yavapai County Assessor Property Tax Map
- Appendix I. Property Tax Map Report
- Appendix J. Building Permit Report
- Appendix K. City Directory Report
- Appendix L. Sanborn Report
- Appendix M. USFS Site Visit Survey-Visual On-Site Inspection of the Property and of Adjoining Properties Worksheet
- Appendix N. Office of the State Fire Marshal Response to Public Records Request
- Appendix O. Resumes

EXECUTIVE SUMMARY

WestLand Engineering & Environmental Services (WestLand) was contracted by Resolution Copper Mining, LLC (Resolution; a report “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; **Figure 1**). The Property is presently under non-federal ownership (Resolution) but is proposed as part of a land exchange with the U.S. Forest Service (USFS; a report “User”) under the *Southeast Arizona Land Exchange and Conservation Act of 2013* (U.S. Congress 113th).¹ The Property is a private inholding surrounded by lands administrated by the USFS and 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. The Yavapai County Assessor Parcel Number (APN) for the Property is 501-25-002.

An aerial photo showing the Property boundaries is provided in **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 ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property* (ASTM E 2247-23). 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 “...a recognized environmental condition is defined as: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to any release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a recognized environmental condition.”

Findings

Environmental Liens/Activity and Use Limitations

WestLand engaged Environmental Data Resources (EDR) 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 on February 24, 2025, and no records of environmental liens or AULs

¹ The *Southeast Arizona Land Exchange and Conservation Act of 2013* is section 3003 of the Carl Levin and Howard P. “Buck” McKeon National Defense Authorization Act for Fiscal Year 2015.

associated with the Property were identified. There were no title records reviewed that indicated a REC in connection with the Property.

Records Review

Environmental Records—WestLand contracted with EDR to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search was completed on February 20, 2025, and encompassed the Property and an area extending 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 with known government records in the vicinity of the Property.

Historical Topographic Maps—WestLand reviewed historical topographic maps of the Property from 1929 to 2021. These 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 powerline and poles, and association with the adjacent LX Bar Ranch for homesteading, livestock grazing, and agriculture. Structures presumably comprising 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, a corral, remnants of a dam (likely for a livestock tank), agricultural fields, and related equipment.

Historical Aerial Photographs—WestLand reviewed historical aerial photographs of the Property from 1953 to 2019. The historical aerial photographs of the Property and vicinity indicate that the Property has had limited development and use since at least 1953 and 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. The historical aerial photos did not reveal any indication of RECs for the Property.

Prior Environmental Reports—Prior Phase I ESAs were completed by WestLand in 2004, 2016, 2020 and 2024 (WestLand 2004b, 2016, 2020, 2024). 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 as compared to the more recent reports, 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 on adjoining land to the south and not on the Property (WestLand 2016, 2020). Both the 2016 and the 2020 Phase I ESAs reflect the corrected boundary and findings. Thus, the 2004 report described the presence of several 55-gallon drums and two car batteries on the Property that are not actually located within the Property boundaries.

The 2004 Phase I ESA reported the presence of three small waste disposal sites. 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). The 2016 Phase I ESA reported no evidence of a REC, historical RECs, controlled RECs, or *de minimis* conditions for the Property (WestLand 2016).

Clean-up efforts by Resolution took place in 2018 and, based on the site visit conducted for this current investigation, most of the agricultural equipment, infrastructure, and inert materials were removed. Resolution closed two open wells that were no longer in use and removed all structures and debris scatters with the exception of culturally historic features (e.g., the corral). None of the remaining materials are considered a REC.

The 2020 report identified a small stockpile of inert materials, which has since been removed from the site. There are no changes related to a potential REC or the environmental condition of the Property since 2020. The 2020 Phase I ESA reported no evidence of a REC, historical RECs, controlled RECs, or *de minimis* conditions for the Property.

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; this information is consistent with WestLand's research for the Property in 2016, 2020, and 2023. The 2020 report included an interview with Sterling Hundley as the Resolution representative; Mr. Hundley provided information consistent with the 2025 Resolution interview (**Section 6.5**).

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 (based on red coloration of exposed bedrock). Tangle Creek bisects the Property from west-northwest to east-southeast. Tangle Creek is a substantial intermittent tributary to the Verde River, with the confluence approximately 5 miles downstream of the Property. Elevations within the Property range from 2,900 feet above mean sea level (amsl) in the southeastern corner of the Property to 3,000 feet amsl at a high point at the northwestern boundary (**Figure 2**).

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 were developed. Associated improvements located at the Property include roads, trails, wells, a corral, remnants of a small dam, 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 March 7, 2025, WestLand environmental specialists, Christopher Rife and Joel Diamond, visited the site to assess existing 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, livestock grazing, 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 site visit in 2016. Developed features at the Property are limited; an overgrown dirt road, water pipelines, and water troughs are the only existing improvements on the Property.

There are two Arizona Department of Water Resources registered wells located within 1 mile of the Property (**Figure 2**). 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. Remnants of a concrete and fieldstone dam across the stream channel were observed. There is no evidence of significant recreational use of the site, and there has been no recent use of the Property by the current owner. However, some unauthorized recreational activity is known to have occurred.

Adjoining land is managed by USFS as part of the Tonto National Forest. There are several unimproved (unpaved) roads providing public access to the Bloody Basin area that 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

Individuals and representatives at various agencies were interviewed (or contacted for interview) as part of this and prior assessments:

- The report User and Property owner: Casey McKeon, representative for Resolution
- The report User: Micah Grondin, representative for the USFS
- The Arizona Department of Forestry and Fire Management; no records for the Property were found
- The former Property owner: Garry J. Shuster (interviewed in 2004; WestLand 2004b).

No information provided through the interviews indicates the potential for a REC in connection with the Property.

Recognized Environmental Conditions

WestLand has performed this Phase I ESA in conformance with the scope and limitation of ASTM E 2247-23 for the Property. This assessment has revealed no evidence of RECs, historical RECs, controlled RECs, or *de minimis* conditions in connection with the Property.

1. INTRODUCTION

WestLand Engineering & Environmental Services (WestLand) was contracted by Resolution Copper Mining, LLC (Resolution; a report “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; **Figure 1**). The Property is presently under non-federal ownership (Resolution) but is proposed as part of a land exchange with the U.S. Forest Service (USFS; a report “User”) under the *Southeast Arizona Land Exchange and Conservation Act of 2013* (U.S. Congress 113th).² 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. The Yavapai County Assessor Parcel Number (APN) for the Property is 501-25-002.

1.1. PURPOSE

The purpose of this investigation was to assess the Property and surrounding areas to identify Recognized Environmental Conditions (RECs) potentially resulting in environmental impacts to the Property. According to the ASTM International (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property* (ASTM E 2247-23), a REC is defined as: “...: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to any release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a recognized environmental condition.”

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 Brownfields 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.

² The *Southeast Arizona Land Exchange and Conservation Act of 2013* is section 3003 of the Carl Levin and Howard P. “Buck” McKeon National Defense Authorization Act for Fiscal Year 2015.

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.

1.2. SCOPE OF SERVICES

This Phase I ESA has been completed in accordance with the guidelines provided in ASTM E 2247-23. 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 2247-23 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.

1.3. 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.

1.4. SPECIAL TERMS AND CONDITIONS

No special terms or conditions are associated with this report.

1.5. USER RELIANCE

This Phase I ESA has been prepared for use by Resolution and the USFS in support of the *Southeast Arizona Land Exchange and Conservation Act of 2013* (U.S. Congress 113th). It may not be relied upon by any other person or entity without the written consent of WestLand.

1.6. CONTINUED VIABILITY

The ASTM E 2247-23 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, their useful life is limited. The following components of the Phase I ESA are presumed valid only within 180 days of the date when the component was completed:

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

Other components of the Phase I ESA (e.g., historical aerial photograph and topographic map reviews) 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. Photographs depicting the Property and vicinity are provided in **Appendix A**. A recent aerial photograph depicting the Property and near vicinity is provided in **Figure 2**. Surface management (land ownership) is depicted in **Figure 3**. The approximate locations of the ground photographs with GPS locations provided in **Appendix A** are shown in **Figure 4**.

2.1. LOCATION AND LEGAL DESCRIPTION

The Property is a private inholding surrounded by National Forest System lands administered by the USFS as 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, relative to the 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 area of the Tonto National Forest, with the New River Mountains to the west. Bloody Basin is so named based on the red coloration of exposed bedrock. 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 (WestLand 2020), indicating continued grazing use by nearby ranching operations; none were observed in 2025. 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 of small inert waste deposits at the site have occurred since the site visits in 2016 and 2020. An overgrown dirt road, small diameter HDPE waterlines, water troughs, remnants of a small dam across the stream channel, and stock ponds associated with past agricultural activities remain on the Property. No soil staining or evidence of a release was observed in the vicinity of the drums. Additionally, powerlines cross the Property, with two lattice structure towers located onsite (**Appendix A, Photo 6**).

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 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 and east 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 on March 18, 2025. The Resolution representative is Casey McKeon. The USFS is another report User, whose representative is Micah Grondin. A copy of the User and Owner Questionnaire is provided as **Appendix B**. Information provided by the Users are summarized in the following subsections.

3.1. TITLE RECORDS

Resolution previously provided copies of title information in connection with 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 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 reviewed the current deed for the Property. 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 in 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 re-monumentation 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 activity and use limitations (AULs) on the Property. A copy of the deed and EDR search results are provided as **Appendix D**.

3.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Neither Resolution nor the USFS are aware of any environmental liens or AULs for the Property.

WestLand engaged Environmental Data Resources (EDR) to conduct a search of available land title records for environmental liens and AULs on the Property. A search for environmental liens and AULs was completed for the parcel (Yavapai County APN 501-25-002) on February 24, 2025. No records of environmental liens or AULs associated with the Property were identified in the search (**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 adjacent to 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, off of the Property (WestLand 2004b, 2016). The headquarters area was incorrectly mapped in 2004 as within the Property boundaries but has since been confirmed to be off-site on adjoining land immediately south of the Property.

Resolution stated 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.

The USFS stated that the Property was used for ranching and may have previously been used for mineral claims. There are no records of mining at the Property.

3.4. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The Property was reportedly homesteaded in the early 1890s and the primary use was agricultural—winter cattle grazing and farming. Cattle grazing ceased in the 1990s. Resolution 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 of the off-site wells are not known. Currently, the Property is not used for any specific purpose. The Property is zoned as RCU-2A (Residential Single-Family Rural) in Yavapai County.

Resolution reported that some incidental solid waste dumping was observed on the Property, likely as a result of unauthorized recreational activities. The small amounts of waste found onsite were a housekeeping issue rather than an environmental liability. Much of this debris was cleaned out in 2018. No other commonly known or reasonably ascertainable information relevant to potential RECs was provided by Resolution.

The USFS stated that the Property was used for ranching and may have previously been used for mineral claims.

3.5. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Both Resolution and the USFS reported that there is no information indicating the value of the Property has been reduced as a result of environmental issues. Information provided by Resolution includes relevant information from the appraisal from Headquarters West previously prepared for the Property (Headquarters West 2010).

3.6. REASON FOR PERFORMING A PHASE I ESA

The USFS and Resolution stated that the Phase I ESA was being performed to identify RECs requiring additional investigation relating to a land exchange property transaction with the USFS pursuant to the *Southeast Arizona Land Exchange and Conservation Act of 2013* (U.S. Congress 113th).

3.7. OTHER

Based on the USFS and Resolution'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 Resolution nor the USFS is aware. No other information relevant to potential RECs was provided by Resolution or the USFS.

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 EDR to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search was completed on February 20, 2025, and included standard and additional federal, tribal, state, local, and supplemental database records, as well as EDR proprietary database records. The regulatory agency databases were queried by conducting a search encompassing the Property as well as from the Property boundaries to the minimum search distance recommended by the ASTM standard. A copy of the EDR environmental report (EDR Radius Map Report with GeoCheck) that describes the databases searched, search distances, record details for the search results, and the dates the databases were last updated is 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.

4.2. PRIOR ENVIRONMENTAL REPORTS

Prior Phase I ESAs were completed by WestLand in 2004, 2016, 2020, and 2024 (WestLand 2004b, 2016, 2020, 2024). 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, as compared to the more recent reports, 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 known that these features are 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 described the presence of five 55-gallon drums on the Property, none of which are located within the Property boundaries. Four drums labeled 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 fifth 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, although with no more than traces of fluid and no observed leakage (WestLand 2016). This was not observed in 2020, 2024 or 2025 (WestLand 2020, 2024).

The 2004 Phase I ESA reported the presence of three small 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 small dump sites composed of inert material and degraded agricultural equipment and infrastructure (i.e., wells, metal sheeting, and a concrete slab). The 2016 Phase I ESA reported no evidence of a REC, historical RECs, controlled RECs, or *de minimis* conditions for the Property (WestLand 2016).

Clean-up efforts by Resolution took place in 2018, and based on the 2025 site visit, most of these materials were removed. Resolution closed two open wells that were no longer in use and removed 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 some rusted buckets, and other degraded agricultural-related materials (barbed wire, etc.), two old, empty, and rusted 55-gallon drums were observed at the Property 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. None of the materials are considered a REC.

The 2020 report identified a small stockpile of inert materials, which has since been removed from the site (WestLand 2020). There are no changes related to a potential REC or the environmental condition of the Property since 2020. The 2020 Phase I ESA reported no evidence of a REC, historical RECs, controlled RECs, or *de minimis* conditions for the Property.

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. 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, 2020, and 2023. The 2020 report included an interview with Sterling Hundley as the Resolution representative; Mr. Hundley provided information consistent with the 2025 Resolution interview.

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 to or from the Property.

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 (based on red coloration of exposed bedrock). The broadness of the valley is the geomorphological result of erosion of the surrounding mountains and accretion in ancient lakebeds and recent streambeds.

Tangle Creek, an intermittent stream, 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 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 [lakebed]) deposits.

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. The original surface of the western 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 off-site 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 (**Figure 2**).

4.3.2. Soils

The National Cooperative Soil Survey through Web Soil Survey (Soil Survey Staff 2025)³ had no available digital data for the Property. Soils at the Property were previously mapped for the 2016 Phase I ESA

³ Accessed online on February 26, 2025.

(WestLand 2016) with Arizona Land Resource Information System (ALRIS) General Soils Map.⁴ This 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, high gravel content in Pinaleño soils, and high lime content in the substrata of Latene soils (Hendricks 1985).

4.3.3. Geology

The 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 and were deposited in basins during and after late Tertiary faulting. Mudstone, limestone, gypsum, and siltstone deposits are also present. These materials commonly form ridges and high rounded hills in modern basins, and locally form bluffs. Based on Westland's site reconnaissance observations, no bedrock outcrops are displayed on the Property.

Several faults are located in the vicinity of the Property (Arizona Geological Survey 2020)⁵. The closest fault originates near Juniper Tank and runs toward the southwest near Bear Tank where it terminates. 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 intermittent tributary to the Verde River, with the confluence 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). Flow in 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 the Arizona Department of Environmental Quality (ADEQ) as impaired for any designated uses

⁴ 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.

⁵ Accessed online August 3, 2020.

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, 2020, 2024, and 2025. 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. Remnants of a concrete and fieldstone dam across the channel were observed, indicating that historically enough flow was present to impound surface water for homestead-related uses. 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 miles 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 (U.S. Fish and Wildlife Service 2025).⁶ Based on observations and data review by WestLand, mesoriparian and xeroriparian habitat is present along the stream channels of Tangle Creek.

The portions of the Property that have been mapped by the Federal Emergency Management Agency (FEMA) (FIRM panel 04025C3300G) are identified as Zone A, areas with 1 percent annual chance of flooding and a 26 percent chance of flooding over a 30-year period. No detailed analyses or depth, or base flood elevations are shown.

4.3.5. Hydrogeology

The Property is located in the Verde Canyon sub-basin within the larger Verde River groundwater basin. Groundwater recharge originates primarily along the crest of the Mogollon Rim, where precipitation 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. There are no registered wells mapped at the Property but there are two registered wells within a 1-mile radius (**Appendix E, Figure 2**). WestLand reviewed the database records and imaged records for these well sites using their ADWR identification numbers. 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.

Clean-up efforts by Resolution took place in 2018, and they closed two open wells that were no longer in use.

⁶ Accessed online March 3, 2025.

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, 2004, 2014, 2018 and 2021. WestLand added the Property boundary to the topographic maps provided by EDR (**Appendix F**). USGS topographic map coverage for the Property is provided on the Turret Peak 30-minute, 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.

The 1929 and 1933 Turret Peak quadrangles depict the Property as undeveloped land. Natural topography and drainages appear to be similar to existing 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 or near the Property.

The 1967 Bloody Basin quadrangle depicts the Property as undeveloped land other than one unimproved road and powerlines. A fence line appears to partially outline the Property and vicinity. The trails shown in the 1929 and 1933 Turret Peak maps are not 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 powerlines 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 2004 Bloody Basin quadrangle depicts greater 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 powerlines are still shown crossing the Property. The LX Bar Ranch headquarters are identified offsite along the southern boundary of the Property and appear to be associated with three structures on adjoining property. Additional roads and trails are shown. 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 2018 and 2021 Bloody Basin quadrangles depict the Property in the same condition as the 2014 map.

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, powerlines and structures, and association with the LX Bar Ranch for homesteading, livestock grazing, 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, a corral, remnants of a dam (likely for a livestock tank), agricultural fields, and equipment.

4.4.2. Historical Aerial Photographs

WestLand obtained 10 historical aerial photographs depicting the Property and vicinity dating from 1953, 1965, 1970, 1980, 1992, 2003, 2007, 2010, 2015, and 2019. 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. WestLand also used Google Earth and enlarged selected areas to observe features at and in the near vicinity of the Property.

The 1953 aerial photograph shows the road at the Property as depicted in the 1967 quadrangle described in **Section 4.4.1**. Cleared areas on the Property, likely used for agriculture, are also visible on both sides of Tangle Creek. Washes and associated vegetation are apparent in 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 low resolution of the photograph.

The 1965 aerial photograph shows the same road and cleared areas, as well as the powerlines that bisect the Property and numerous earthen 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 low resolution of the photograph.

The 1970 and 1980 aerial photographs show less detail than the prior photographs, but the roads and powerlines on the Property, and the roads and stock tanks surrounding the Property, are still visible.

The 1992, 2003, 2007, 2010, 2015, and 2019 aerial photographs show the roads and stock tanks as depicted in the quadrangle maps. The cleared areas at the Property become less defined as the aeriels become more recent, indicating gradual natural vegetation growth.

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.

A Property Tax Map Report (**Appendix I**) and a Building Permit Report (**Appendix J**) were also requested through EDR, which yielded no records for the Property.

4.4.4. Local Street Directories

WestLand requested an EDR City Directory Report (**Appendix K**) which includes a search of available city directory data at 5-year intervals for the Property. No City Directory information was found.

4.4.5. Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps typically cover development in the first half of the 20th century. The Sanborn Library indicated that this is an unmapped property and fire insurance maps covering the Property were not found (**Appendix L**).

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 20th century. Homestead Entry Survey No. 416 documented the creation of the land patent to Alton Gardner in 1915.⁷ 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 General Land Office (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 (also described in **Section 4.4.1**) depicts this area as the LX Bar Ranch for

⁷ 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.

the first time (Carson and Nessler 1929). A 1954 map depicts a powerline passing through the Property.⁸ The powerline was not present on the 1933 and earlier maps of Property.

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 for 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 Game and Fish Department on lands near, but not on, the Property.

5. SITE RECONNAISSANCE

On March 7, 2025, WestLand environmental specialists, Joel Diamond and Christopher Rife, 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**. The USFS *Site Visit Survey-Visual On-Site Inspection of the Property and of Adjoining Properties* Worksheet is provided as **Appendix M**.

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 areas of potential contamination, 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.

WestLand evaluated the identified areas of site disturbance through pedestrian surveys, which 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 prior reports and 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 in those conditions may alter the findings and conclusions of this report.

⁸ 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.

5.2. 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, Photos 1 and 3**). Remnants of a concrete and fieldstone dam across the stream channel were observed. 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, likely associated with the reported ranch headquarters. Based on assessor records, one 450-square-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 Property.

5.3. EXTERIOR OBSERVATIONS

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

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

5.3.2. Hazardous Substance and Petroleum Product Containers not in Connection with Identified Uses

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

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.

5.3.5. Drums

No drums, ASTs, or USTs were observed on the Property or adjacent to the Property.

In 2024, two old, empty, and rusted 55-gallon drums were observed at the Property and appeared to have been empty for a long time. No soil staining or evidence of a release was observed in the vicinity of the drums. An additional drum was observed in 2020 but not in 2024 or 2025. The drums described in previous reports (as described in **Section 4.2**) were not observed on the Property during the current site reconnaissance, and none of the drums observed in 2023 appeared capable of storing liquids.

5.3.6. Odors

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

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.

5.3.8. Wastewater

No features associated with wastewater storage and disposal were observed.

5.3.9. Septic Systems

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

5.3.10. Wells

Clean-up efforts by Resolution took place in 2018 and Resolution closed two open wells that were no longer in use.

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 debris was 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

During the 2020 site visit, a small gravel stockpile was observed at the Property. The material in the stockpile appeared to be inert and there was no visible indication of contamination around the stockpile (WestLand 2020). This stockpile has since been removed and was not observed in 2025.

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 PCBs.

No PCB equipment was observed at the Property.

5.4. INTERIOR OBSERVATIONS

Not applicable; there are no structures on the Property.

6. INTERVIEWS

6.1. INTERVIEW WITH OWNER

On March 18, 2025, Casey McKeon (Resolution) completed the User Questionnaire and the Owner Questionnaire for the Property. She indicated 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. Currently, the Property is vacant. She stated that the small amounts of waste found onsite were removed in 2018 and 2020. Based on Ms. McKeon'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 Resolution is aware. She is not aware of any indication of above- or underground storage tanks, PCB equipment, wastewater treatment facilities, septic systems, contaminated dirt fill, or drains. She also is not aware of any indications of petroleum or chemical storage or releases at the Property. She is not aware of any information potentially pointing to a REC for the Property. Responses to specific inquiries are included in **Appendix B**.

6.2. INTERVIEW WITH SITE MANAGER

See Interview with Owner (**Section 6.1**).

6.3. INTERVIEWS WITH OCCUPANTS

Not applicable; the Property is not occupied.

6.4. INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

WestLand filed a Public Record Request from the Arizona Department of Forestry and Fire Management for the Property and on March 21, 2025, a response was provided that the Office of the State Fire Marshal has no documents in regard to this public records request (**Appendix N**).

6.5. INTERVIEWS WITH OTHERS

The 2004 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.

The 2020 Phase I ESA (WestLand 2020) included an interview with Sterling Hundley, on behalf of Resolution. Mr. Hundley stated that approximately 20 acres of the Property was irrigated in the past, and though other buildings have been demolished, an old tack room and barbeque still stands at the offsite headquarters. Mr. Hundley also stated that 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.

On April 14, 2025, Micah Grondin (USFS) completed the User questionnaire for the Property. Mr. Grodin indicated that he has no knowledge of the Property's use, other than possible grazing, and he is not aware of any information potentially indicating a REC for the Property. Responses to specific inquiries are included in **Appendix B**.

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:

- WestLand engaged EDR to conduct a search of available land title records for environmental liens and AULs on the Property. A search was completed for Yavapai County APN 501-25-002 on February 24, 2025, 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 with the Property.

- WestLand contracted with EDR to conduct an electronic search of regulatory agency databases for references to the Property and surrounding lands. The database search was completed on February 20, 2025, 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 with known government records in the vicinity of the Property.
- Historical topographic maps were reviewed for the Property from 1929 to 2021. 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, powerlines, and association with the adjacent LX Bar Ranch for homesteading and agriculture. Structures presumably comprising 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, a corral, remnants of a concrete and fieldstone dam, agricultural fields, and related equipment. No RECs were identified with the historic condition of the Property.
- Historic aerial photographs were reviewed for the Property from 1953 to 2019. The historical aerial photographs of the Property and vicinity indicate that the Property has had limited development and use since at least 1953, and 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. No RECs were identified with the historic condition of the Property.
- Prior Phase I ESAs were completed by WestLand in 2004, 2016, 2020, and 2024 (WestLand 2004b, 2016, 2020, 2024). 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 as compared to the more recent reports, 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 on adjoining land to the south and not on the Property (WestLand 2016, 2020). Both the 2016 and the 2020 Phase I ESAs reflect the corrected boundary and findings. Thus, the 2004 report described the presence of several 55-gallon drums and two car batteries on the Property that are not actually located within the Property boundaries.
- The 2004 Phase I ESA reported the presence of three small waste disposal sites. 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). The 2016

Phase I ESA reported no evidence of a REC, historical RECs, controlled RECs, or *de minimis* conditions for the Property (WestLand 2016).

- Clean-up efforts by Resolution took place in 2018 and 2020, and based on the site visit conducted for this current investigation, most of the agricultural equipment, infrastructure, and inert materials were removed. Resolution abandoned two open wells that were no longer in use and removed all structures and debris scatters with the exception of culturally historic features (e.g., the corral). None of the remaining materials are considered a REC.
- The 2020 report identified a small stockpile of inert materials, which has since been removed from the site. There are no changes related to a potential REC or the environmental condition of the Property since 2020. The 2020 Phase I ESA reported no evidence of a REC, historical RECs, controlled RECs, or *de minimis* conditions for the Property.
- 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. This information is consistent with WestLand's research for the Property in 2016, 2020, 2024, and 2025. The 2020 report included an interview with Sterling Hundley as the Resolution representative; Mr. Hundley provided information consistent with the 2025 interview with Resolution's current representative, Ms. Casey McKeon.
- 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 were developed. Associated improvements located at the Property include roads, trails, a corral, remnants of a dam, 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. These findings do not indicate a REC, historical REC, controlled REC, or *de minimis* conditions for the Property.
- On March 7, 2025, WestLand environmental specialists, Christopher Rife and Joel Diamond, performed a site reconnaissance to visually assess existing 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 site visit in 2016. Developed features at the Property are limited; an overgrown dirt road, water pipelines, and water troughs are the only existing improvements on the Property. 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; however, some unauthorized

recreational activity by trespassers is known to have occurred. There has been no recent use of the Property by the current owner. These findings do not indicate a REC, historical REC, controlled REC, or *de minimis* conditions for 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. These findings do not indicate a REC, historical REC, controlled REC, or *de minimis* conditions for the Property.
- Adjoining land is managed by USFS as part of the Tonto National Forest. There are several unimproved (unpaved) roads providing public access to the Bloody Basin area that 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.
- 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.
- Individuals and representatives at various agencies were interviewed (or contacted for interview) as part of this and prior assessments:
 - The report User and Property owner: Casey McKeon, representative for Resolution
 - The USFS also a report User: Micah Grondin
 - The Arizona Department of Forestry and Fire Management; no records for the Property were found
 - The former Property owner: Garry J. Shuster (interviewed in 2004; WestLand 2004b).

No information provided through the interviews indicates the potential for a REC in connection with the Property.

8. CONCLUSION

WestLand has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 2247-23 for the Property (**Figure 1**). Any exceptions to, or deletions from, this practice are described in **Section 9** of this report.

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

9. DEVIATIONS

There are no deviations from the standard ASTM scope to report as part of this assessment.

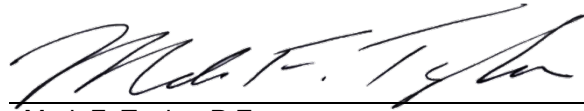
10. ADDITIONAL SERVICES

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

11. QUALIFICATIONS AND SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Mark F. Taylor, P.E., affirms that, to the best of his professional knowledge and belief, he meets the definition of “environmental professional” as defined in §312.10 of 40 CFR 312. Mr. 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.

Mr. Taylor is the leading environmental professional assigned to perform project oversight for this Phase I ESA. Christopher Rife, and Joel Diamond conducted the site reconnaissance, and Samantha Blonder conducted the regulatory inquiries, and historical research under the direction of Mr. Taylor. Diana Sandoval conducted the interviews. Christopher Rife reviewed the findings in this report. Their work was conducted under the supervision of the above-named environmental professional. Mr. 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 O**.



Mark F. Taylor, P.E.

May 15, 2025
Date

12. REFERENCES

- Arizona Department of Environmental Quality. 2012. 2010 Status of Water Quality Arizona's Integrated 305(b) Assessment and 303(d) Listing Report. June 2012.
- _____. 2015. 2012/14 Status of Water Quality Arizona's Integrated 305(b) Assessment and 303(d) Listing Report. August 2015.
- Arizona Department of Water Resources. 2015. Groundwater Hydrology of the Verde River Basin. March 2015.
- Arizona Geological Survey. 2020. "The Geologic Map of Arizona." Arizona Geological Survey. <http://data.azgs.az.gov/geologic-map-of-arizona/>.
- Brown, David E. 1978. "The Vegetation and Occurrence of Chaparral and Woodland Flora on Isolated Mountains within the Sonoran and Mojave Deserts in Arizona." *Journal of the Arizona-Nevada Academy of Science* 13 (1):7-12.
- Carson, W.G., and C.W.H. Nessler. 1929. USGS Turret Peak 30' topographic quadrangle. U.S. Department of the Interior Geological Survey.
- Charest, Jeffrey, and Fred Huntington. 2016. A Cultural Resources Inventory of the 148 Acre Tangle Creek Parcel, Yavapai County, Arizona. *Cultural Resources Report 2016-40*. Tucson, Arizona: WestLand Resources, Inc. September 28, 2016.
- Conservation Biology Institute. 2011. "Grazing Allotments on the Tonto National Forest." U.S. Department of Agriculture, U.S. Forest Service, Tonto National Forest. <https://databasin.org/datasets/9fbadb85fbbe4ad1a7e59c30972464bc>.
- Headquarters West, Ltd. 2010. Real Property Appraisal: "Tangle Creek" Property 148 Acres in Yavapai County, Arizona Owned by Swift Current Land and Cattle, LLC. *Prepared for Western Land Group, Inc.* Tucson, Arizona. September 17, 2010.
- Hendricks, David M. 1985. Arizona Soils. Tucson, Arizona: University of Arizona Press.
- Richard, S.M., S.J. Reynolds, J.E. Spencer, and P.A. Pearthree. 2000. Geologic Map of Arizona: Arizona Geological Survey, Map 35, scale 1:1,000,000. National Geologic Map Database.
- Soil Survey Staff, Natural Resources Conservation Service. 2025. "Web Soil Survey." U.S. Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
- U.S. Congress 113th. 2014. Carl Levin and Howard P. 'Buck' McKeon National Defense Authorization Act for Fiscal Year 2015'. December 19, 2014. *Public Law 113–291*,

U.S. Fish and Wildlife Service. 2025. "Wetlands Mapper National Wetlands Inventory."

<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

WestLand. 2004a. Ecological Overview: LX Bar Ranch Parcel, Yavapai County, Arizona. *Prepared for Resolution Copper Company*. Tucson, Arizona: WestLand Resources, Inc. March 8, 2004.

_____. 2004b. Phase I Environmental Site Assessment: LX Ranch Site Yavapai County, Arizona. *Prepared for Swift Current Land & Cattle Company, LLC*. Tucson, Arizona: WestLand Resources, Inc. March 10, 2004.

_____. 2016. Phase I Environmental Site Assessment Non-Federal Parcel, Tangle Creek (LX Bar Ranch) Yavapai County, Arizona. *Prepared for Resolution Copper*. Tucson, Arizona: WestLand Resources, Inc. October 2016.

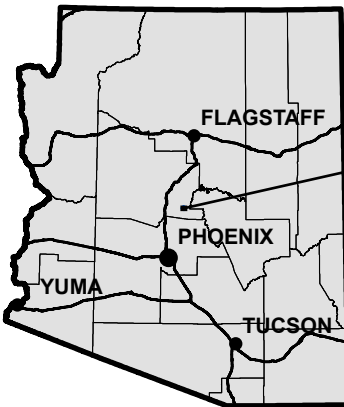
_____. 2020. Phase I Environmental Assessment Tangle Creek (LX Bar Ranch), Yavapai County, Arizona, Resolution Copper. *Prepared for Resolution Copper*. Tucson, Arizona: WestLand Resources, Inc. September 22, 2020.

_____. 2024. Draft Phase I Environmental Site Assessment Tangle Creek, Yavapai County, Arizona. Resolution Copper. *Prepared for Resolution Copper*. Tucson, Arizona: WestLand Engineering & Environmental Services. March 6, 2024.

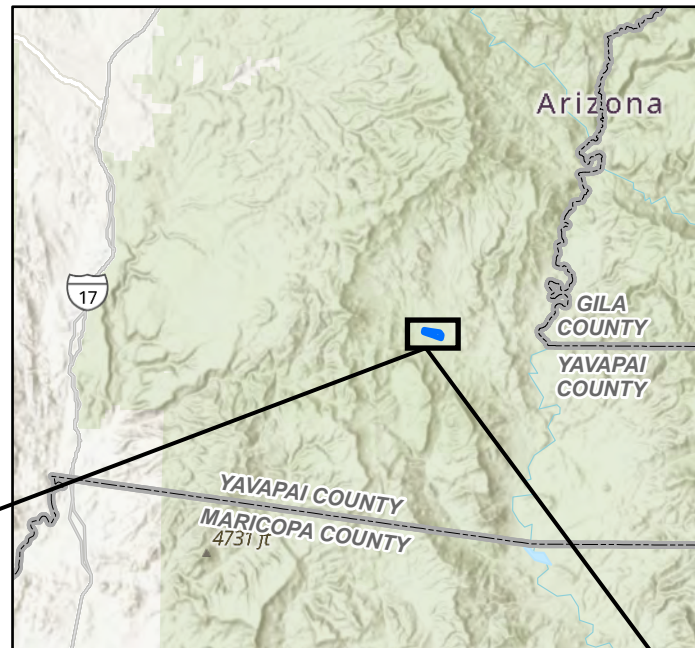
https://api.box.com/wopi/files/1863265264390/WOPIServiceld_TP_BOX_2/WOPIDUserld_35843946711/20250515_13095_Phase_I_ESA_Tangle_Crk.docx

FIGURES

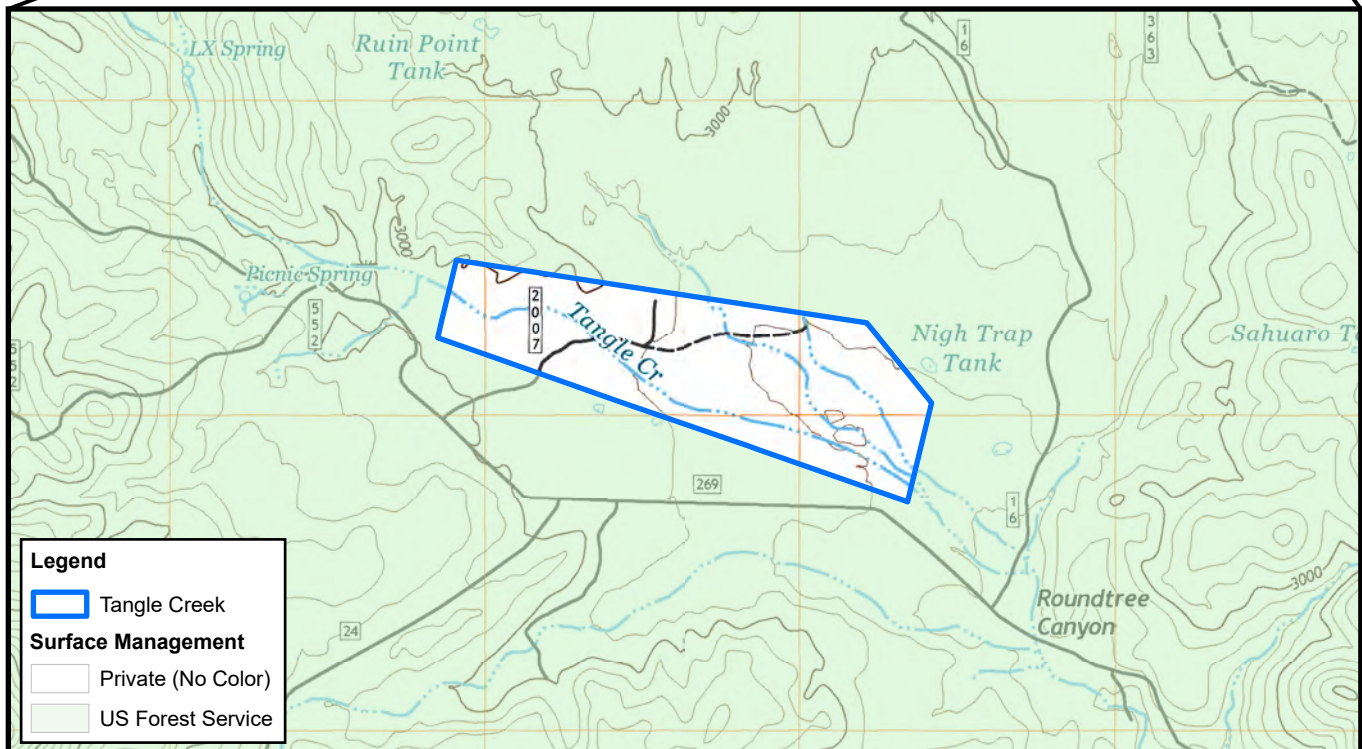
ARIZONA

PROJECT
LOCATION

PROJECT VICINITY



Approximate Scale 1 inch equals 10 miles

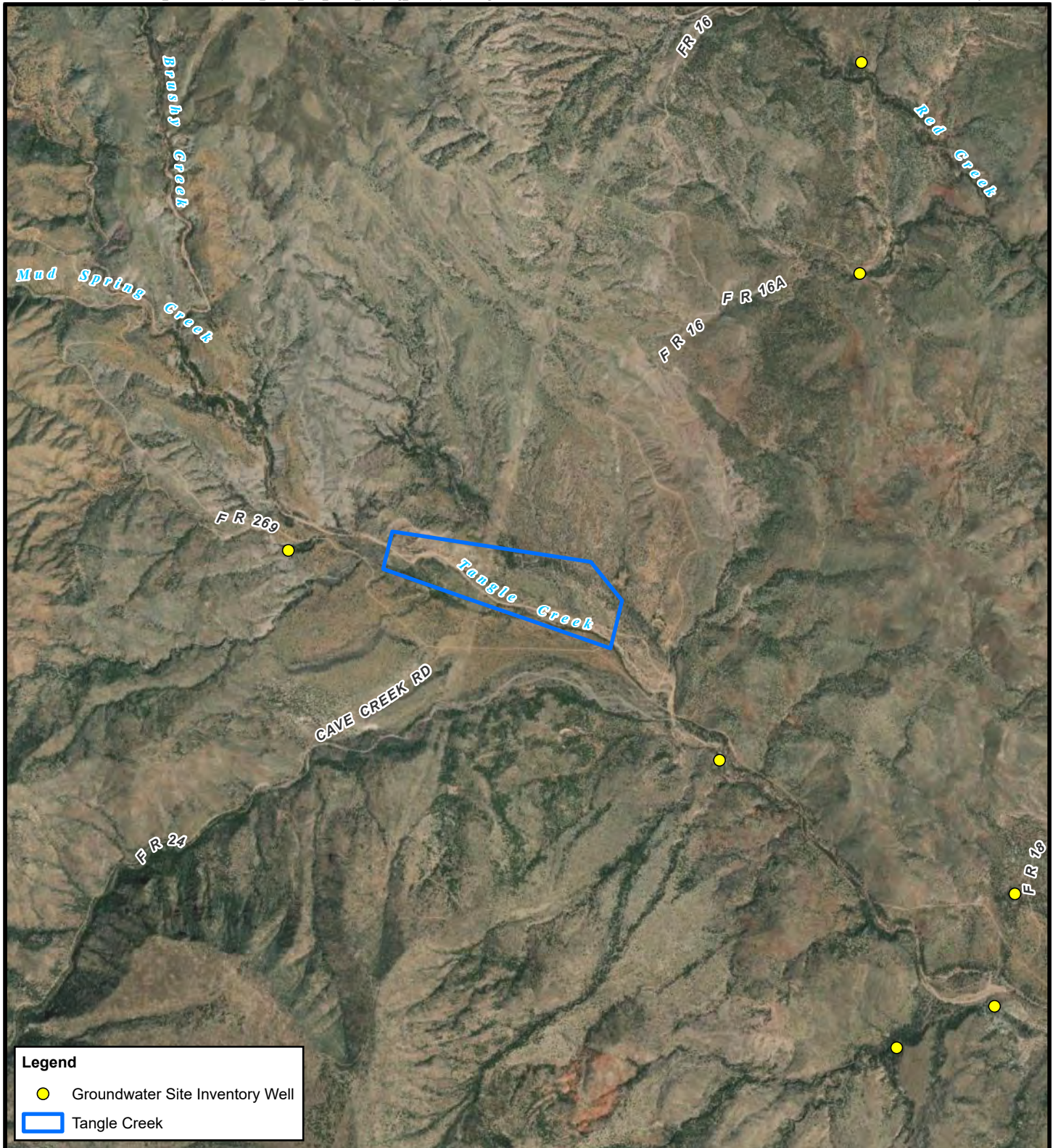


Tangle Creek
 T9N, R5E, a Portion of Section 2,
 T9½N, R5E, Portions of Sections 34 and 35,
 Yavapai County, Arizona,
 Bloody Basin USGS 7.5' Quadrangle (2018)
 Projection: NAD 1983 UTM Zone 12N
 Surface Management: BLM SMA ArcGIS service accessed 03/14/2025
 Image Source: ArcGIS Online, World Topographic Map

RESOLUTION COPPER

Phase I ESA for Tangle Creek

VICINITY MAP
Figure 1

**Legend**

- Groundwater Site Inventory Well
- Tangle Creek

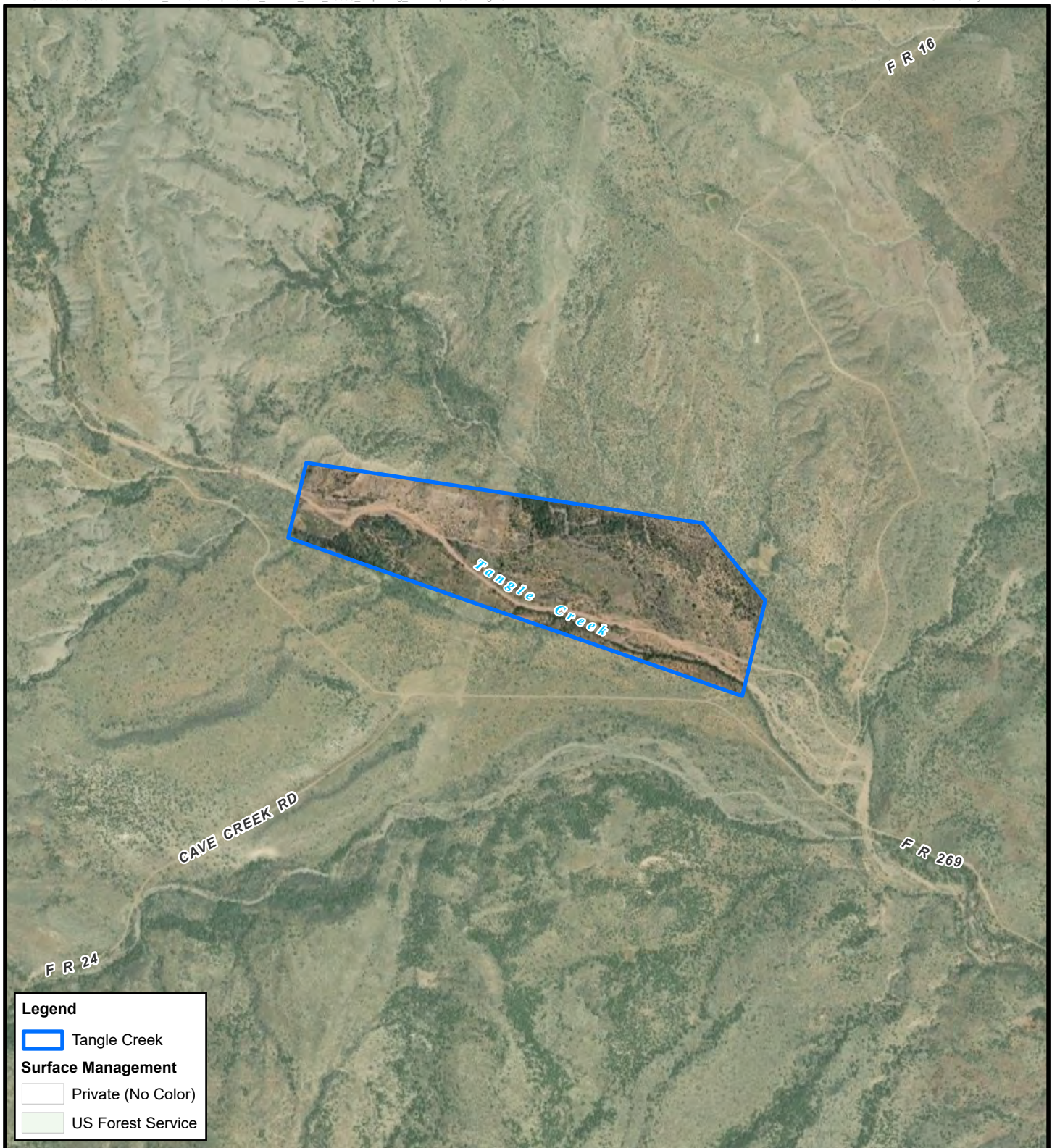
Tangle Creek
T9N, R5E, a Portion of Section 2,
T9½N, R5E, Portions of Sections 34 and 35,
Yavapai County, Arizona,
Projection: NAD 1983 UTM Zone 12N
Data Source: ADWR Groundwater Site Inventory
ArcGIS Service accessed on 03/14/2025
Image Source: Maxar 3/12/2022



0 1,500 3,000
Feet
0 500 1,000
Meters

RESOLUTION COPPER Phase I ESA for Tangle Creek

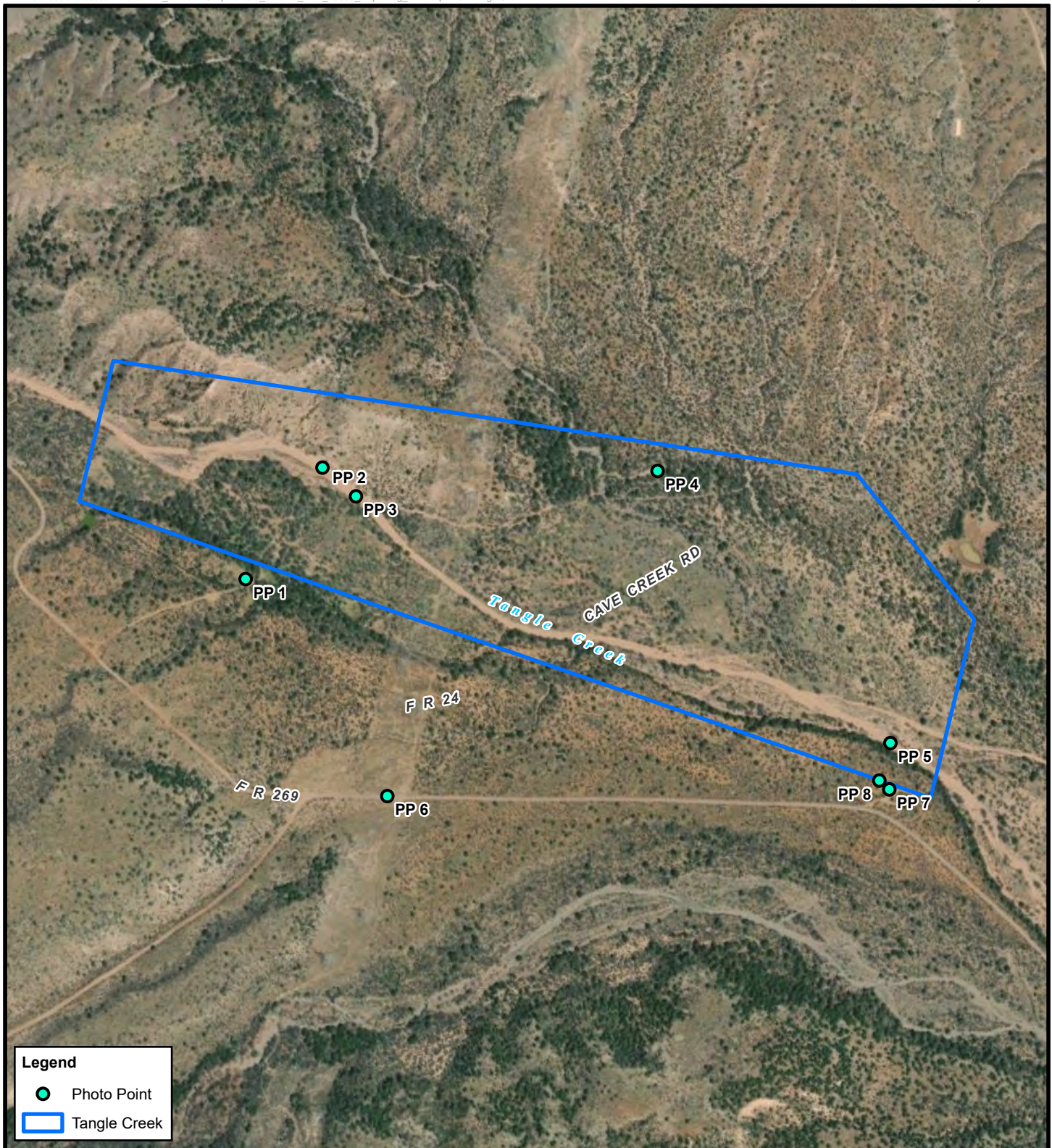
AERIAL OVERVIEW WITH
ADWR REGISTERED WELLS
Figure 2



Tangle Creek
T9N, R5E, a Portion of Section 2,
T9½N, R5E, Portions of Sections 34 and 35,
Yavapai County, Arizona,
Projection: NAD 1983 UTM Zone 12N
Surface Management: BLM SMA ArcGIS service accessed 03/14/2025

RESOLUTION COPPER
Phase I ESA for
Tangle Creek

SURFACE MANAGEMENT
Figure 3

**Legend**

- Photo Point
- Tangle Creek

Tangle Creek
T9N, R5E, a Portion of Section 2,
T9½N, R5E, Portions of Sections 34 and 35,
Yavapai County, Arizona,
Projection: NAD 1983 UTM Zone 12N
Image Source: Maxar 3/12/2022

RESOLUTION COPPER
Phase I ESA for
Tangle Creek

SITE RECONNAISSANCE MAP
WITH SELECTED FEATURES

Figure 4

WestLand

Engineering &
Environmental
Services



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.

Remnant of a concrete and fieldstone dam; view from within the channel.



Photo 4.

Overview of the Property.



Photo 5.

Photo of the eastern edge of the Property.



Photo 6.

View of power lines bisecting the Property. Photo taken outside of the Property.



Photo 7.

Recreational campfires observed outside of the Property boundary.



Photo 8.

Overview of the Property fence marking the boundary along the northern Property boundary.

APPENDIX B

User and Owner Questionnaires

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-21 & 2247-16)

USER QUESTIONNAIRE

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.

Name, Title, and Organization of person interviewed (report *user*):

Casey McKeon, Resolution Copper Mining LLC

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

Email

Date of interview: 3/18/2025

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

Did a search of land title records/judicial records identify any environmental cleanup liens against the *property* under federal, tribal, state or local law?

No.

(2). Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *subject property* (40 CFR 312.26).

Did a search of land title records/judicial records identify 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).

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).

Tangle Creek; maps attached.

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 agriculture (winter cattle grazing and farming). Cattle grazing ceased in the 1990's. Land is currently inactive.

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

A drum was observed in 2004 at a waste disposal site north of the homestead area, on the Property. I understand a cleanup was done to remove any waste materials in the last 6 years.

(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 the Property. Some incidental solid waste dumping was observed, 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 being conducted.

Land Exchange with Federal Government.

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

Land Exchange.

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

Not needed.

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

Standard.

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

Resolution Copper, US Forest Service, BLM.

Tangle Creek; maps attached.

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

Site contact Sterling Hundley.

- (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).

Previous ESA in 2020 and 2024. Appraisal from Headquarters West.

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, an inholding of the US Forest Service.

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

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

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

Inholding within USFS land.

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

Inholding within US Forest Service land. Agricultural uses historically, serving as ranch headquarters. It has an RCU-2A zoning in Yavapai County.

- (5). 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 A drum was observed north of the ranch area, at the Property.

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

Yes No Unknown X 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.

Tangle Creek; maps attached.

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

Yes_____ No__X__ Unknown_____

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

Yes_____ No__X__ Unknown_____

(9). 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_____

(10). 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_____

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

Yes_____ No_X__ Unknown_____

(12). 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__ __

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

Yes_____ No_____ Unknown_X__

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

Yes_____ No_____ Unknown_X__

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

Yes_X__ No_____ Unknown_____ There is a dug well near headquarters site, ADWR files April 1982 indicate 2 wells, unknown locations.

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

Yes_____ No_____ Unknown_X__

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

Tangle Creek; maps attached.

Yes_____ No_____ Unknown__X__

(18). 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__

(19). 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_____

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ASTM E 1527-21 & 2247-16)

USER QUESTIONNAIRE

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.

Name, Title, and Organization of person interviewed (report *user*):
Micah Grondin, District Ranger, Tonto National Forest, Cave Creek Ranger District.
p: 480-595-3301, c: 480-285-7855, micah.grondin@usda.gov

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

Date of interview: 4/14/2025

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

Did a search of land title records/judicial records identify any environmental cleanup liens against the *property* under federal, tribal, state or local law?

Would refer to USFS Land team but not aware of any lien or title searches completed.

(2). Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *subject property* (40 CFR 312.26).

Did a search of land title records/judicial records identify 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?

Would refer to USFS Land team but not aware of any lien or title searches completed.

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

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?

Responsible for managing the surrounding national forest lands. At some point its possible that these properties have been used for ranching and livestock operations. Possibly used for mining claims in the distant past based on configuration and location but not known.

(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*?

N/A

(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:

At some point, reasonable to assume vehicles parked there and possibly fuel storage.

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

Ranching or livestock use. and possible mining claims

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

None known.

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

None known.

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

None known.

(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*?

None.

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 being conducted.

In support of the Resolution Copper Land Exchange with the USFS.

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

Land exchange.

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

Refer to maps (location maps and KMZs provided).

(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).

None.

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

USFS, Resolution.

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

No additional contacts.

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

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).

USFS measures range condition for active livestock grazing around the property including plant cover and forage available and consumption. They monitor vegetation response to determine when it's appropriate to graze those pastures again.

All Appropriate Inquiry - Land Acquisition Screening

Worksheet 2: INTERVIEWS WITH PAST and PRESENT OWNERS, OPERATORS, and OCCUPANTS

This worksheet should help agencies complete of the “Interview” portion of the All Appropriate Inquiry land acquisition screening. While the worksheet should be a useful guide, it is not all inclusive and does not meet all the requirements for CERCLA defenses. For example, the worksheets do not include the four documentation requirements that must be included in the report. Additionally, in order to meet the statutory requirements for any of the defenses to liability following acquisition, a landowner must meet certain threshold requirements and satisfy continuing obligations not addressed in this guidance. The worksheets are not exhaustive and should be tailored based on professional judgment and site conditions.

The AAI rule requires interviews with the current owner and occupant of the subject property. If the property has multiple occupants, the inquiry of the environmental professional should include interviewing major occupants, as well as those occupants likely to use, store, treat, handle or dispose of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances, or those who have likely done so in the past. Additionally, if the current owner is a third party holding company who obtained title to the property with the sole intent of selling it to the Federal government, it is suggested that the previous owner also be interviewed. In either case, at least one of the following individuals should also be interviewed.

- Representative of the local fire department that serves the property;
- Representative of the State and/or local health agency or local/regional office of state health agency serving the area in which the property is located;
- Representative of the State and/or local agency or local/regional office of state agency having jurisdiction over hazardous waste disposal or other environmental matters in the area in which the property is located; or
- Representatives of Local agencies responsible for the issuance of building permits or groundwater use permits that document the presence of AULs that may identify issues of concern in the area in which the property is located.
- Current and past facility managers with relevant knowledge of uses and physical characteristics of the property;
- Past owners, occupants, or operators of the property; or
- Employees of current and past occupants of the property.

In the case of inquiries done at “abandoned properties,” where there is evidence of potential unauthorized uses of the subject property or evidence of uncontrolled access to the subject property, the inquiry must include interviewing one or more (as necessary) owners or occupants of neighboring or nearby properties from which it appears possible to have observed uses of, or releases at, such abandoned properties.

(Separate questionnaires must be completed for each interview)

Name of person(s) interviewed & Date: Micah Grondin 4/14/2025

Telephone number: 480-595-3301

Affiliation with the Property:

Forest Service is an adjoining land owner.

(E.g., Owner, operator, caretaker, previous owner, or neighbor)

Time frame affiliated with Property:

The TNF was established in 1905. Surrounding lands have been part of the public domain; no knowledge of subject property ownership.

“To the Best of Your Knowledge...”

A. Property Use(s)

1. Do you have or know of the existence of any of the following records related to the property? If yes, please provide copies or make them available.

- | | | | |
|---|--|--|--|
| • Radon, Asbestos, or Lead-Based Paint Surveys | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail |
| >>> <i>Only Environmental Compliance Audit Reports</i> | | | |
| • Environmental Permits Related to Current or Previous Site Activities (e.g., waste disposal permits, wastewater permits, NPDES permits) | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Registrations for underground and above-ground storage tanks. | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Hazardous Materials Management Plans (Emergency Planning and Community | <input checked="" type="checkbox"/> No | | |
| • Right-To-Know Act (EPCRA)) | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Facility safety plans | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Preparedness and prevention plans | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Spill Prevention, Control, and Countermeasure (SPCC) plans | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Hydrogeologic and geotechnical reports on the property or surrounding area. | <input type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input checked="" type="checkbox"/> No copy avail. |
| • Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property. | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Notices or other correspondence from any government agency relating to environmental liens encumbering the property. | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Hazardous waste generator notices or reports. | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Risk assessments | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Recorded deed or environmental land use restrictions | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |
| • Other environmental studies or investigations | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Copy/s Attached | <input type="checkbox"/> No copy avail. |

Tangle Creek

2. Has the property ever been used for an industrial or commercial use (*e.g., official and unofficial shooting ranges; processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products, such as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photographic developing laboratory, methamphetamine laboratory, junkyard, bone yard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility*). *If yes, describe the activities and provide the time frame, types, location(s) and quantities of hazardous substance use and storage.* ☒Yes ☐No ☐Unknown

Possibly for ranching activities only

3. Has there ever been permitted or planned mining activity or oil and gas exploration or development on the property? *If yes, describe the activities and provide the time frame, location(s), and scope of operations.* ☐Yes ☐No ☒Unknown

4. Has the property ever been used for agricultural purposes, such as livestock or crops? *If yes, describe the operations and indicate the location(s) and time frames involved.* ☒Yes ☐No ☐Unknown

Likely livestock at some point.

If yes, did the operation involve the use or storage of chemicals such as pesticides, fertilizers, and or solvents? If yes, describe and provide location(s) and the type, quantity, duration of use, and management practices. ☐Yes ☐No ☒Unknown

Tangle Creek

5. Are there, or has there been, any improvements, such as buildings, water towers, smokestacks, smelters, and old building foundations on the property? *If yes, describe each improvement, including construction date for each improvement; location on the property; square footage; past and current uses; dates of major renovations, additions, modifications; number of stories; type of construction; heating and cooling sources; water sources; sewage, solid and hazardous waste disposal; and removal date (if applicable).*

☒Yes ☐No ☐Unknown

Empty, other than transmission lines that cross property.

6. Other Questions as necessary based on the records review:

B.

1. Do the **current** operations on the property involve the use and storage of chemicals? *If yes, please describe the operations and indicate the location(s), type, and quantities of materials used. Describe locations of chemical storage, mixing, and loading. Discuss any use, storage, mixing, or disposal of automotive or other batteries, pesticides (e.g., insecticides, herbicides, and fungicides), paints, solvents, or other chemicals on fence lines, rights-of-way, or other structures such as airstrips, heliports, or crop duster operations.*

☐Yes ☐No ☒Unknown

*If yes, has there been a spill or release of hazardous substances, petroleum products, or other potential environmental problems on the property associated with **current** operations? If yes, describe the nature and location(s) of the release and the quantities and types of hazardous substances. This includes staining or soils and floors in areas utilized for the use and storage of hazardous materials.*

☐Yes ☐No ☐Unknown

If there had been a spill or release of hazardous substances or petroleum products, did someone report the incident to the National Response Center or a

Tangle Creek

local or State emergency response authority? If yes, identify the agency.

☐ Yes ☐ No ☐ N/A ☐ Unknown

If a spill or release of hazardous substances or petroleum products has occurred, has the release been mitigated? If yes, describe the mitigation, identify the lead regulatory agency that oversaw the mitigation and indicate if the lead regulatory agency issued a no-further action (NFA) determination.

☐ Yes ☐ No ☐ N/A ☐ Unknown

If remediation is completed, does the property have contamination or residual contamination? If yes, are there any institutional controls/land use restrictions in place or long-term monitoring and maintenance requirements?

☐ Yes ☐ No ☐ N/A ☐ Unknown

2. Are there any **past operations** at the property that involved the use or storage of hazardous materials and substances? If yes, describe the operations and the location(s), types, and quantities of materials. ☐ Yes ☐ No ☒ Unknown

If yes, has there been a spill or release of hazardous substances, petroleum products, or other potential environmental problems on the property associated with **past** operations or tenants? If yes, describe the nature and location(s) of the release and the quantities and types of hazardous substances. ☐ Yes

☐ No ☐ N/A ☐ Unknown

If a spill or release of hazardous substances or petroleum products had occurred, was it reported to the National Response Center or a local or State emergency response authority? If yes, identify the agency. ☐ Yes ☐ No ☐ N/A ☐ Unknown

If a release of hazardous substances or petroleum products had occurred, was the release been mitigated? If yes, describe the mitigation, identify the regulatory agency that oversaw the mitigation and indicate if the lead regulatory agency issued a no-further action (NFA) determination. ☐ Yes ☐ No

☐ N/A ☐ Unknown

If remediation is completed, does the property now have contamination or residual contamination present? If yes, are there any institutional controls or land use restrictions in place or long-term monitoring and maintenance requirements?

☐ Yes ☐ No ☐ N/A ☐ Unknown

3. Have there ever been any easements, rights-of-way, pipelines, utility lines, railways, entry or exit ports and associated structures, either buried or overhead, crossing the property? If yes, please describe and indicate the location(s), approximate construction date, and the owner's identity. ☒ Yes ☐ No ☐ Unknown

Overhead transmission line (WAPA), USFS roads.

Tangle Creek

If yes, are you aware of any spills or releases associated with these features? If yes, please describe the spills and releases and indicate the date, type and quantities of materials involved. ☐Yes ☐No ☒Unknown

If a spill or release has occurred, are you aware if the release has been mitigated? If yes, who did the mitigation and what regulatory agency oversaw the mitigation? If known, indicate whether the lead regulatory agency issued a no-further action (NFA) determination.
☐ Yes ☐ No ☐ N/A ☒ Unknown

If remediation is completed, are you aware if there the property still has contamination or residual contamination? If yes, are there any institutional controls or land use restrictions in place or long-term monitoring and maintenance requirements?
☐Yes ☐No ☐N/A ☒ Unknown

4. Are you aware if the property's topography has been altered or if the property has any unnatural topographic features present? *If yes, please describe the topographic alterations or unnatural features. Indicate their location(s) on the property and, if known, when the alterations occurred and by whom.* ☒Yes ☐No ☐Unknown

Forest Service roads only.

5. Has fill material ever been brought onto the property that originated from a contaminated site or that was of an unknown origin? *If yes, describe the date and quantity of material brought to the property, indicate the location where the material was placed.*
☐Yes ☐No ☒Unknown

If fill material came from a contaminated site, identify the fill's origin and describe the contamination.

Tangle Creek

6. Is there any evidence that waste materials were dumped above grade, buried, or burned, either currently or previously, on the property? *Examples include hazardous materials, petroleum products, labeled or unlabeled drums or containers, pesticide containers, household and farm debris, automotive or industrial batteries, building demolition debris, or other waste materials.*

☐ Yes ☒ No ☐ Unknown

7. Are there any floor drains in the on-site structures or areas where chemicals (e.g., waste oil, antifreeze, solvents, and pesticides) were used or stored? *If yes, indicate the location(s) of the structures and the types, quantities, and time frames related to the associated chemical use or storage. For each area or structure, also indicate the discharge location for the floor drains.*

☐ Yes ☐ No ☐ Unknown

Not applicable.

8. Do the walls, floors, or ceilings of the structures used to store hazardous materials have any chemical stains? *If yes, indicate the areas in each structure that has chemical staining.* ☐ Yes ☐ No ☐ Unknown

Not applicable.

9. Are there or have there been any floors, drains, walls, or ceilings stained by substances other than water or that are emitting foul or unnatural odors (e.g., mold, mildew, algae)? *If yes, describe the location(s) and the nature of the past and current site operations.*

☐ Yes ☐ No ☐ Unknown

Not applicable.

Tangle Creek

10. Are there electrical transmission lines, transformers, capacitors, lighting ballast, or hydraulic equipment (e.g., elevators, presses, lifts, or doors) on the property? *If yes, identify the location(s) and approximate age of the equipment.*

☒ Yes ☐ No ☐ Unknown

Transmission power lines only.

If the site has electrical transmission lines, transformers, capacitors, lighting ballast, or hydraulic equipment, has testing been done to determine the presence of polychlorinated biphenyls (PCBs) or has any on-site equipment contained PCBs? If yes, indicate the location(s), type of equipment, and dates.

☐ Yes ☐ No ☒ Unknown

If the site has or had PCBs, are you aware of any release of PCBs that have occurred? If yes, describe the release and indicate the date, location(s) and whether the release was mitigated.

☐ Yes ☐ No ☐ N/A ☒ Unknown

11. Has there ever been any mercury-containing equipment (e.g., switches, thermostats, thermometers, manometers, or sink traps) on the property? *If yes, indicate the location(s) and type of equipment and dates.* ☐ Yes ☐ No ☒ Unknown

12. Are you aware of any radon, asbestos-containing materials, or lead-based paint on the property? *If yes, indicate the type, locations and dates.* ☐ Yes ☐ No ☒ Unknown

If yes, has anyone done any radon, asbestos-containing materials, or lead-based paint surveys on the property? If yes, indicate whether radon, asbestos-containing materials, or lead-based paint has been identified in any on-site buildings. Identify the dates of the surveys, the structures, the results, and condition of the materials. ☐ Yes ☐ No ☐ Unknown

13. Is there current or past use of above-ground or underground storage tanks, including drums or other fuel containers, on the

Tangle Creek

property? *If yes, identify the tanks locations, installation dates, and the types and quantities of materials stored. If the tanks were removed, indicate the removal date and whether the lead regulatory agency issued a closure certification notice.*

☐ Yes ☐ No ☒ Unknown

If above-ground or underground storage tanks are or were used on the property, was there ever a spill or release of hazardous substances associated with the tank system? If yes, indicate the date and nature of the spill or release.

☐ Yes ☐ No ☐ Unknown

If a spill or release has occurred related to an on-site tank system, was it mitigated to the satisfaction of the lead regulatory agency? If no, describe further actions that must be undertaken to address the spill or release.

☐ Yes ☐ No ☐ N/A ☐ Unknown

14. Are you aware of any hazardous substance or pollutant or contaminant spill or release, or other potential environmental problems on any **adjacent or nearby properties**? *If yes, please describe (if known) the location(s) of the release, the type and quantities of materials involved, and the approximate dates. If known, also indicate the owner of the property where the release occurred.*

☐ Yes ☐ No ☒ Unknown

None known.

*If there was a release of hazardous substances, petroleum products on any **adjacent or nearby properties** are you aware if the release was mitigated?*

☐ Yes ☐ No ☐ Not Applicable ☐ Unknown

15. Are you aware of contamination or residual contamination on **adjacent or nearby properties** that poses a threat or may pose a future threat to the property? *If yes, describe the threat or potential threat.*

☐ Yes ☐ No ☒ Unknown

16. Are you aware of any institutional controls, land use restrictions, long-term monitoring, or maintenance requirements in place on

adjacent or nearby properties that affect the property? *If yes, please describe and identify the adjacent or nearby property and the property owner.* ☒Yes ☐No ☐N/A ☐Unknown

General range condition monitoring on national forest lands, nothing related to hazardous material releases.

17. Other Questions as necessary based on the records review:

C. Water and Wastewater

1. Does the property currently or has it ever been supplied by an on-site drinking water supply well? *If yes, provide the well location(s) and construction dates.* ☐Yes ☐No ☒Unknown

Have contaminants ever been identified in the on-site drinking water well or the water system that exceeded acceptable levels? If yes, describe the contamination and indicate the dates, contaminant levels and the source of the contamination, if known. ☐Yes ☐No ☐N/A ☐Unknown

If an on-site drinking water well is no longer used, has it been properly abandoned according to applicable regulatory requirements? If yes, indicate the date the well was abandoned. ☐Yes ☐No ☐N/A ☐Unknown

2. Has the property ever had an on-site wastewater treatment and disposal systems (e.g., septic systems or sewage lagoons). *If yes, please describe of the system, including the location(s), size, date constructed, and which buildings discharge to the system.* ☐Yes ☐No ☒Unknown

Tangle Creek

If the on-site wastewater treatment and disposal system is no longer used, has it been closed? If yes, describe method of closure and date closed. ☐ Yes
☐ No ☐ N/A ☐ Unknown

3. Does the property have any monitoring wells? *If yes, explain the purpose of the wells and provide the location(s), dates of construction, and any analytical results.* ☐ Yes ☒ No ☐ Unknown

If the monitoring wells are no longer used, were they properly abandoned according to applicable regulatory requirements? If yes, indicate the date the well was abandoned. ☐ Yes ☐ No ☒ N/A ☐ Unknown

4. Does the property have surface water (e.g., pits, ponds, lagoons, rivers, creeks, or oceans)? *If yes, describe the location(s) and type of surface water.* ☐ Yes ☒ No ☐ Unknown

No perennial stream flow.

If the property has surface water, are you aware of any unnatural characteristics such as color, sheens, odors, or sterility? If yes, please describe and indicate whether the situation is new or pre-existing.
☐ Yes ☐ No ☒ N/A ☐ Unknown

5. Has the property ever discharged industrial or other wastewater (excluding storm water runoff or sanitary wastewater discharges from restrooms, kitchens, or other household-type uses) onto or adjacent to the property? *If yes, describe the discharge and indicate the location(s) and dates.* ☐ Yes ☒ No ☐ Unknown

Tangle Creek

6. Other Questions as necessary based on the records review:

D. Compliance/Permits

1. Have there been any environmental permits or licenses issued for current or past operations associated with the property (e.g., air quality, water discharge, or landfills)? *If yes, describe the permitted operations, indicate the permitting agency, date the permit was issued, and whether the permit is still effective.* ☐Yes ☐No ☒Unknown

2. Are you aware of any environmental liens against the property that were filed or recorded under Federal, Tribal, State or local law? *If yes, describe the lien and indicate the date and effect on the current and future use of the property.*
☐Yes ☐No ☒Unknown

3. Are you aware of any activity and land use limitations that are in place on the property or that were filed or recorded under Federal, Tribal, State or local environmental laws? *If yes, describe the land use restrictions, identify the party that issued the restrictions and the date.*
☐Yes ☐No ☒Unknown

4. Are you aware of any compliance/enforcement notices relating to past or current-violations of environmental laws with respect to the property or any facility on the property? *If yes, describe the violations and the dates involved.*
☐Yes ☐No ☒Unknown

5. Are you aware if any environmental site assessment, or other environmental investigations, of the property, or any other property or site records ever indicated the presence of hazardous substances, petroleum products, or other potential environmental problems on the property? *If yes, describe the report and findings.* ☒Yes ☐No ☐Unknown

Only site assessments for Resolution.

6. Are you aware of any environmental site assessment, or other environmental investigations, of the property, or any other property or site records that recommended further assessment of the property? *If yes, identify the report and indicate if the further assessment was done.* ☐Yes ☒No ☐Unknown

7. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the real property? *If yes, describe the action and identify the party that is initiating the action.* ☐Yes ☒No ☐Unknown

8. Other Questions as necessary based on the records review:

E. Other

1. Are you aware any past or current occurrences of anomalous vegetation (e.g., stressed or dead) on the property? *If yes, indicate the location(s) and approximate dates.* ☐Yes ☒No ☐Unknown

Typical desert vegetation, nothing suspected to be out of the ordinary in connection to the general landscape.

2. Are you aware of the presence of invasive or non-native plants on the property? *If yes, please indicate the location/s and name (e.g., kudzu, Phragmites, cheatgrass), if known, and approximate area covered by the plants.* ☐Yes ☐No ☒Unknown

Likely red brome.

If yes, has there been any attempt to remove or eradicate the invasive species? If yes, explain what was attempted and if it was successful? ☐Yes ☐No ☒Unknown

Have any vegetative control programs (e.g., along transmission lines, fence lines, rights-of-ways, or pipelines) been done on the property? If yes, describe the program and types of activities. ☐Yes ☐No ☒Unknown

3. If not mentioned above, is there anything else that could indicate the presence of hazardous substances, petroleum products or other environmental conditions that may affect the property? ☐Yes ☒No ☐Unknown

WAPA does maintain vegetation under the line and use a masticator occasionally, possibly on the property. Not aware of herbicide used to maintain their right of way/access.

Name, Title, and signature of person conducting interview: Samantha Blonder, Project Manager - WestLand Resources, Inc. Date of interview: 4/14/2025

APPENDIX C

Titles and Encumbrances

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.

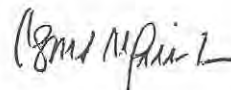
The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

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 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.

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
71
JA 1001 (9/87)



LXBAR
TANLECREK

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 Edmond J. 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

EXHIBIT "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
Environmental Lien and AUL Report

Tangle Creek

Yavapai County, Arizona
Mayer, AZ 86333

Inquiry Number: 7904974.7
February 24, 2025

EDR Environmental Lien and AUL Search

The EDR Environmental LienSearch™ Report

The EDR 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 (AULs), such as engineering controls and institutional controls.

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

- search for parcel number and/or legal description
- search for ownership information
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.
- search for publicly available environmental encumbering instrument(s) filed on or after the recording of the current deed; between the recording of the current deed and the most current publicly available date
- provide a copy of any environmental encumbrance(s)
- provide a copy of the current deed when available

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT. Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2024 by Environmental Data Resources, LLC. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, LLC, or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

Yavapai County, Arizona
Tangle Creek
Mayer, AZ 86333

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

RESEARCH SOURCE

Source 1:

Yavapai Recorder
Yavapai, AZ

PROPERTY INFORMATION

Deed 1:

Type of Deed:	Warranty Deed
Title is vested in:	Resolution Copper Mining LLC
Title received from:	Swift Current Land & Cattle LLC
Deed Dated	3/24/2020
Deed Recorded:	4/8/2020
Book:	NA
Page:	NA
Volume:	NA
Instrument	2020-0019469
Docket	NA
Land Record Comments:	see exhibit
Miscellaneous Comments:	NA

Legal Description: see exhibit

Legal Current Owner: Resolution Copper Mining LLC

Parcel # / Property Identifier: 501-25-002

Comments: see exhibit

Deed Exhibit 1

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.

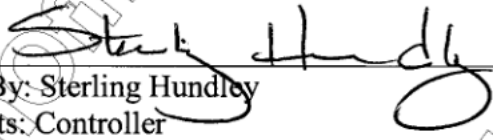
TO HAVE AND TO HOLD the same, together with the appurtenances and privileges thereunto incident, unto the Grantee, its successors and assigns forever.

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

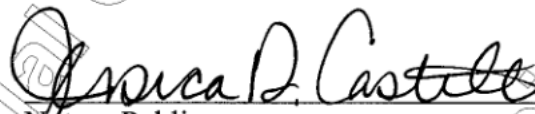
DATED this 24th day of March, 2020.

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

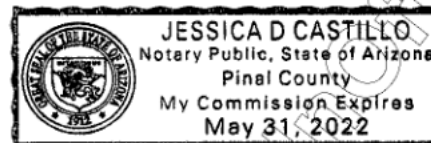


EXHIBIT A

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.

I:\FILES\DOCS\RESO03\160579\REV\1F8957.DOC

APPENDIX E

Radius Map Report

Tangle Creek

Yavapai County, Arizona

Mayer, AZ 86333

Inquiry Number: 7904974.2s

February 20, 2025

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA) INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2025 by Environmental Data Resources, LLC. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, LLC, or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

YAVAPAI COUNTY, ARIZONA
MAYER, AZ 86333

COORDINATES

Latitude (North):	34.1591450 - 34° 9' 32.92"
Longitude (West):	111.8165550 - 111° 48' 59.59"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	424731.2
UTM Y (Meters):	3779908.0
Elevation:	2920 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50000085 BLOODY BASIN, AZ
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20190614
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
YAVAPAI COUNTY, ARIZONA
MAYER, AZ 86333

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
-----------	-----------	---------	-------------------	-----------------------	-------------------------------

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

AZ NPL..... NPL Detail Listing
AZ WQARF..... Water Quality Assurance Revolving Fund Sites

Lists of state- and tribal hazardous waste facilities

SPL..... Superfund Program List
SHWS..... ZipAcids List

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Directory of Solid Waste Facilities

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tank Listing
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Listing
AST..... List of Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AZURITE..... Remediation and DEUR/DEMUR Tracking System
AUL..... DEUR Database

Lists of state and tribal voluntary cleanup sites

VCP..... Voluntary Remediation Program Sites
INDIAN VCP..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Tracking System

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE..... Solid Waste Tire Facilities

EXECUTIVE SUMMARY

INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODI.....	Open Dump Inventory
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL.....	Delisted National Clandestine Laboratory Register
CDL.....	Clandestine Drug Labs
US CDL.....	National Clandestine Laboratory Register

Local Land Records

LIENS 2.....	CERCLA Lien Information
--------------	-------------------------

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Hazardous Material Logbook
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File

EXECUTIVE SUMMARY

ABANDONED MINES.....	Abandoned Mines
MINES MRDS.....	Mineral Resources Data System
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TRIS.....	List of PFAS Added to the TRI
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS PROJECT.....	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
BIOSOLIDS.....	ICIS-NPDES Biosolids Facility Data
UST FINDER RELEASE.....	UST Finder Releases Database
UST FINDER.....	UST Finder Database
E MANIFEST.....	Hazardous Waste Electronic Manifest System
PFAS.....	PFAS Contamination Site Listing
AQUEOUS FOAM.....	Aqueous Film Forming Foam Listing
AIRS.....	Arizona Airs Database
Aquifer.....	Aquifer Protection Permits List
AZ DOD.....	Department of Defense Sites
Dry Wells.....	Drywell Registration
DRYCLEANERS.....	Drycleaner Facility Listing
EMAP.....	All Places of Interest Listing
Enforcement.....	Enforcement and Violation Listing
Financial Assurance.....	Financial Assurance Information Listing
MANIFEST.....	Facility and Manifest Data
SPDES.....	NPDES
VAPOR.....	Vapor Intrusion
UIC.....	Underground Injection Control Wells
WWFAC.....	Waste Water Treatment Facilities
DRYWELLS HIST.....	Historical Drywells Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
--------------	--

EXECUTIVE SUMMARY

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

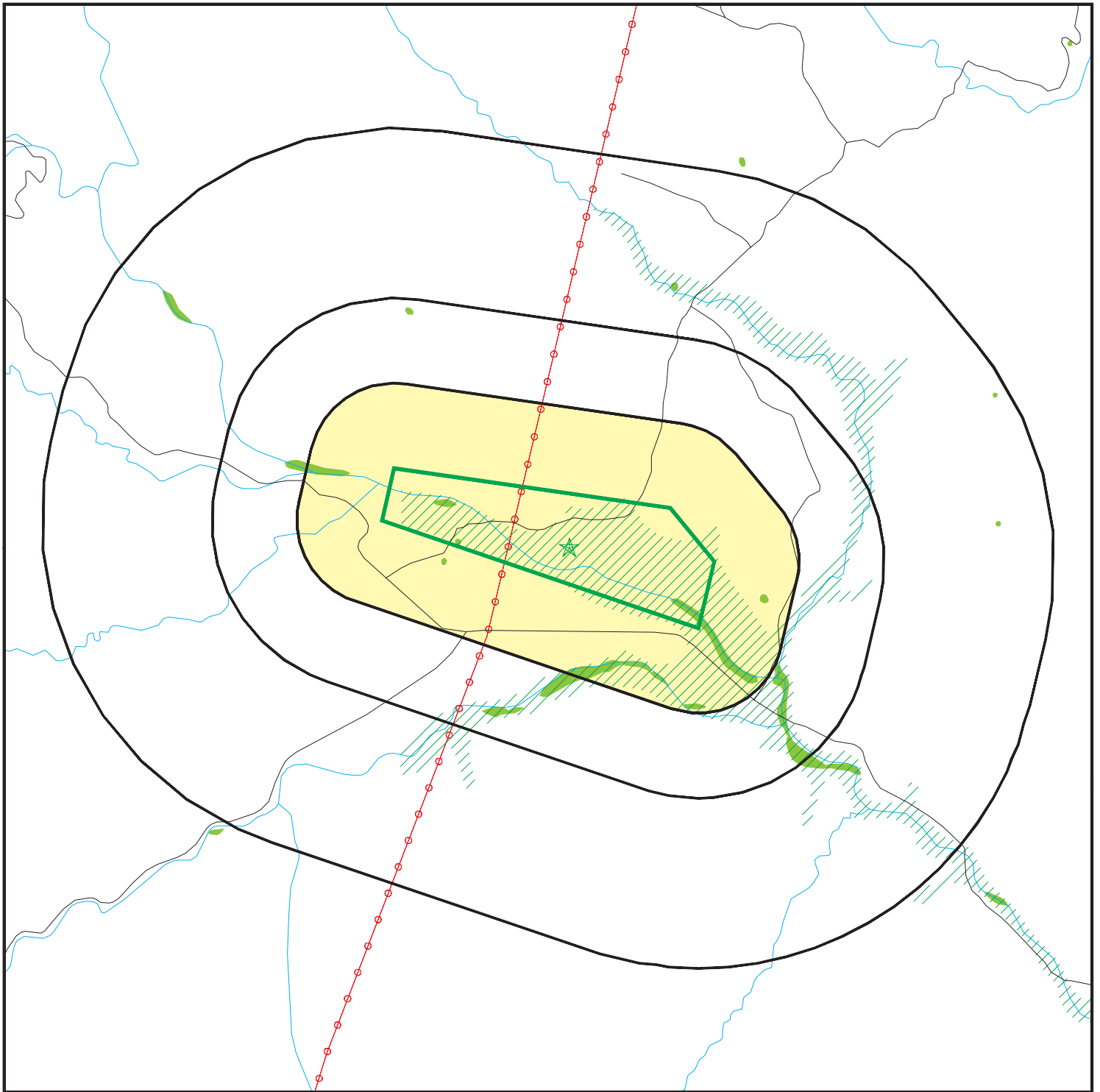
Surrounding sites were not identified.

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


EXECUTIVE SUMMARY


There were no unmapped sites in this report.

OVERVIEW MAP - 7904974.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants


 National Priority List Sites

 Dept. Defense Sites

0 1/4 1/2 1 Miles

 Indian Reservations BIA

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

 DOD Sites: AZ DEQ

 Water Quality Assurance Revolving Fund Areas

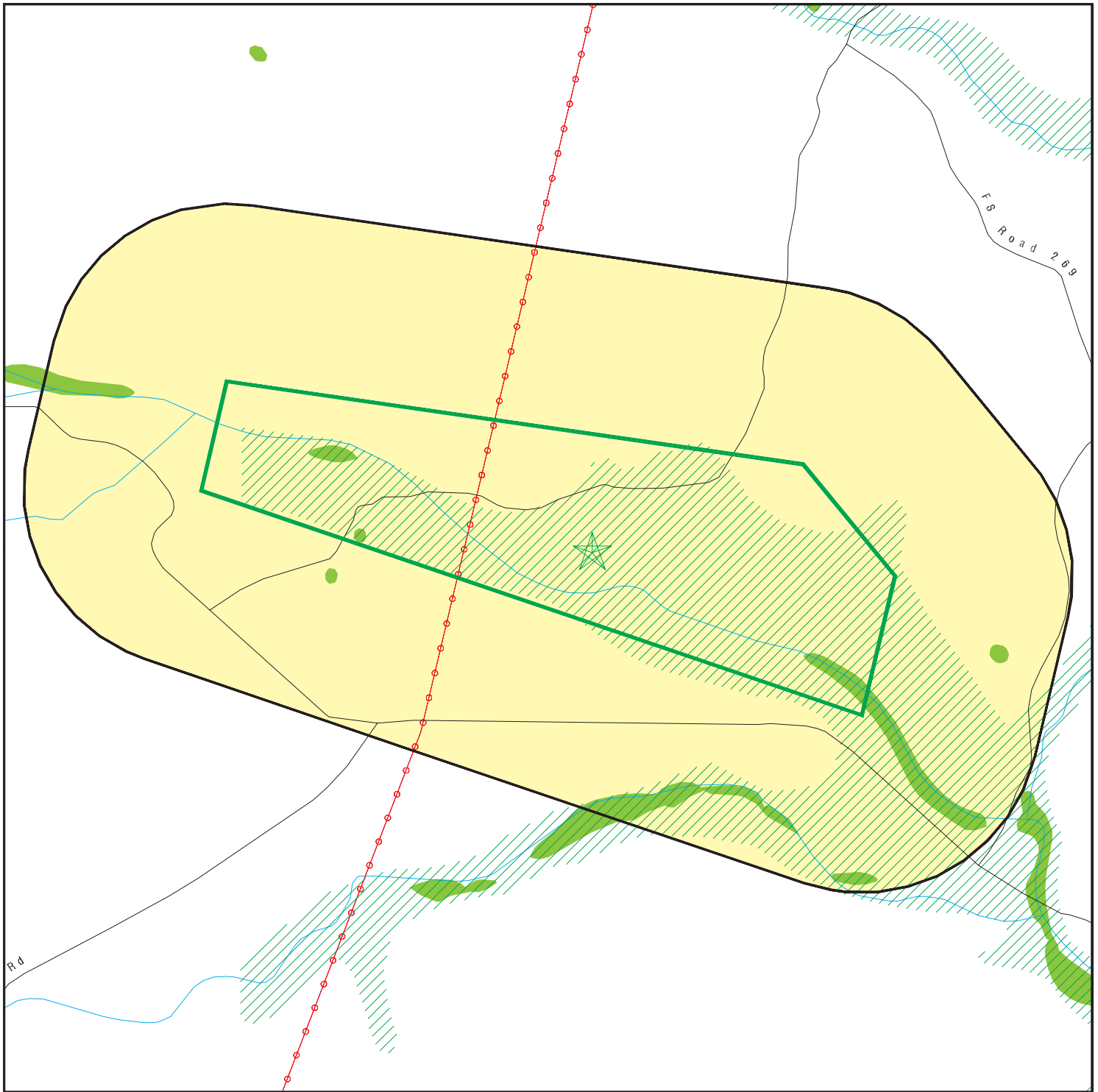
 AZ NPL

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.


SITE NAME: Tangle Creek
ADDRESS: Yavapai County, Arizona
Mayer AZ 86333
LAT/LONG: 34.159145 / 111.816555


CLIENT: Westland Resources
CONTACT: Samantha Blonder
INQUIRY #: 7904974.2s
DATE: February 20, 2025 7:41 pm

DETAIL MAP - 7904974.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants


 Sensitive Receptors

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

 DOD Sites: AZ DEQ

 Water Quality Assurance Revolving Fund Areas

 AZ NPL

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Tangle Creek
ADDRESS: Yavapai County, Arizona
Mayer AZ 86333
LAT/LONG: 34.159145 / 111.816555

CLIENT: Westland Resources
CONTACT: Samantha Blonder
INQUIRY #: 7904974.2s
DATE: February 20, 2025 7:44 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
AZ NPL	1.000		0	0	0	0	NR	0
AZ WQARF	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SPL	1.000		0	0	0	0	NR	0
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AZURITE	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
Aquifer	0.001		0	NR	NR	NR	NR	0
AZ DOD	0.500		0	0	0	NR	NR	0
Dry Wells	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMAP	0.001		0	NR	NR	NR	NR	0
Enforcement	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
SPDES	0.001		0	NR	NR	NR	NR	0
VAPOR	0.500		0	0	0	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WWFAC	0.500		0	0	0	NR	NR	0
DRYWELLS HIST	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		0	0	0	0	0	0	0
-------------	--	---	---	---	---	---	---	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

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

Date of Government Version: 12/19/2024	Source: EPA
Date Data Arrived at EDR: 01/02/2025	Telephone: N/A
Date Made Active in Reports: 01/21/2025	Last EDR Contact: 02/03/2025
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/07/2025
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/19/2024	Source: EPA
Date Data Arrived at EDR: 01/02/2025	Telephone: N/A
Date Made Active in Reports: 01/21/2025	Last EDR Contact: 02/03/2025
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/07/2025
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 02/04/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 12/18/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 2

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/18/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 04/21/2025
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/19/2024	Source: EPA
Date Data Arrived at EDR: 01/02/2025	Telephone: 800-424-9346
Date Made Active in Reports: 01/21/2025	Last EDR Contact: 02/03/2025
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/21/2025
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/16/2024	Source: EPA
Date Data Arrived at EDR: 09/17/2024	Telephone: 800-424-9346
Date Made Active in Reports: 12/06/2024	Last EDR Contact: 02/19/2025
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/16/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/17/2024	Telephone: (415) 495-8895
Date Made Active in Reports: 12/06/2024	Last EDR Contact: 02/19/2025
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/17/2024	Telephone: (415) 495-8895
Date Made Active in Reports: 12/06/2024	Last EDR Contact: 02/19/2025
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/16/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/17/2024	Telephone: (415) 495-8895
Date Made Active in Reports: 12/06/2024	Last EDR Contact: 02/19/2025
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/16/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/17/2024	Telephone: (415) 495-8895
Date Made Active in Reports: 12/06/2024	Last EDR Contact: 02/19/2025
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2024	Source: Department of the Navy
Date Data Arrived at EDR: 11/25/2024	Telephone: 843-820-7326
Date Made Active in Reports: 02/18/2025	Last EDR Contact: 01/30/2025
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/19/2025
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/04/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/15/2024	Telephone: 703-603-0695
Date Made Active in Reports: 02/11/2025	Last EDR Contact: 02/18/2025
Number of Days to Update: 88	Next Scheduled EDR Contact: 12/02/2024
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/04/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/15/2024	Telephone: 703-603-0695
Date Made Active in Reports: 02/11/2025	Last EDR Contact: 02/18/2025
Number of Days to Update: 88	Next Scheduled EDR Contact: 06/02/2025
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/03/2024

Date Data Arrived at EDR: 12/11/2024

Date Made Active in Reports: 02/18/2025

Number of Days to Update: 69

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/11/2024

Next Scheduled EDR Contact: 03/31/2025

Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

AZ NPL: NPL Detail Listing

Detailed site information for NPL sites from the Arizona Department of Environmental Quality.

Date of Government Version: 03/31/2023

Date Data Arrived at EDR: 05/25/2023

Date Made Active in Reports: 08/14/2023

Number of Days to Update: 81

Source: Department of Environmental Quality

Telephone: 602-771-4609

Last EDR Contact: 02/05/2025

Next Scheduled EDR Contact: 05/26/2025

Data Release Frequency: Varies

WQARF: Water Quality Assurance Revolving Fund Sites

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

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

Date of Government Version: 04/03/2024

Date Data Arrived at EDR: 05/02/2024

Date Made Active in Reports: 07/24/2024

Number of Days to Update: 83

Source: Department of Environmental Quality

Telephone: 602-771-4360

Last EDR Contact: 02/05/2025

Next Scheduled EDR Contact: 05/26/2025

Data Release Frequency: Annually

Lists of state- and tribal hazardous waste facilities

SPL: Superfund Program List

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

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

Date of Government Version: 08/25/2004

Date Data Arrived at EDR: 04/04/2018

Date Made Active in Reports: 05/17/2018

Number of Days to Update: 43

Source: Department of Environmental Quality

Telephone: 602-771-4360

Last EDR Contact: 01/15/2025

Next Scheduled EDR Contact: 05/05/2025

Data Release Frequency: No Update Planned

SHWS: ZipAcids List

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

Date of Government Version: 01/03/2000

Date Data Arrived at EDR: 04/11/2000

Date Made Active in Reports: 05/16/2000

Number of Days to Update: 35

Source: Department of Environmental Quality

Telephone: 602-771-4360

Last EDR Contact: 12/04/2024

Next Scheduled EDR Contact: 03/24/2025

Data Release Frequency: No Update Planned

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Directory of Solid Waste Facilities

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 602-771-2300
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank Listing

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

Date of Government Version: 09/20/2024
Date Data Arrived at EDR: 10/01/2024
Date Made Active in Reports: 12/11/2024
Number of Days to Update: 71

Source: Department of Environmental Quality
Telephone: 602-771-4345
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/30/2024	Telephone: 415-972-3372
Date Made Active in Reports: 08/28/2024	Last EDR Contact: 01/16/2025
Number of Days to Update: 90	Next Scheduled EDR Contact: 04/28/2025
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024	Source: EPA Region 8
Date Data Arrived at EDR: 05/30/2024	Telephone: 303-312-6271
Date Made Active in Reports: 08/28/2024	Last EDR Contact: 01/16/2025
Number of Days to Update: 90	Next Scheduled EDR Contact: 04/28/2025
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024	Source: EPA Region 7
Date Data Arrived at EDR: 05/30/2024	Telephone: 913-551-7003
Date Made Active in Reports: 08/28/2024	Last EDR Contact: 01/16/2025
Number of Days to Update: 90	Next Scheduled EDR Contact: 04/28/2025
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/12/2024	Source: FEMA
Date Data Arrived at EDR: 10/30/2024	Telephone: 202-646-5797
Date Made Active in Reports: 01/14/2025	Last EDR Contact: 12/23/2024
Number of Days to Update: 76	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Varies

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

Date of Government Version: 09/20/2024	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/01/2024	Telephone: 602-771-4345
Date Made Active in Reports: 12/11/2024	Last EDR Contact: 12/27/2024
Number of Days to Update: 71	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Annually

AST: List of Aboveground Storage Tanks
Aboveground storage tanks that the Dept. of Building & Fire Safety have permitted.

Date of Government Version: 12/05/2019	Source: Department of Building & Fire Safety
Date Data Arrived at EDR: 12/06/2019	Telephone: 602-364-1003
Date Made Active in Reports: 01/31/2020	Last EDR Contact: 11/26/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/17/2025
	Data Release Frequency: No Update Planned

AST 2: Aboveground Storage Tank Listing
A listing of aboveground storage tank site locations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 12/04/2024
Date Made Active in Reports: 02/19/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 602-771-4380
Last EDR Contact: 11/26/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AZURITE: Remediation and DEUR/VEMUR Tracking System

ADEQ maintains a repository listing sites remediated under programs administered by the department.

Date of Government Version: 03/12/2024
Date Data Arrived at EDR: 03/14/2024
Date Made Active in Reports: 06/04/2024
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 602-771-4397
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Varies

AUL: DEUR Database

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

Date of Government Version: 03/12/2024
Date Data Arrived at EDR: 03/14/2024
Date Made Active in Reports: 06/04/2024
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 602-771-4397
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

VCP: Voluntary Remediation Program Sites

Sites involved in the Voluntary Remediation Program.

Date of Government Version: 04/02/2024
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 602-771-4411
Last EDR Contact: 12/16/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Tracking System

Information relating to Brownfields sites in Arizona.

Date of Government Version: 09/08/2022
Date Data Arrived at EDR: 09/09/2022
Date Made Active in Reports: 12/08/2022
Number of Days to Update: 90

Source: Department of Environmental Quality
Telephone: 602-771-4401
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE: Solid Waste Tire Facilities

A waste tire "facility" means a solid waste facility at which waste tires are stored outdoors on any day.

Date of Government Version: 11/20/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/14/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 602-771-4132
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/16/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 12/09/2024
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 08/19/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 51

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/22/2024
Next Scheduled EDR Contact: 03/03/2025
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab seizures in Arizona.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/30/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 43

Source: Board of Technical Registration
Telephone: 602-364-4931
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 08/19/2024	Telephone: 202-307-1000
Date Made Active in Reports: 10/09/2024	Last EDR Contact: 11/22/2024
Number of Days to Update: 51	Next Scheduled EDR Contact: 03/03/2025
	Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-564-6023
Date Made Active in Reports: 01/21/2025	Last EDR Contact: 02/03/2025
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/07/2025
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 06/14/2024	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/17/2024	Telephone: 202-366-4555
Date Made Active in Reports: 06/24/2024	Last EDR Contact: 12/11/2024
Number of Days to Update: 7	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

SPILLS: Hazardous Material Logbook

Chemical spills and incidents referred to the Emergency Response Unit.

Date of Government Version: 11/15/2024	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/03/2024	Telephone: 602-771-4153
Date Made Active in Reports: 02/19/2025	Last EDR Contact: 02/18/2025
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/02/2025
	Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/11/2001	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/11/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/16/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/17/2024	Telephone: (415) 495-8895
Date Made Active in Reports: 12/06/2024	Last EDR Contact: 02/19/2025
Number of Days to Update: 80	Next Scheduled EDR Contact: 03/31/2025
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 11/12/2024	Telephone: 202-528-4285
Date Made Active in Reports: 01/21/2025	Last EDR Contact: 02/11/2025
Number of Days to Update: 70	Next Scheduled EDR Contact: 05/26/2025
	Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 06/07/2021	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 01/07/2025
Number of Days to Update: 239	Next Scheduled EDR Contact: 04/21/2025
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 12/30/2024
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2023	Telephone: 615-532-8599
Date Made Active in Reports: 02/10/2023	Last EDR Contact: 02/03/2025
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/19/2025
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/27/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/11/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 10/24/2024
Date Data Arrived at EDR: 11/01/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 18

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 03/10/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

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

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/23/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

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

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

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

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

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

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

Date of Government Version: 10/12/2024
Date Data Arrived at EDR: 10/17/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 33

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/09/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/20/2024
Next Scheduled EDR Contact: 03/10/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/20/2024
Next Scheduled EDR Contact: 03/10/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/17/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/04/2024
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 51

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 09/30/2024
Date Data Arrived at EDR: 10/09/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 93

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/12/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/30/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/23/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/08/2024
Date Data Arrived at EDR: 08/14/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 14

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/21/2025
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/03/2025
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 7

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/01/2024
Date Data Arrived at EDR: 11/18/2024
Date Made Active in Reports: 02/11/2025
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/18/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/02/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 10/09/2024
Number of Days to Update: 50

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/22/2024
Next Scheduled EDR Contact: 03/03/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 11/22/2024
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/03/2025
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024	Source: Department of Interior
Date Data Arrived at EDR: 12/11/2024	Telephone: 202-208-2609
Date Made Active in Reports: 02/18/2025	Last EDR Contact: 12/10/2024
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/17/2025
	Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 06/04/2024	Source: USGS
Date Data Arrived at EDR: 11/22/2024	Telephone: 703-648-6533
Date Made Active in Reports: 02/18/2025	Last EDR Contact: 11/22/2024
Number of Days to Update: 88	Next Scheduled EDR Contact: 03/03/2025
	Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 11/11/2024	Source: EPA
Date Data Arrived at EDR: 11/20/2024	Telephone: (415) 947-8000
Date Made Active in Reports: 02/18/2025	Last EDR Contact: 11/20/2024
Number of Days to Update: 90	Next Scheduled EDR Contact: 03/10/2025
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023	Source: Department of Defense
Date Data Arrived at EDR: 09/13/2023	Telephone: 703-704-1564
Date Made Active in Reports: 12/11/2023	Last EDR Contact: 01/06/2025
Number of Days to Update: 89	Next Scheduled EDR Contact: 04/21/2025
	Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/12/2025
Next Scheduled EDR Contact: 06/02/2025
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024
Date Data Arrived at EDR: 12/27/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/27/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/08/2024
Date Data Arrived at EDR: 11/08/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 01/02/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 10/02/2024
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020	Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021	Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/16/2025
Number of Days to Update: 601	Next Scheduled EDR Contact: 05/05/2025
	Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-272-0167
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 01/02/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 12/05/2024
Next Scheduled EDR Contact: 03/17/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilities name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024
Date Data Arrived at EDR: 01/02/2025
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/02/2025
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/02/2025	Telephone: 202-267-2675
Date Made Active in Reports: 01/10/2025	Last EDR Contact: 01/02/2025
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 12/23/2024
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016	Source: EPA, Office of Water
Date Data Arrived at EDR: 01/06/2017	Telephone: 202-564-2496
Date Made Active in Reports: 03/10/2017	Last EDR Contact: 12/23/2024
Number of Days to Update: 63	Next Scheduled EDR Contact: 04/14/2025
	Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 10/13/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/16/2024	Telephone: 202-564-4700
Date Made Active in Reports: 10/23/2024	Last EDR Contact: 01/14/2025
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/28/2025
	Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/31/2023	Telephone: 202-564-0394
Date Made Active in Reports: 01/18/2024	Last EDR Contact: 02/06/2025
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/19/2025
	Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/06/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as e-Manifest, will modernize the nation's cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 09/16/2024
Date Data Arrived at EDR: 09/17/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Listing

Arizona's Public Water System Screening for Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Final Report. The purpose of the grant was to screen Public Water System (PWS) drinking water wells in Arizona potentially impacted by perfluorooctanoic acid (PFOA) and/or perfluorooctane sulfonate (PFOS) contamination.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 05/03/2022
Date Made Active in Reports: 07/20/2022
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 602-364-3118
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Aqueous Film Forming Foam Listing

When AFFF is used, discharged or released to the environment, containment and cleanup may be required to prevent future adverse health or environmental impacts.

Date of Government Version: 11/14/2020
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 35

Source: Department of Environmental Quality
Telephone: 602-771-6145
Last EDR Contact: 01/22/2025
Next Scheduled EDR Contact: 05/12/2025
Data Release Frequency: Varies

AIRS: Arizona Airs Database

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

Date of Government Version: 10/03/2024
Date Data Arrived at EDR: 10/04/2024
Date Made Active in Reports: 12/19/2024
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 602-771-2344
Last EDR Contact: 12/16/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Semi-Annually

AQUIFER: Aquifer Protection Permits List

Facilities with an Aquifer Protection permit (APP), that discharges either directly to an aquifer or to the land surface or the vadose zone in such a manner that there is a reasonable probability that the pollutant will reach an aquifer.

Date of Government Version: 11/04/2024
Date Data Arrived at EDR: 11/06/2024
Date Made Active in Reports: 01/28/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 01/30/2025
Next Scheduled EDR Contact: 05/19/2025
Data Release Frequency: Semi-Annually

DOD: Department of Defense Sites

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/04/2023
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Annually

DRY WELLS: Drywell Registration

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

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 10/15/2024
Number of Days to Update: 19

Source: Department of Environmental Quality
Telephone: 602-771-4686
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: Semi-Annually

DRYCLEANERS: Drycleaner Facility Listing

A listing of drycleaner facilities in Arizona.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 07/20/2020
Date Made Active in Reports: 10/07/2020
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 602-771-4335
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: No Update Planned

EMAP: All Places of Interest Listing

A listing of all places of interest to the Department of Environmental Quality, including air, waste and water sites.

Date of Government Version: 11/22/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/14/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 602-771-4380
Last EDR Contact: 02/19/2025
Next Scheduled EDR Contact: 06/09/2025
Data Release Frequency: Varies

ENF: Enforcement and Violation Listing

A listing of enforcement and violation cases in the state of Arizona.

Date of Government Version: 10/21/2024
Date Data Arrived at EDR: 10/23/2024
Date Made Active in Reports: 01/13/2025
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 602-771-4424
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

Financial assurance information for ust sites.

Date of Government Version: 09/12/2024
Date Data Arrived at EDR: 09/18/2024
Date Made Active in Reports: 09/25/2024
Number of Days to Update: 7

Source: Department of Environmental Quality
Telephone: 602-771-4258
Last EDR Contact: 12/10/2024
Next Scheduled EDR Contact: 03/31/2025
Data Release Frequency: Varies

AZ MANIFEST: Manifest Information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/15/2021
Date Made Active in Reports: 09/09/2021
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 12/04/2024
Next Scheduled EDR Contact: 03/24/2025
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: Notice of Intent Construction Stormwater General Permits Database

NPDES permit sites

Date of Government Version: 09/26/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 10/15/2024
Number of Days to Update: 12

Source: Department of Environmental Quality
Telephone: 602-771-4424
Last EDR Contact: 12/23/2024
Next Scheduled EDR Contact: 04/14/2025
Data Release Frequency: Varies

VAPOR: Vapor Intrusion

A listing of vapor intrusion site locations

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 07/09/2021
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 602-771-4197
Last EDR Contact: 12/16/2024
Next Scheduled EDR Contact: 04/07/2025
Data Release Frequency: Varies

UIC: Underground Injection Control Wells

Underground injection control wells.

Date of Government Version: 09/30/2015
Date Data Arrived at EDR: 02/05/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 60

Source: Arizona Geological Survey
Telephone: 520-770-3500
Last EDR Contact: 01/15/2025
Next Scheduled EDR Contact: 05/05/2025
Data Release Frequency: Varies

WWFAC: Waste Water Treatment Facilities

Statewide list of waste water treatment facilities.

Date of Government Version: 07/09/2012
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 45

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 01/08/2025
Next Scheduled EDR Contact: 04/28/2025
Data Release Frequency: Varies

DRYWELLS HIST: Historical Drywells Listing

Historical listing of registered drywells once maintained and made available by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. In April 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 09/26/2024
Date Made Active in Reports: 10/15/2024
Number of Days to Update: 19

Source: Department of Environmental Quality
Telephone: 602-771-4686
Last EDR Contact: 02/05/2025
Next Scheduled EDR Contact: 05/26/2025
Data Release Frequency: No Update Planned

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Arizona.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Arizona.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Arizona.

Date of Government Version: N/A

Date Data Arrived at EDR: 07/01/2013

Date Made Active in Reports: 01/02/2014

Number of Days to Update: 185

Source: Department of Environmental Quality

Telephone: N/A

Last EDR Contact: 06/01/2012

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

COUNTY RECORDS

PIMA COUNTY:

LF TUCSON: City of Tucson Landfills Listing

Location and area of landfills owned by the City of Tucson.

Date of Government Version: 02/12/2024

Date Data Arrived at EDR: 04/04/2024

Date Made Active in Reports: 06/24/2024

Number of Days to Update: 81

Source: Tucson Department of Environmental and General Services

Telephone: 520-791-3171

Last EDR Contact: 12/23/2024

Next Scheduled EDR Contact: 07/15/2024

Data Release Frequency: Varies

OTHER DATABASE(S)

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

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/04/2024

Date Data Arrived at EDR: 11/05/2024

Date Made Active in Reports: 01/27/2025

Number of Days to Update: 83

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375

Last EDR Contact: 02/04/2025

Next Scheduled EDR Contact: 05/19/2025

Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019

Date Data Arrived at EDR: 11/30/2023

Date Made Active in Reports: 12/01/2023

Number of Days to Update: 1

Source: Department of Environmental Conservation

Telephone: 518-402-8651

Last EDR Contact: 01/23/2025

Next Scheduled EDR Contact: 05/05/2025

Data Release Frequency: Quarterly

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020

Date Data Arrived at EDR: 11/30/2021

Date Made Active in Reports: 02/18/2022

Number of Days to Update: 80

Source: Department of Environmental Management

Telephone: 401-222-2797

Last EDR Contact: 02/06/2025

Next Scheduled EDR Contact: 05/26/2025

Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018

Date Data Arrived at EDR: 06/19/2019

Date Made Active in Reports: 09/03/2019

Number of Days to Update: 76

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 11/27/2024

Next Scheduled EDR Contact: 03/17/2025

Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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

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

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Child Care Facilities & Group Homes

Source: Department of Health Services

Telephone: 602-674-4220

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters

Source: State Land Department

Telephone: 602-542-4094

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

TANGLE CREEK
YAVAPAI COUNTY, ARIZONA
MAYER, AZ 86333

TARGET PROPERTY COORDINATES

Latitude (North):	34.159145 - 34° 9' 32.92"
Longitude (West):	111.816555 - 111° 48' 59.60"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	424731.2
UTM Y (Meters):	3779908.0
Elevation:	2920 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50000085 BLOODY BASIN, AZ
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

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

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

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

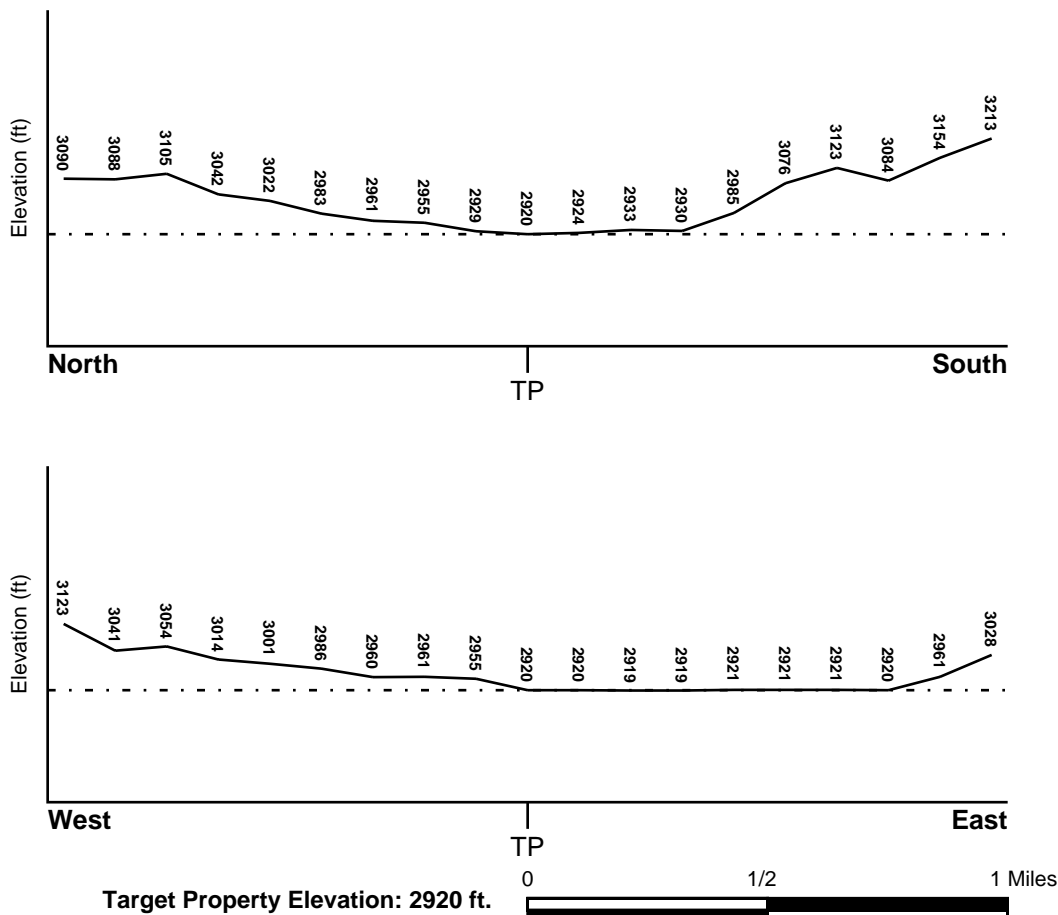
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Flood Plain Panel at Target Property

04025C3300G

Additional Panels in search area:

Not Reported

FEMA Source Type

FEMA FIRM Flood data

FEMA Source Type

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property

NOT AVAILABLE

NWI Electronic

Data Coverage

YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles

Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

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

GEOLOGIC AGE IDENTIFICATION

Category: Volcanic Rocks

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: TULOSO

Soil Surface Texture: very stony - sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

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

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

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 20 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	very stony - sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 8.40 Min: 6.60
2	3 inches	11 inches	very stony - fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 8.40 Min: 6.60
3	11 inches	15 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: gravelly - fine sandy loam

Surficial Soil Types: gravelly - fine sandy loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: extremely gravelly - loamy sand

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

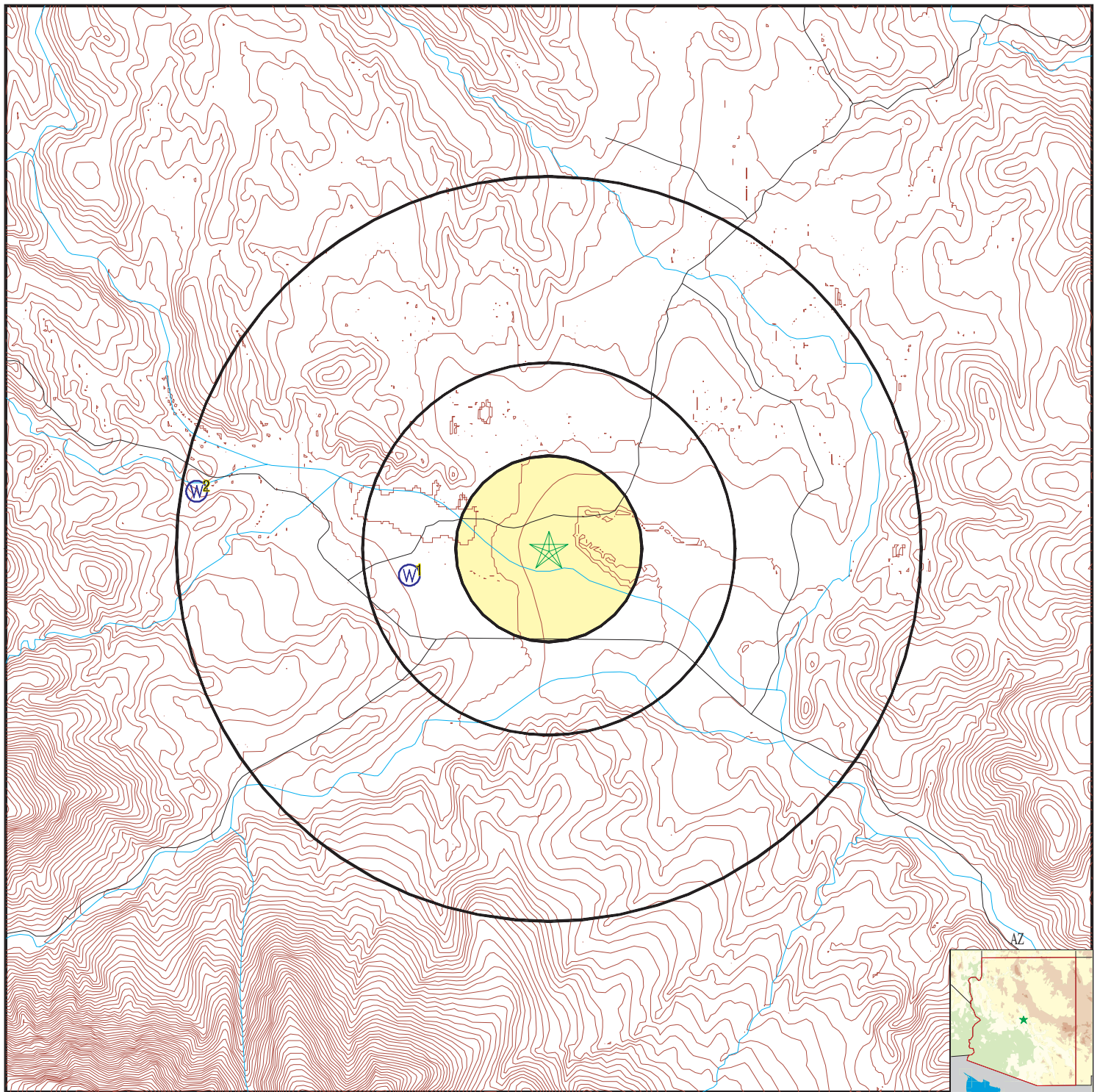
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	AZDWR1200154843	1/4 - 1/2 Mile West
2	AZDEQ3000003534	1/2 - 1 Mile West

PHYSICAL SETTING SOURCE MAP - 7904974.2s



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

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

0 1/4 1/2 1 Miles



SITE NAME: Tangle Creek
 ADDRESS: Yavapai County, Arizona
 Mayer AZ 86333
 LAT/LONG: 34.159145 / 111.816555

CLIENT: Westland Resources
 CONTACT: Samantha Blonder
 INQUIRY #: 7904974.2s
 DATE: February 20, 2025 7:45 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1

West
1/4 - 1/2 Mile
Higher

AZ WELLS AZDWR1200154843

Program: 55
Owner Name: VEAZEY,E B
Well Type Group: NON-EXEMPT
Basin Name: VERDE RIVER
Application: 02-APR-82
Installed Date: Not Reported
Casing Type: NO CASING CODE LISTED
AMA or INA: OUTSIDE OF AMA OR INA
Casing Diameter (in): 0
Pump Type: NO PUMP CODE LISTED
Pump Rate: 0
Draw Down: 0
Well Cancelled: Not Reported
Watershed: VERDE RIVER

Registry ID: 623560
Well Type: NON-EXEMPT
Water Use: IRRIGATION, STOCK
Driller License #: 0
Approved: Not Reported
Well Depth (ft): 0
Water Level (ft): 0
Casing Depth (ft): 0
RGR Pump Data: NO
Pump Power: NO POWER CODE LISTED
Tested Rate: 0
Completion: Not Reported
Driller Log: Not Reported

2

West
1/2 - 1 Mile
Higher

AZ WELLS AZDEQ3000003534

DWR Number: Not Reported
Agency Well #: 12278
End Date: Not Reported
well Depth: Not Reported
Watershed: VERDE
Aquifer Type: Not Reported
Well Type: A Place Where Without The Agency Of Man, Water Flows From A Rock Or Soil Upon The Land Or Into A Body Of Surface Water.

DEQ Well #: 12278
Start Date: Not Reported
Station Alt Name: A-09H05 34CAC
Drill Depth: Not Reported
Basin: Verde River
Water Use: Site Water Use Is Unknown

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: AZ Radon

Radon Test Results (pCi/L)

Zip	City	Result (pCi/L)
86333	MAYER	< 0.50
86333	MAYER	= 0.70

Federal EPA Radon Zone for YAVAPAI County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 86333

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters

Source: State Land Department

Telephone: 602-542-4094

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

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

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

STATE RECORDS

Arizona Well Registration Database

Source: Department of Water Resources

Telephone: 602-771-8535

The Wells database contains all wells registered in the state.

Water Well Information

Agency: Department of Environmental Quality

Telephone: 602-771-2300

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Source: Arizona Geological Survey

Telephone: 520-770-3500

This database contains Oil and Gas wells in the State of Arizona. Includes all wells that have been permitted by the State Oil and Gas Conservation Commission (OGCC). Gas wells include natural gas, helium, and carbon dioxide wells.

RADON

State Database: AZ Radon

Source: Arizona Radiation Regulatory Agency

Telephone: 602-255-4845

State Indoor Radon Survey

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX F

Historical Topographic Maps



Tangle Creek

Yavapai County, Arizona

Mayer, AZ 86333

Inquiry Number: 7904974.4

February 20, 2025

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/20/25

Site Name:

Tangle Creek
Yavapai County, Arizona
Mayer, AZ 86333
EDR Inquiry # 7904974.4

Client Name:

Westland Resources
4001 E. Paradise Falls Drive
Tucson, AZ 85712
Contact: Samantha Blonder



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Westland Resources were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	bill to us	Latitude:	34.159145 34° 9' 33" North
Project:	13095 Tangle Creek Phase I	Longitude:	-111.816555 -111° 49' 0" West
		UTM Zone:	Zone 12 North
		UTM X Meters:	424732.88
		UTM Y Meters:	3780103.05
		Elevation:	2920.84' above sea level

Maps Provided:

2021
2018
2014
2004
1967
1933
1929

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.

ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT. Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2025 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Bloody Basin
2021
7.5-minute, 24000

2018 Source Sheets



Bloody Basin
2018
7.5-minute, 24000

2014 Source Sheets



Bloody Basin
2014
7.5-minute, 24000

2004 Source Sheets



Bloody Basin
2004
7.5-minute, 24000
Aerial Photo Revised 2003

Topo Sheet Key

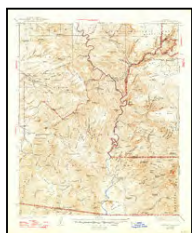
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1967 Source Sheets



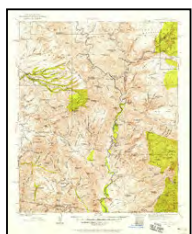
Bloody Basin
1967
7.5-minute, 24000
Aerial Photo Revised 1965

1933 Source Sheets

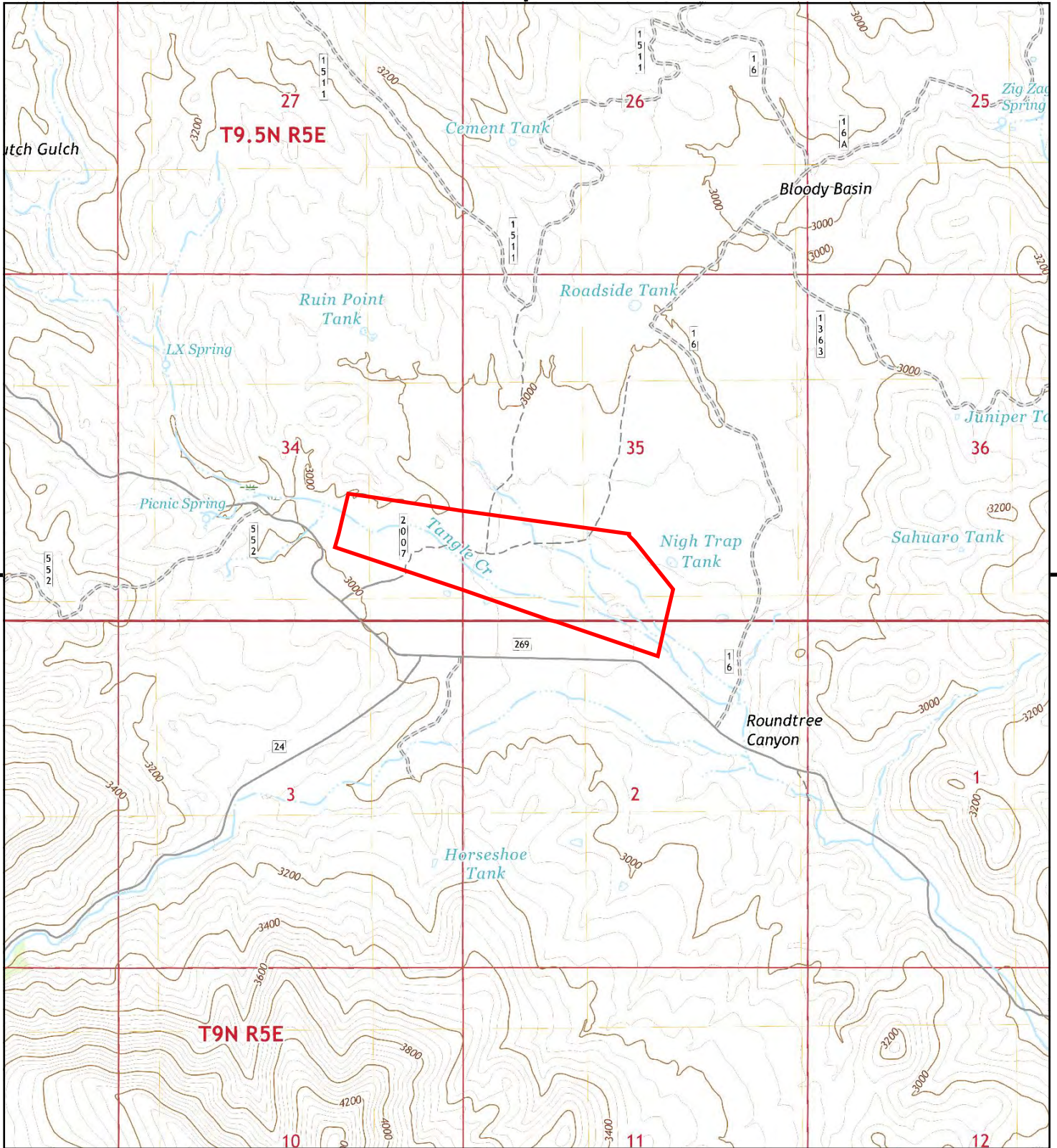


Turret Peak
1933
30-minute, 125000

1929 Source Sheets



Turret Peak
1929
30-minute, 125000



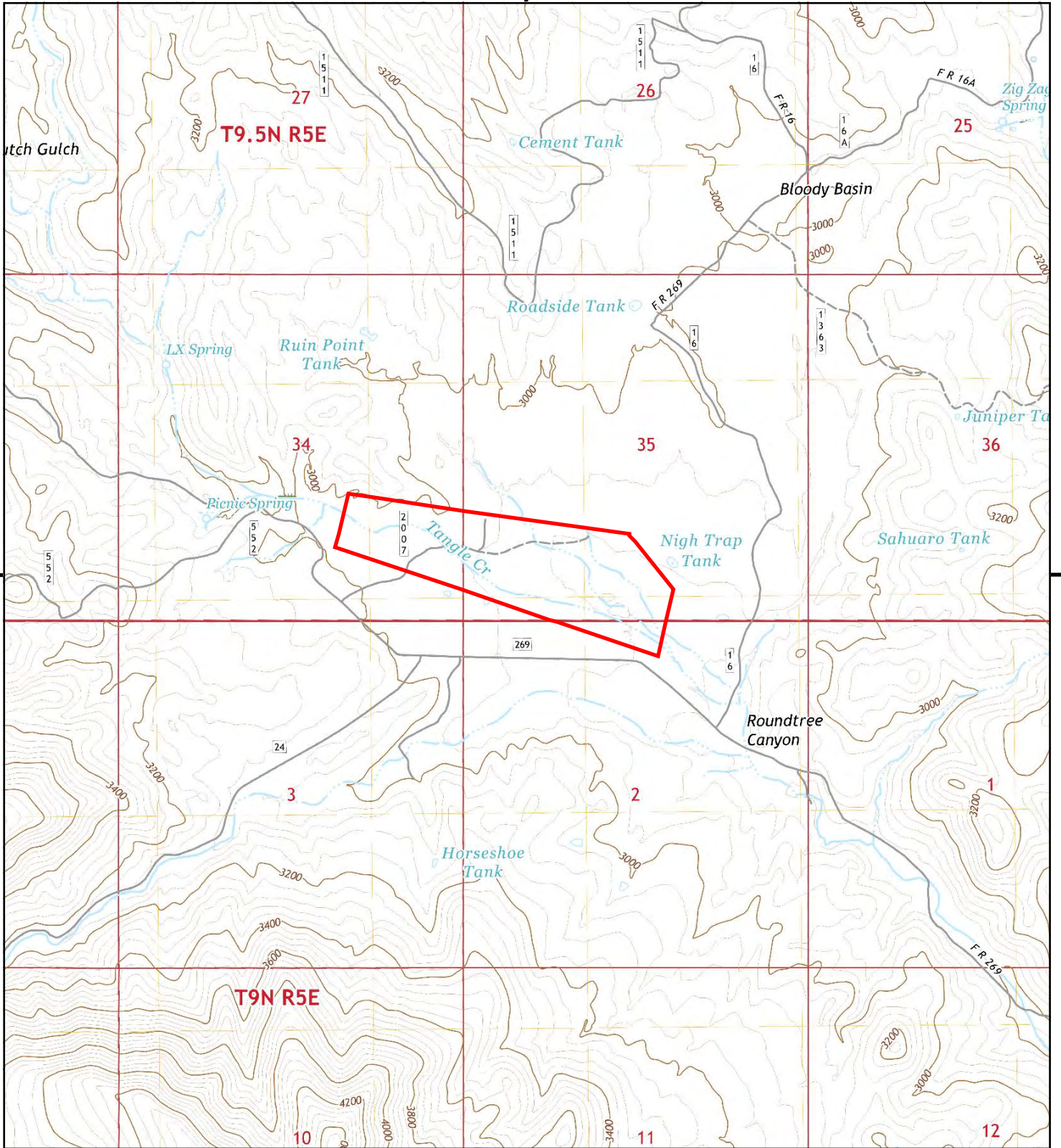
This report includes information from the following map sheet(s).



TP, Bloody Basin, 2021, 7.5-minute

SITE NAME: Tangle Creek
ADDRESS: Yavapai County, Arizona
Mayer, AZ 86333
CLIENT: Westland Resources





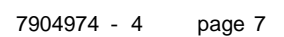
This report includes information from the following map sheet(s).

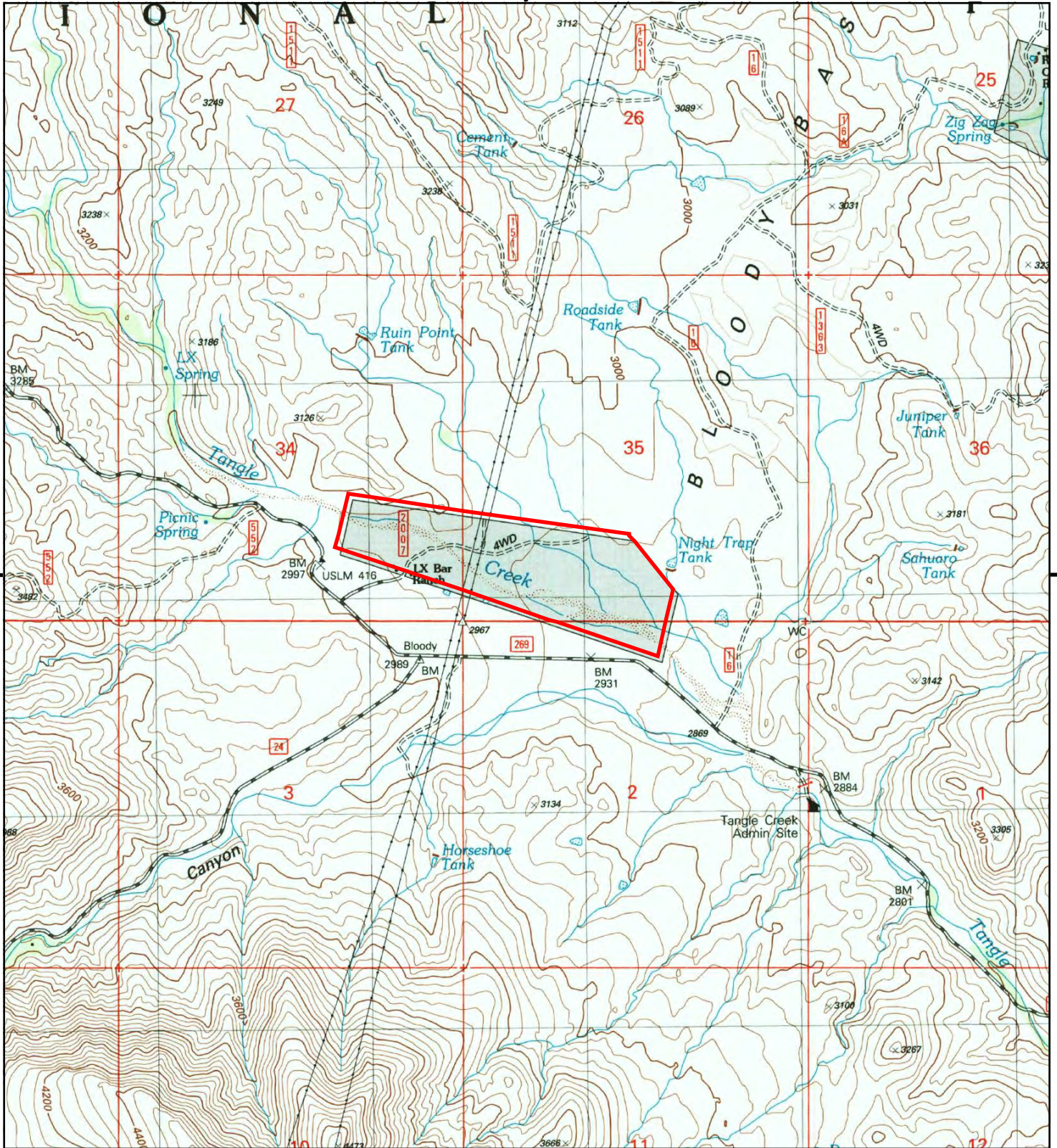


TP, Bloody Basin, 2018, 7.5-minute

SITE NAME: Tangle Creek
ADDRESS: Yavapai County, Arizona
Mayer, AZ 86333
CLIENT: Westland Resources







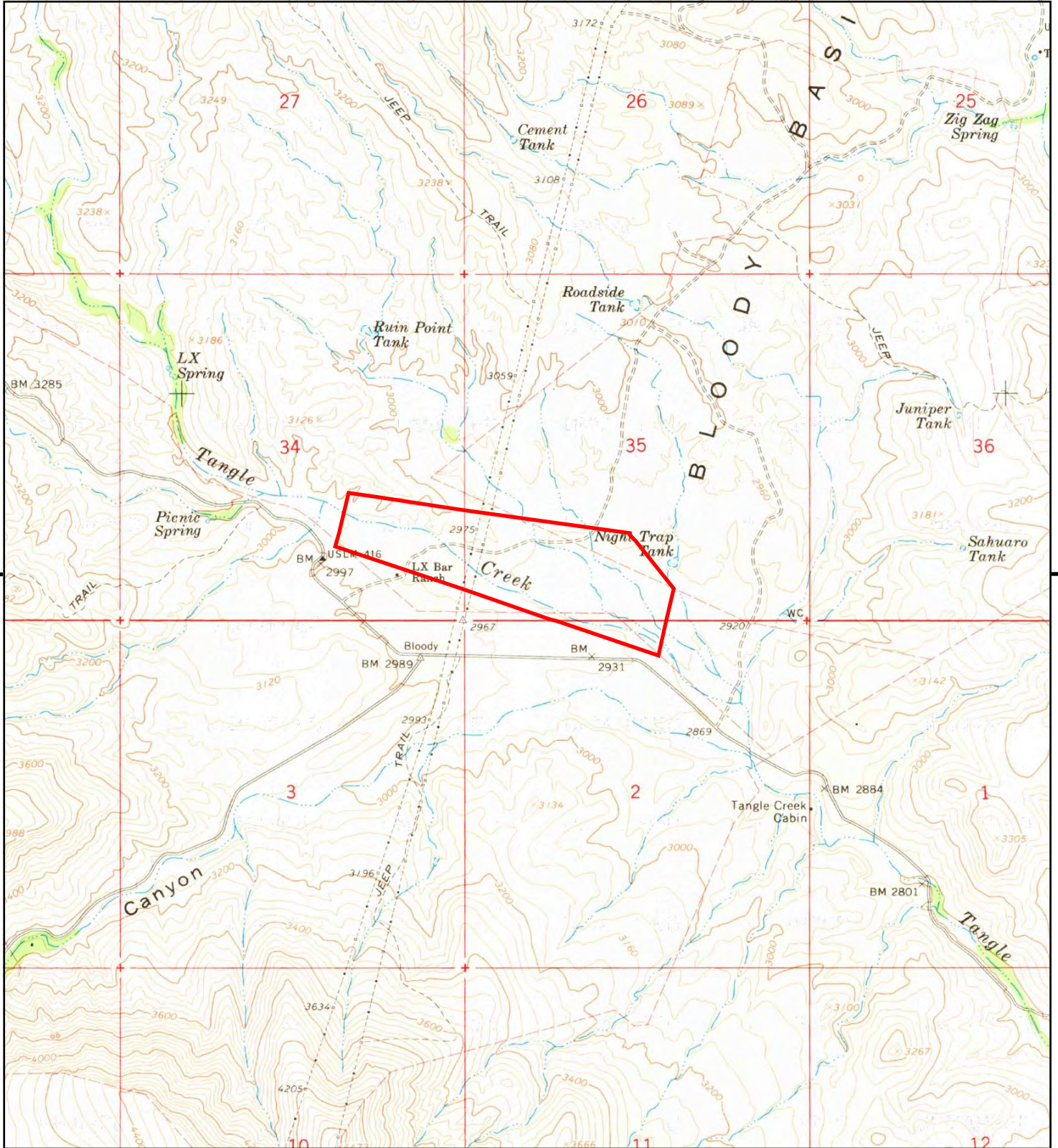
This report includes information from the following map sheet(s).



TP, Bloody Basin, 2004, 7.5-minute

SITE NAME: Tangle Creek
ADDRESS: Yavapai County, Arizona
Mayer, AZ 86333
CLIENT: Westland Resources





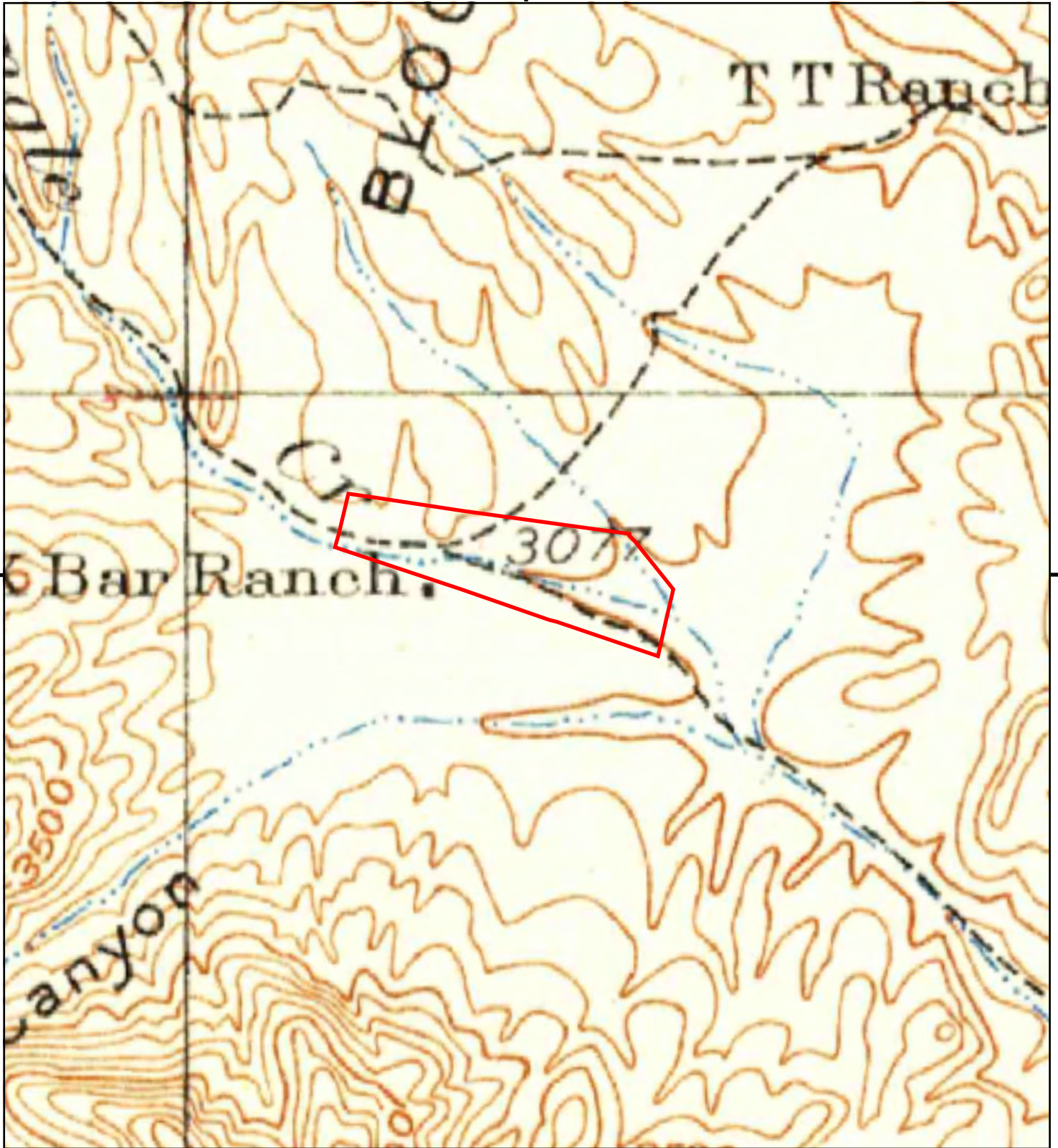
This report includes information from the following map sheet(s).



TP, Bloody Basin, 1967, 7.5-minute

SITE NAME: Tangle Creek
ADDRESS: Yavapai County, Arizona
Mayer, AZ 86333
CLIENT: Westland Resources





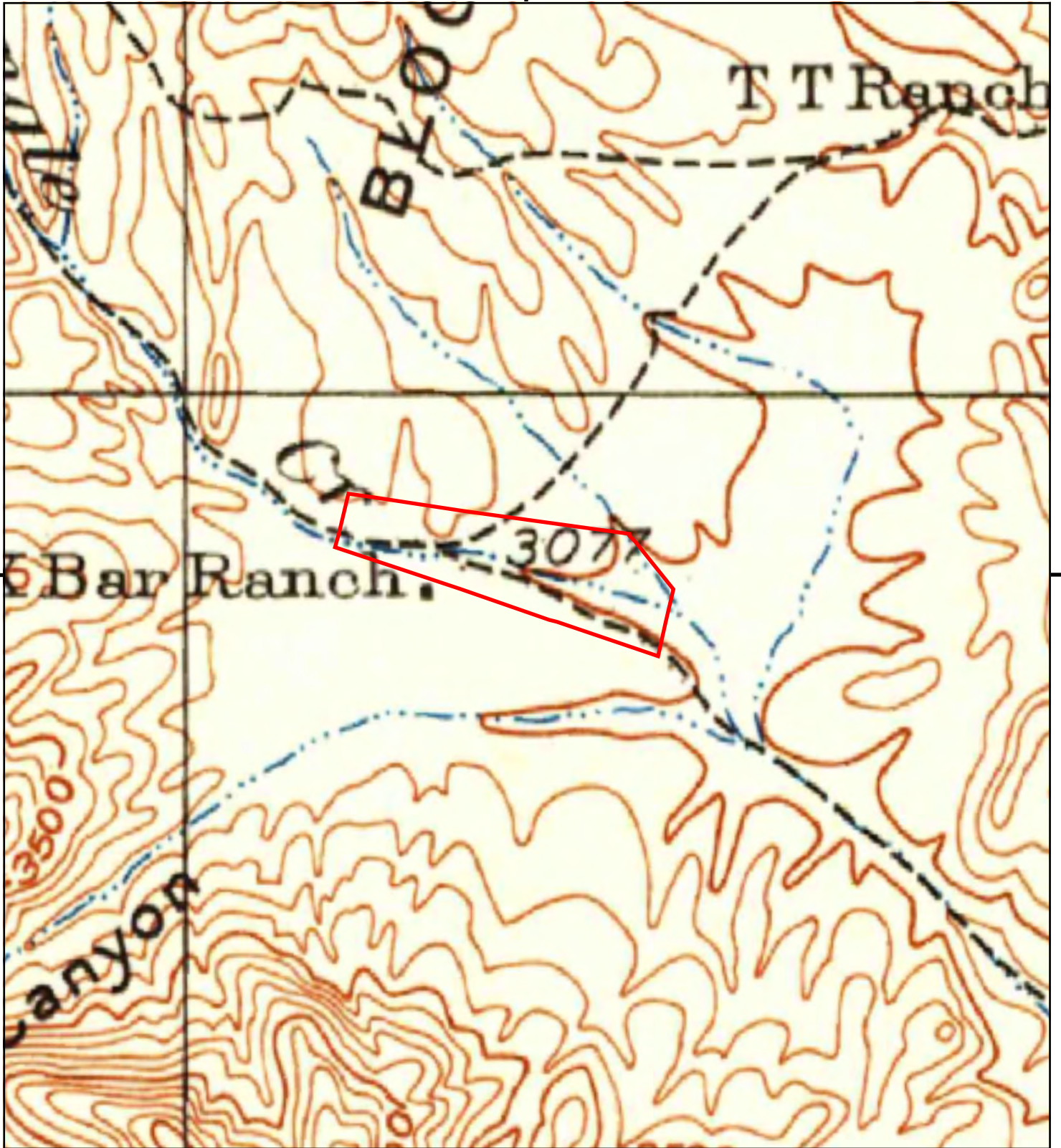
This report includes information from the following map sheet(s).



TP, Turret Peak, 1933, 30-minute

SITE NAME: Tangle Creek
 ADDRESS: Yavapai County, Arizona
 Mayer, AZ 86333
 CLIENT: Westland Resources





This report includes information from the following map sheet(s).



TP, Turret Peak, 1929, 30-minute

SITE NAME: Tangle Creek
 ADDRESS: Yavapai County, Arizona
 Mayer, AZ 86333
 CLIENT: Westland Resources



APPENDIX G

Historical Aerial Photographs



Tangle Creek

Yavapai County, Arizona

Mayer, AZ 86333

Inquiry Number: 7904974.11

February 21, 2025

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/21/25

Site Name:

Tangle Creek
Yavapai County, Arizona
Mayer, AZ 86333
EDR Inquiry # 7904974.11

Client Name:

Westland Resources
4001 E. Paradise Falls Drive
Tucson, AZ 85712
Contact: Samantha Blonder



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2019	1"=750'	Flight Year: 2019	USDA/NAIP
2015	1"=750'	Flight Year: 2015	USDA/NAIP
2010	1"=750'	Flight Year: 2010	USDA/NAIP
2007	1"=750'	Flight Year: 2007	USDA/NAIP
2003	1"=750'	Acquisition Date: January 01, 2003	USGS/DOQQ
1992	1"=750'	Acquisition Date: January 01, 1992	USGS/DOQQ
1980	1"=750'	Flight Date: May 13, 1980	USGS
1970	1"=750'	Flight Date: February 06, 1970	USGS
1965	1"=750'	Flight Date: May 16, 1965	USGS
1953	1"=750'	Flight Date: December 06, 1953	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

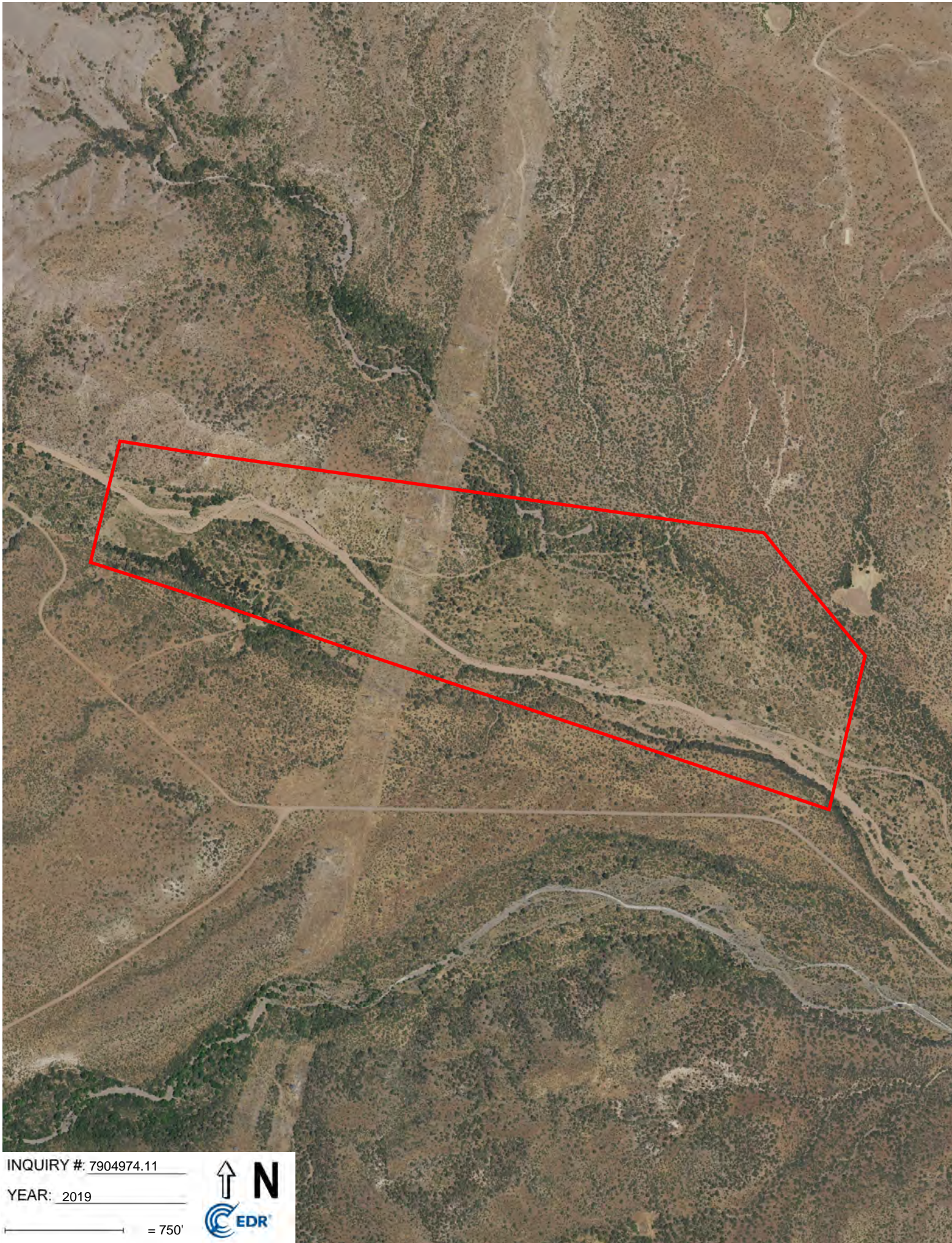
This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.

ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.

Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2025 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.



INQUIRY #: 7904974.11

YEAR: 2019

— = 750'





INQUIRY #: 7904974.11

YEAR: 2015

— = 750'





INQUIRY #: 7904974.11

YEAR: 2010

— = 750'





INQUIRY #: 7904974.11

YEAR: 2007

— = 750'





INQUIRY #: 7904974.11

YEAR: 2003

— = 750'



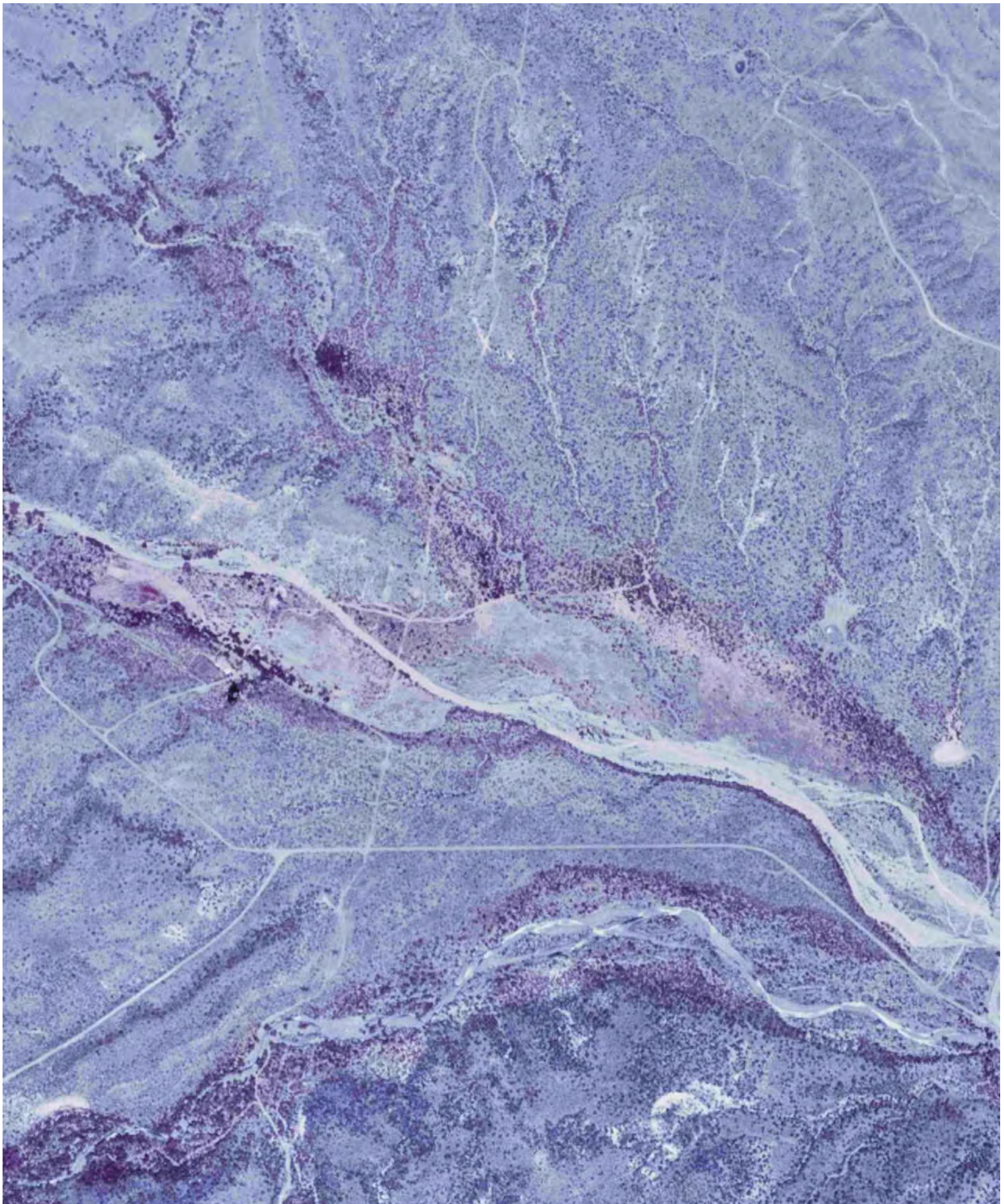


INQUIRY #: 7904974.11

YEAR: 1992

— = 750'





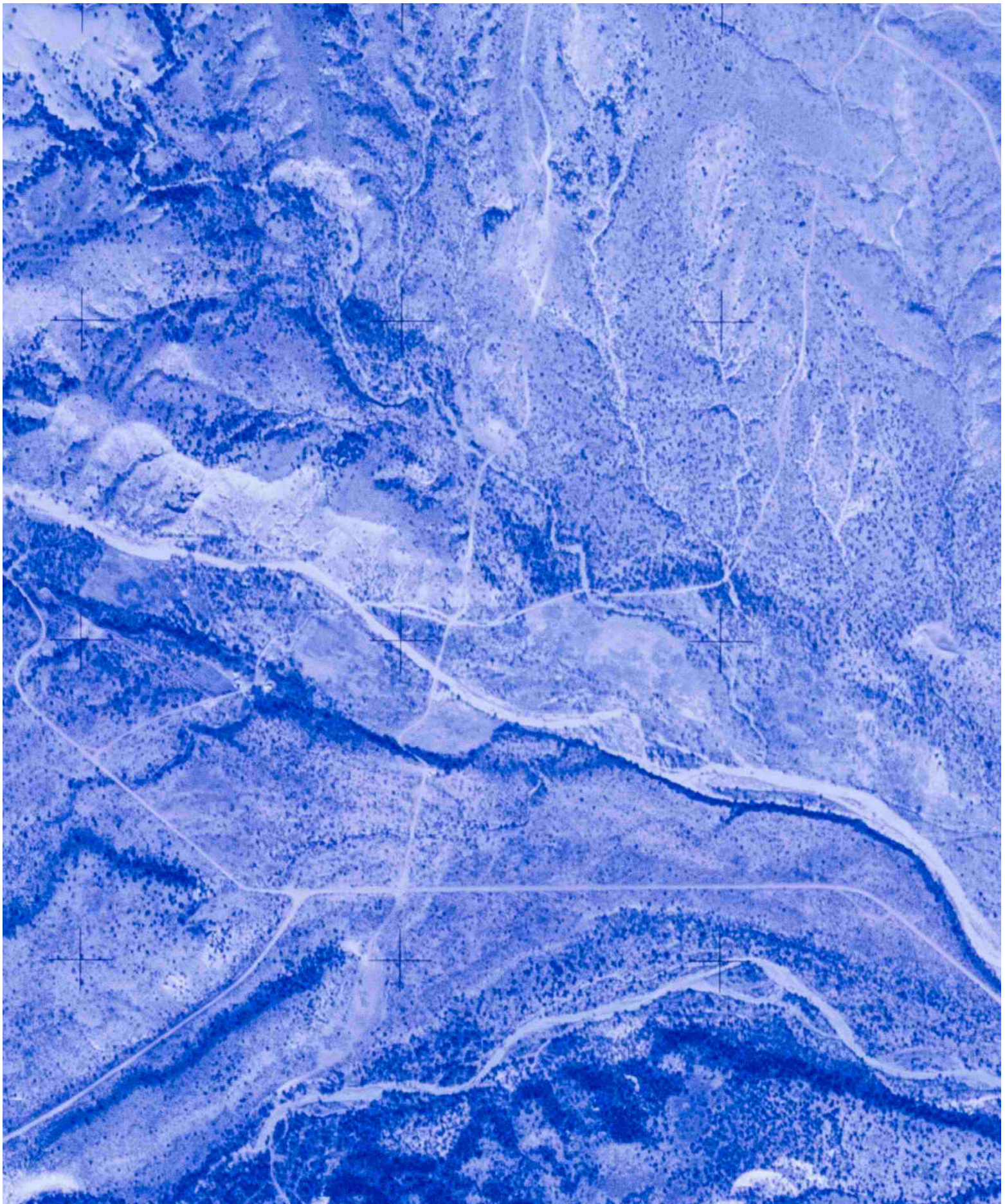
INQUIRY #: 7904974.11

YEAR: 1980

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.





INQUIRY #: 7904974.11

YEAR: 1965

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7904974.11

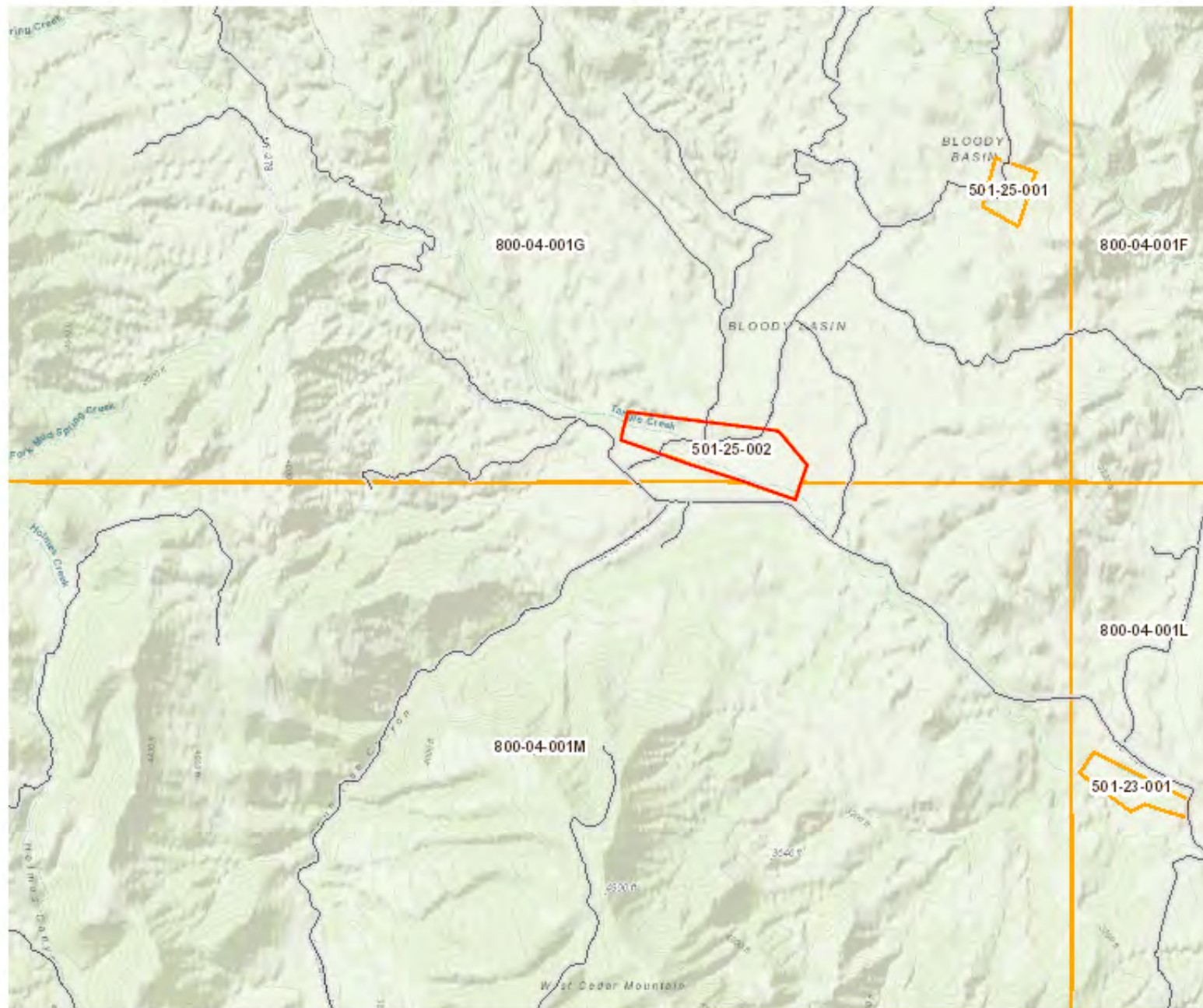
YEAR: 1953

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

APPENDIX H
Yavapai County Assessor Property Tax Map



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
Property Tax Map Report

Tangle Creek

Yavapai County, Arizona
Mayer, AZ 86333

Inquiry Number: 7904974.6
February 20, 2025

The EDR Property Tax Map Report

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

NO COVERAGE

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2022 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

APPENDIX J

Building Permit Report

Tangle Creek

Yavapai County, Arizona
Mayer, AZ 86333

Inquiry Number: 7904974.8
February 20, 2025

EDR Building Permit Report

Target Property and Adjoining Properties

EDR Building Permit Report: Search Documentation

2/20/25

Site Name:

Tangle Creek
Yavapai County,
Mayer, AZ 86333

Client Name:

Westland Resources
4001 E. Paradise Falls Drive
Tucson, AZ 85712

EDR Inquiry # 7904974.8

Contact: Samantha Blonder

Search Documentation

DATA GAP

The complete collection of Building Permit data available to EDR has been searched, and as of 2/20/25, EDR does not have access to building permits in the city where your target property is located (Mayer, AZ).

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

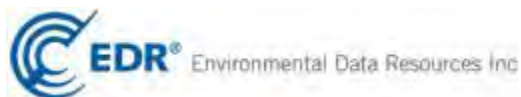
Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



APPENDIX K
City Directory Report

Tangle Creek

Yavapai County, Arizona
Mayer, AZ 86333

Inquiry Number: 7904974.5
February 21, 2025

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2023 by Environmental Data Resources, LLC. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, LLC, or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2017	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information

FINDINGS

TARGET PROPERTY STREET

Yavapai County, Arizona
Mayer, AZ 86333

Year

CD Image

Source

CAVE CREEK RD

2020	-	Cole Information	Street not listed in Source
2017	-	Cole Information	Street not listed in Source
2014	-	Cole Information	Street not listed in Source
2010	-	Cole Information	Street not listed in Source
2005	-	Cole Information	Street not listed in Source
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

APPENDIX L

Sanborn Report



Tangle Creek

Yavapai County, Arizona

Mayer, AZ 86333

Inquiry Number: 7904974.3

February 20, 2025

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/20/25

Site Name:

Tangle Creek
Yavapai County, Arizona
Mayer, AZ 86333
EDR Inquiry # 7904974.3

Client Name:

Westland Resources
4001 E. Paradise Falls Drive
Tucson, AZ 85712
Contact: Samantha Blonder



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Westland Resources were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 2EA6-4E1F-B166

PO # bill to us

Project 13095 Tangle Creek Phase I

UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 2EA6-4E1F-B166

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Westland Resources (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.

ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT. Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2025 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.

APPENDIX M
USFS Site Visit Survey-Visual On-Site
Inspection of the Property and of
Adjoining Properties Worksheet

All Appropriate Inquiry - Land Acquisition Screening
Worksheet 3: SITE VISIT SURVEY-VISUAL ON-SITE INSPECTION OF THE PROPERTY AND OF
ADJOINING PROPERTIES

This worksheet should help agencies to complete the “Site Visit Survey” portion of the AAI land acquisition screening. The AAI Rule requires a visual on-site inspection of the subject property and facilities and improvements on the subject property, including a visual inspection of the areas where hazardous substances may be or may have been used, stored, treated, handled, or disposed. This includes a visual inspection of adjoining properties, from the subject property line, public rights-of-way, or other vantage point (e.g., aerial photography), including a visual inspection of areas where hazardous substances may be or may have been stored, treated, handled or disposed. The visual inspection to adjoining properties would not apply to those properties already managed by the Federal agency planning to acquire the property being investigated. In the unusual circumstance where personnel cannot do an on-site visual inspection of the subject property because of physical limitations, remote and inaccessible location(s), or other inability to obtain access to the property, provided good faith (as defined in § 312.10) efforts have been taken to obtain such access, an on-site inspection will not be required. EPA has specified that the mere refusal of a voluntary seller to provide access to the subject property does not constitute an unusual circumstance.

The site inspection should be completed when the ground surface is visible, (e.g., no snow cover) and surface water is not frozen. If there are concerns that this requirement would result in the site visit not being conducted within 180 days of acquisition, complete the site inspection when the ground surface is visible, and then, follow-up with a confirmatory site visit when conditions are less favorable, e.g., when the property is covered by snow.

In such unusual circumstances where the agency cannot do an on-site visual inspection, the AAI inquiry must include (1) visually inspecting the subject property using another method (e.g., aerial imagery for large properties), or visually inspecting the subject property from the nearest accessible vantage point (e.g., property line or public road for small properties); and (2) documenting efforts undertaken to obtain access and an explanation of why such efforts were unsuccessful. If an agency cannot do an on-site visual inspection, the final report must include an assessment and comments by the environmental professional on the significance of the failure to conduct a visual on-site inspection of the subject property with regard to the ability to identify conditions indicative of releases or threatened releases on, at, in, or to the subject property, if any.

In conducting the on-site visual inspection, the personnel conducting the visit must maintain a photograph log and property or site map that identifies the locations of photographs taken and approximate direction of view.

To the extent that the property and on-site structures and improvements are not obstructed by water, adjacent buildings and/or structures, or other physical obstructions, the following are key areas that personnel must note and observe while conducting the on-site visual inspection:

- Inspect and observe the property’s periphery.
- To the extent possible, observe the adjacent and surrounding properties during the site visit, so as to determine current, and if possible, past uses that may help indicate environmental conditions of the adjoining and surrounding properties or the property.
- Walk or drive along all roads or paths to determine whether these roads or paths were used as an avenue for the illegal disposal of solid and hazardous wastes or petroleum products.
- Inspect the periphery and interior of all structures on the property. This includes the accessible common areas in the structures that are expected to be used by occupants or the public, maintenance and repair areas, and the occupant spaces. Guidance states inside of all structures should be inspected. Occasionally, there are old structures that are unsafe to enter. In such cases, look through windows or openings if possible, but do not go inside. Document the inability to enter the structure on the worksheet.
- Inspect all current and previous areas likely to involve, or have involved, the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.
- Observe and note the topographic conditions of the property and the general topography of the surrounding property that can be observed from the subject property’s periphery.
- Observe all sewage disposal systems (e.g., on-site septic systems, and cesspools).
- Observe above-ground storage tanks, underground storage tanks, vent pipes, fill pipes, and access ways indicating the presence of underground storage tanks.
- Note strong, pungent, or noxious odors detected during the on-site inspection.
- Describe in the written report all drains, pools or sumps containing liquids likely to be hazardous substances or petroleum products to the extent that one observed these features or learned of them through interviews or records review.
- Describe in the written report all electrical or hydraulic equipment known or suspected to contain PCBs.
- Inspect stains or corrosion on floors, walls, ceilings, soils or concrete except for staining from water.
- Observe pits, ponds, and lagoons, particularly if they were used in connection with waste disposal or waste treatment. To the extent possible, observe pits, ponds, or lagoons on properties adjoining the subject property.
- Observe all wells (including dry wells, irrigation wells, drinking water supply wells, injection wells, abandoned wells, or other wells).
- Observe known or suspected areas of on-site waste disposal.

Please note that while it is intended as a useful guide, it is not all inclusive and does not meet all the requirements for the AAI rule.

For example, the worksheets do not include the four documentation requirements that must be included in the report. Additionally, in order to meet the statutory requirements for any of the defenses to liability following acquisition, a landowner must meet certain threshold requirements and satisfy continuing obligations not addressed in this guidance. The worksheets are not exhaustive and should be tailored based on professional judgment and site conditions.

A. Property Use(s)

1. Are there currently structures and improvements on the property? If yes, provide a physical description of all structures and improvements, including their condition and location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): ____.

2. Is there evidence that there were past structures and improvements on the property? If yes, provide a physical description of all evidence of structures and improvements, including their condition and location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): _1,3____.

Foundation & associated corral fencing, well, cattle tanks.

3. Is there evidence of past or current agricultural use such as livestock, crop raising, nurseries, or agricultural drainage, including surface, and subsurface drains? If yes, describe the operations. Provide physical description of operations and identify the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): N/A____.

Potential irrigation ditches, relic corrals and earthen cattle tanks indicating past livestock use.

4. Is there evidence of current or past oil or gas exploration or development? If yes, describe the operations. Provide physical description of the activities and list out and identify the associated structures and improvements and identify the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A____.

N/A.

If yes, does the property have any oil or gas drilling pads, holding ponds, or conveyance pipelines and structures? If yes, describe the operations and improvements and identify the location(s) on a property or site map.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): _N/A____.

Is there evidence of current or past spills or releases of hazardous substances or pollutants, contaminants, petroleum and petroleum products related to the oil or gas exploration and development? If yes, describe and provide the location(s) of the potential spills and releases on a property or site map.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): _N/A_____.

5. Is there any evidence of current or past strip mining, hard rock mining, placer mining ,piles or other extractive mineral activities? If yes, describe the operations. Provide physical description of the activities and list the associated structures and improvements (e.g., waste rock piles, mill sites, and mill tailings) and identify the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_____.

If there is evidence of current or past minerals extraction operations, are there indications of the use, storage, or release of chemicals (e.g., fuel storage tanks, cyanide or chemical use at mill sites). If yes, describe the operations and provide physical description of the evidence and provide the location(s) on the property or site map.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): _N/A_____.

If there is evidence of current or past minerals extraction operations, are there other potential environmental concerns such as draining adits or acid mine drainage, waste rock or mill tailings in or adjacent to streams and surface waters? If yes, provide physical description and provide the location(s) on a property or site map.

☐ Yes ☐ No ☒ Not Applicable Log Identification Number(s): _N/A_____.

If there is evidence of current or past minerals extraction operations, are there physical safety hazards such as open adits, vertical shafts, or heavy equipment? If yes, provide physical description of the hazards and the location(s) on a property or site map.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): __N/A_____.

If the areas of current or past mineral extraction activities (e.g., mine sites or mill sites) are not accessible for inspection, describe the reason for the inaccessibility.

6. Describe and note the topographic conditions of the property and the general topography of the area surrounding the property that can be observed from the subject property's periphery. Identify and locate on a property or site map any key topographic features that may relate to off-site or on-site contaminant migration. Photographic Log Identification Number(s): __2_____.

Generally flat valley with a single wash bisecting the Property.

7. Is there evidence of modified topography or unnatural topographic features such as fill dirt brought onto the property, cover for dumps, mounds, fill areas, or depressions? If yes, provide a physical description and provide the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): __N/A__.

Earthen cattle tanks.

8. Is there any evidence of dumping, burying, or burning of waste materials on the property? Such evidence can include drums, industrial waste, petroleum products, labeled or unlabeled drums or other containers, pesticide containers, household and farm debris, automotive or industrial batteries, and building demolition debris. If yes, describe the evidence and provide information relating to the waste materials and disposal areas and identify the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): __5__.

De minimis farm and demolition debris: concrete.

9. Are there roads and/or paths on the property? If yes, provide a description and indicate the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): __6__.

Utility road crosses the Property, no roads are maintained.

If the property has roads and/or paths, is there evidence of illegal or unauthorized dumping activities? If yes, describe the dumping and waste materials. Based on observations, indicate the approximate age of the wastes and the location(s) on a property or site map.

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): __N/A__.

B. Hazardous Materials and Substances

1. Is there evidence that current operations on the property involve the processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products (e.g., official or unofficial shooting ranges; gasoline station; equipment or vehicle repair; printing facility; dry cleaners; photographic developing laboratory; analytical laboratory; junkyard; bone yard; landfill; or as a waste treatment, storage, disposal, processing, or recycling facility)? If yes, describe the operations and provide information relating to the chemical use and storage and identify the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_____.

*If yes, is there evidence that there has been a spill or release of hazardous substances, petroleum products, or other potential environmental problems on the property associated with **current operations**? If yes, describe the nature and location(s) of the release and the quantities and types of hazardous substances and identify the location(s) on a property or site map. This includes staining of soils and floors in areas utilized for the use and/or storage of hazardous materials.*

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): _N/A_____.

2. Is there evidence that **previous operations** on the property involved the processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products,(e.g., official or unofficial shooting ranges, gasoline station, equipment or vehicle repair, printing facility, dry cleaners, photographic developing laboratory, analytical laboratory, junkyard, bone yard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility)? If yes, describe the operations and provide information relating to the chemical use and storage and identify the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_____.

N/A

*If yes, is there evidence that there has been a spill or release of hazardous substances, petroleum products, or other potential environmental problems on the property associated with **past operations or tenants**? If yes, describe the nature and location(s) of the release and the quantities and types of hazardous substances and identify the location(s) on a property or site map. This includes staining or soils and floors in areas utilized for the use and storage of hazardous materials.*

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): _N/A_____.

3. Is there evidence that the property has ever been used for any form of illegal activities that may involve the processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products (e.g., illegal drug laboratories, marijuana farms, stills, waste disposal sites)? (Any illegal activities may present very dangerous safety, chemical, or explosive hazards. LEAVE the area immediately and report to appropriate law enforcement officials.) If yes, describe the activities and provide information relating to the chemical use and storage and identify the location(s) on the property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A_____.

N/A.

4. Is there evidence of use, storage, mixing, or disposal of industrial drums (typically 55 gallons) or sacks of chemicals, automotive or industrial batteries, pesticides (e.g., herbicides, insecticides, and fungicides), paints, solvents, or other chemicals at the property? If yes, describe and indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A

5. Are there any unidentified substance containers on the property? If yes, describe the size, quantity, and condition of the containers. Indicate their location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

6. Is there evidence of use of chemicals, automotive or industrial batteries, pesticides (e.g., herbicides, fungicides, and insecticides) paints, solvents, or other, on fence lines, rights-of-way, airstrips, heliports, or crop duster operations? If yes, describe the evidence and indicate location(s) on a property or site map. ☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

7. Is there evidence of oiled roads, oil seeps and slicks, staining on the soil and/or cracked concrete, asphalt, adjacent to stormwater drains, or other surfaces? If yes, describe and indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

8. Does the property have any above-ground or underground storage tanks or indications of the presence of abandoned above-ground or underground storage tanks, such as any vent pipes, fill pipes, access ways indicating a fill pipe, concrete or asphalt pads or

patches, fill stands, islands, or dispensers? If yes, describe and identify what materials the tanks hold or held and identify the tank locations.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

If the property has above-ground or underground storage, is there any evidence of spill or releases. If yes, describe and indicate the location(s) on a property or site map. ☐ Yes ☒ No ☐ N/A Photographic Log Identification Number(s): ____.

9. Is there evidence or any indications that an above-ground or underground storage tank had been installed on the property in the **past**? Indications can include the presence of tank pads, vent pipes, fill pipes, access ways indicating a fill pipe, or dispensers on the property or adjacent to any structure on the property. If yes, describe the evidence and identify the tank location(s). If known, provide the dates of tanks removal.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

If above-ground or underground storage were previously present, is there any evidence of spill or releases. If yes, describe and indicate the location(s) on a property or site map. ☐ Yes ☒ No ☐ N/A Photographic Log Identification Number(s): ____.

10. Does the property have any electric transmission lines, transformers, capacitors, or any hydraulic equipment such as elevators, presses, lifts, or doors? If yes, describe the equipment. Indicate whether any of the equipment is labeled as either containing PCBs or free of PCBs. Record information from any identification tags and indicate the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): 6____

500 kV transmission line, PBC-free (post 1970).

If the property has electrical transmission lines, transformers, capacitors, or hydraulic equipment, is there any evidence of leakage, or the presence of PCBs? If yes, describe and indicate the location(s) on a property or site map.

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): __N/A__.

11. Is there any evidence that, in the **past**, the property had electric transmission lines, transformers, capacitors, or any hydraulic equipment such as elevators, presses, lifts, or doors? If yes, describe the evidence and indicate, if known, when and what type of equipment was present. If known, indicate whether any of the equipment contained PCBs and indicate the former location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): ____N/A____.

Only the existing transmission line.

12. Does the property have potential mercury-containing materials such as fluorescent lights, button batteries, thermostats, thermometers, manometers, medical devices, pressure gauges, switches, relays, sink traps, and medical waste? If yes, identify the materials. Include the quantity and a description of the condition of the equipment and identify the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): ____N/A____.

N/A.

13. Is there evidence of any pipelines, utility lines, railways, entry or exit ports and associated structures, either buried or overhead, or crossing the property? If yes, describe the structures and indicate the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number(s): ____N/A____.

Appears to be a water pipeline near the old building structure.

If yes, is there any evidence of any spills or releases associated with them? If yes, describe the evidence and indicate the location(s) on a property or site map. ☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): ____N/A____.

14. Is there any evidence of contamination (e.g., hazardous substances or petroleum products) or other materials (e.g., soil or rock) migrating from adjacent or nearby properties onto the site? If yes, describe and indicate the location(s) on a property or site map. Also indicate if the migration appears to be current or pre-existing. ☐ Yes ☒ No Photographic Log Identification Number(s): N/A_____.

N/A.

15. Is there any evidence of any drains, pools or sumps that contain liquids likely to be hazardous substances or petroleum products? If yes, describe and indicate the location(s) on a property or site map. If known indicate what structure or site operations may be associated with the drains, pools or sumps. ☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

16. Does the property have structures (e.g., buildings, water towers, or lead smelters) or soils surrounding structures on site that might indicate the presence of possible lead in dust, old paint (e.g., peeling, chipping, chalking, or cracking lead-based paint), or that were built before 1978 (or of unknown construction dates)? If yes, identify the structures. Include a description of the lead and the location(s) (interior or exterior of structures) and identify the location(s) on a property or site map. If the property has possible lead-based paint, also indicate whether the paint is peeling and whether there is evidence of paint chips on the ground surrounding the structures.
☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

If a structure contains lead, is there any indication of the structure's intended use, or is it to be demolished? Provide a description of the intended use and the location(s) on a property or site map.

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): __N/A__.

17. Does the property have structures containing known asbestos-containing materials (ACMs) or suspected ACMs (e.g., fire proofing, acoustical plaster, siding, floor tiles, roofing shingles, mastic, insulation, or vermiculate)? If yes, describe the structure and the ACMs. Indicate the condition of the ACMs and identify the location(s) on a property or site map.
☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

Concrete is present, appears to be inert.

18. Does the property have floor drains in any structures or areas where hazardous materials are or were used or stored? If yes, provide a description including the current and previous use of the structure (if known) and observed operations and types of hazardous materials. Also indicate the location(s) of the floor drains in the structures, the structures on a property or site map and where the floor drain discharges to. ☐Yes ☒No Photographic Log Identification Number(s): N/A.

N/A.

In the areas with floor drains, is there evidence of any chemical stains present on the walls or floors of the structures where hazardous materials are or were used or stored? If yes, indicate those areas or structures with chemical staining and the location(s) on a property or site map. ☐Yes ☐No ☒Not Applicable Photographic Log Identification Number(s): N/A.

19. Are there any floors, drains, ceilings, or walls stained by substances other than water or that are emitting foul or unnatural odors (e.g., mold or mildew)? If yes, describe the current and past site operations and indicate the location(s) on a property or site map. ☐Yes ☒No Photographic Log Identification Number(s): N/A.

N/A.

20. If there are structures on the property, is there indication of how the structures are heated and cooled? If yes, describe the refrigeration or cooling systems and indicate whether they may contain Freon and other regulated substances. For the heating systems, identify the heating and fuel source (e.g., heating oil, gas, electric, radiators from steam boiler fueled by gas). Locate the major components of the heating and/or cooling system(s) on a property or site map. ☐Yes ☒No Photographic Log Identification Number(s): N/A.

N/A.

C. Water/Waste Water

1. Does the property have surface water such as pits, ponds, lagoons, rivers, creeks, or ocean? If yes, describe the type of surface water and its location(s) on a property or site map. ☒Yes ☐No Photographic Log Identification Number(s): 2.

Ephemeral Tangle Creek, earthen cattle tanks.

If the property has surface water (e.g., pits, ponds, or lagoons), is there evidence of any unnatural characteristics (e.g., color, sheens, odors, sterile). If yes, describe and indicate the location(s) on a property or site map. If known, indicate whether the unnatural characteristics are associated with an activity related to the property and whether the situation is new or pre-existing.

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): __2__.

3. Standing water in shallow depressions did not have any unnatural characteristics.

If the property has surface water, is there evidence of activities that may have resulted in hazardous materials dumping in water bodies (e.g., used for agricultural, commercial or industrial purposes, marinas, or docks)? If yes, describe and indicate if this is a current or past activity. Indicate the location(s) on a property or site map.

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): __2__.

If property has surface water, is there any evidence of unusual or unexpected bank erosion or other unusual characteristics in running water bodies such as rivers, streams, or drain channels? If yes, describe and indicate if this is a current or past activity. Indicate the location(s) on a property or site map.

☐ Yes ☒ No ☐ Not Applicable Photographic Log Identification Number(s): __2__.

2. Is there evidence that the property has ever been served by an on-site drinking water supply well? If yes, describe the well and its condition and provide the location(s) on a property or site map. If the well is no longer used, indicate whether it has been properly abandoned. If no, indicate whether the property is supplied by an off-site water source.

☒ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

Water pipeline at well foundation.

If the property has a well, is there evidence of any contamination of the water supply or of the nearby soils? If yes, describe the contamination.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): __N/A__.

3. Is there evidence that the property has ever been served by one or more non-potable water system(s) (e.g., agricultural well, livestock troughs, fire suppression, process water, irrigation, cooling). If yes, describe each system including the condition and provide the location(s) on a property or site map. If the system is no longer used indicate whether it has been properly abandoned.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A

If the property has a non-potable well, is there evidence of any contamination of the water supply or of the nearby soils? If yes, describe the contamination.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): __N/A.

4. Other than stormwater or sanitary wastewater discharges from restrooms, kitchens, or other household-type uses, is there evidence of industrial or other wastewater discharges on or adjacent to the property? If yes, describe the discharge and indicate if it is an ongoing or past activity. Indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A_____.

N/A.

5. Is there evidence that the property has ever had an on-site sanitary wastewater treatment and disposal systems such as septic systems, sewage lagoons, or public sewer connection? If yes, describe the system and indicate those structures and operations that discharged to the system. Provide the location(s) of the system on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A_____.

N/A.

If the on-site waste water treatment and disposal system is no longer used, is there evidence that it has been closed? If yes, describe the closure method.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): __N/A_____.

6. Is there evidence that the property discharged other waste water to an off-site facility? If yes, provide a description.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A_____.

N/A.

7. Is there evidence of other wastewater treatment or disposal facilities (e.g., oil water separators, ponds, pits, or lagoons) on the property that may have been used for waste disposal? If yes, describe and provide the location(s) on a property or site map and identify the property or site operations that may have discharged to the systems.

☐ Yes ☒ No Photographic Log Identification Number(s) __N/A_____.

N/A.

8. Is there evidence of any other existent discharges, drains, or grates? If yes, describe and indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

D. Other

1. Is there any evidence that any monitoring wells on the property? If yes, describe and explain the purpose of the wells, if known, and indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

If the monitoring wells were installed and are no longer used, is there evidence that the wells were properly abandoned according to applicable regulatory requirements. If yes, describe and indicate, if known, the date(s) of well abandonment.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): __N/A__.

2. Is there evidence of stressed vegetation on the property (e.g., bare ground, distressed vegetation, dead vegetation, or unusually lush vegetation) that is not associated with insufficient or too much water? If yes, describe the evidence and indicate the location(s) on a property or site map and any current or past site activities or operations in the area, if known.

☐ Yes ☒ No Photographic Log Identification Number(s): ____N/A__.

N/A.

3. Are there invasive or non-native plants on the property? If yes, please indicate the location(s) and name(s), if known (e.g., kudzu, *Phragmites*, cheatgrass), and approximate area covered by the plants. Also indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_.

None observed.

If yes, is there any indication of an attempt(s) to remove or eradicate the invasive or non-native species? If yes, describe the actions taken and indicate the location(s) on a property or site map and any current or past site activities or operations in the area, if known.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_.

Are there indications of any vegetation control programs (e.g., along transmission lines, fence lines, rights-of-ways, or pipelines) done on the property? If yes, describe the program and types of activities.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_.

4. Is there anything else observed that could indicate the presence of hazardous substances, petroleum products, or other potential environmental problems on the property? If yes, provide a description and indicate the location(s) on a property or site map and how it relates to current and past activities or operations. ☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_.

N/A.

E. Surrounding Property Use

1. As can be observed from the periphery of the property, are there structures and improvements on the surrounding property? If yes, provide a physical description of the observable structures and improvements.

☒ Yes ☐ No Photographic Log Identification Number(s): _N/A_.

Unpaved road, OHV trail, grazing and associated improvements.

2. As can be observed from the periphery of the property, is there evidence that there were structures and improvements on the surrounding property in the past? If yes, describe the evidence.

☒ Yes ☐ No Photographic Log Identification Number(s): _N/A_.

See above (Question E.1).

3. As can be observed from the periphery of the property, is there evidence that **current operations** on the surrounding property involve the processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products, (e.g., shooting ranges, gasoline station, equipment or vehicle repair, printing facility, dry cleaners, photographic developing laboratory, analytical laboratory, junkyard, bone yard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility)? If yes, describe the operations and identify the location(s) on a property or site map.
☐Yes ☒No Photographic Log Identification Number(s): __N/A__.

N/A.

4. As can be observed from the periphery of the property, is there evidence that **past operations** on the surrounding property involved the processing, handling, management, disposal, storage, manufacture, or transportation of hazardous substances or petroleum products (e.g., shooting ranges, gasoline station, equipment/vehicle repair, printing facility, dry cleaners, photographic developing laboratory, analytical laboratory, junkyard, bone yard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility)? If yes, describe the evidence and identify the location(s) on a property or site map.
☐Yes ☒No Photographic Log Identification Number(s): __N/A__.

N/A.

5. Is there evidence of any other nearby land uses or activities, especially upstream or up gradient that might have had a waste or dump site? For example, are there upstream or up-gradient active or abandoned mine sites that may adversely affect or threaten the property? If yes, describe evidence and the land use or activity and identify the location(s) on a property or site map.
☐Yes ☒No Photographic Log Identification Number(s): N/A

N/A.

6. Is there evidence of any hazardous substance or pollutant or contaminant spill or release, or other potential environmental

problems on any adjacent or nearby properties? If yes, describe the evidence and the release and provide the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

7. As can be observed from the periphery of the property, is there any evidence of contamination (e.g., hazardous substances or petroleum products) or other materials (e.g., soil or rock) migrating from adjacent or nearby properties onto the property or site? If yes, describe and indicate the location(s) on a property or site map. Also indicate if the migration appears to be current or pre-existing.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

8. As can be observed from the periphery of the property, is there evidence of any current or past agricultural drainage, surface drains, subsurface drains, or field runoff discharging from the adjacent properties onto the property or site. If yes, describe the discharge and indicate the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

9. As can be observed from the periphery of the property, is there evidence of oil or gas exploration or development on the adjacent and surrounding property? If yes, describe the operations and identify the location(s) on the property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A__.

N/A.

If yes, is there any evidence of oil or gas drilling pads, holding ponds, or conveyance pipelines and structures on the adjacent and surrounding property? If yes, describe the operations and improvements and identify the location(s) on a property or site map.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): __N/A__.

As can be observed from the periphery of the property, is there evidence of current or past spills or releases of hazardous substances or pollutants, contaminants, petroleum and petroleum products related to the oil or gas exploration or development? If yes, describe and provide the relative location(s) on a property or site map.

☐ Yes ☐ No ☒ Not Applicable Photographic Log Identification Number(s): _N/A_____.

10. As can be observed from the periphery of the property, is there any evidence of strip mining, hard rock mining, piles, or other extractive mineral activities on the adjacent and surrounding property? If yes, describe the operations and identify any associated structures and improvements (e.g., waste rock piles, mill sites, or mill tailings) and identify the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): N/A_____.

N/A.

11. As can be observed from the periphery of the property, is there evidence of the use, storage, or release of hazardous substances (e.g., fuel storage tanks, cyanide or chemical use at mill sites) associated with the minerals extraction operations on the adjacent and surrounding property. If yes, describe the evidence and provide the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): __N/A_____.

N/A.

12. As can be observed from the periphery of the property, describe and note the topographic conditions of the surrounding property and the general topography of the area. Identify and locate on a property or site map any key surrounding topographic features that may relate to off-site or on-site contaminant migration. Photographic Log Identification Number(s): __N/A_____.

Hilly to flat.

13. As can be observed from the periphery of the property, does the surrounding property have evidence of modified topography or unnatural topographic features such as fill dirt brought onto the property, cover for dumps, mounds, fill areas, or depressions? If yes, provide a physical description and provide the location(s) on a property or site map.

☐ Yes ☒ No Photographic Log Identification Number(s): _N/A_____.

N/A.

14. As can be observed from the periphery of the property, does the surrounding property have evidence of bare ground that should have vegetation, distressed vegetation, dead vegetation, or unusually lush vegetation that is not associated with insufficient or too much water? If yes, provide a description and indicate the location(s) on a property or site map and any current or past site activities or operations that may have contributed to the conditions.

☐ Yes ☒ No Photographic Log Identification Number(s): N/A.

N/A.

15. As can be observed from the periphery of the subject property, does the surrounding property have invasive or non-native plants? If yes, please indicate the location(s) and names of the plants (e.g., kudzu, *Phragmites*, or cheatgrass), and approximate area covered by the plants. Also, indicate the location(s) on a property or site map.

☒ Yes ☐ No Photographic Log Identification Number: N/A.

None observed.

If yes, is there any indication of an attempt(s) to remove or eradicate the invasive or non-native species on the surrounding property? If yes, describe the actions and indicate the location(s) on a property or site map and any current or past site activities or operations in the area (if known). ☐ Yes ☒ No
Photographic Log Identification Number: N/A.

Is there any indication of any vegetation control programs (e.g., along transmission lines, fence lines, rights-of-ways, or pipelines) done on the surrounding property? If yes, describe the program and types of activities.

☐ Yes ☒ No Photographic Log Identification Number: N/A.

16. Is there anything else observed that could indicate the presence of hazardous substances, petroleum products, or other potential environmental problems on the property or surrounding properties? If yes, provide a description and indicate the location(s) on a property or site map and how it does or may threaten the property or site.

☐ Yes ☒ No Photographic Log Identification Number(s): N/A.

N/A.

Name, title and signature of person conducting site visit survey:

Name: Christopher

Signature: *Christopher Rife*

Date of visit: 3/7/2025

APPENDIX N
Office of the State Fire Marshal
Response to Public Records Request

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Jacob Avila

Sent: Friday, February 28, 2025 2:47 PM

To: Diana Sandoval <dsandoval@westlandresources.com>

Subject: Public Records Request Documents [thread::rqxDHlyrKQaeTZbz72UWjhA::]

Hello Diana Sandoval,

Your PRR number: PRR-423000627.

The Office of the State Fire Marshal has no documents in regards to this public records request. This email serves as completion of your request. Should you need additional information, please don't hesitate to reach out.

Thank you,

Department of Forestry and Fire Management
1110 W. Washington Street
Suite 500
Phoenix, AZ 85007
602.771.1400



thread::rqxDHlyrKQaeTZbz72UWjhA::

APPENDIX O

Resumes

MARK TAYLOR

PRINCIPAL ENGINEER

SUMMARY

Mark is an engineering Principal and one of WestLand's founders. He has over 40 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 systems and energy efficiency topics in numerous forums.

EXPERIENCE

40+ YEARS

EDUCATION

MBA

University of Arizona

BS, Civil Engineering

University of Arizona

REGISTRATION

Arizona #22999, 1989

California #44219, 1989

New Mexico #14546, 1999

PROFESSIONAL

MEMBERSHIPS

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

SELECT PROJECT EXPERIENCE

Town of Florence's Territory Square Planned Area Utility Master Plan Project

Principal Engineer. WestLand provided professional engineering services to develop a Water Resources Master Plan for the Town of Florence's Territory Square Planned Area. The project included determining the major water and sewer infrastructure required to serve the overall project area covering approximately 623 acres. WestLand's plan defined those water system planning elements that were most important to the utility, evaluated the existing system for service and upgrade requirements, and planned the infrastructure.

City of Coolidge Water Resources Master Plan

Principal Engineer. WestLand provided professional engineering services to develop a Water Resources Master Plan for Coolidge. The purpose of the Water Resources Master Plan was to provide Coolidge a reference document explaining the different types of water, the regulations placed on these types of water, how water use differs between sectors in Coolidge, and factors that could impact future use. The Water Resources Master Plan provided Coolidge an understanding of what the future water demands of their planning area might be and the resources available to meet that demand. This report discussed options for the City of Coolidge to put its effluent to use to benefit the City.

SELECT PROJECT EXPERIENCE

Harquahala Valley Water Project Engineering Feasibility Study

Principal Engineer. WestLand completed an engineering feasibility study for a large water delivery project involving the transportation of groundwater from the Harquahala Valley to the Central Arizona Project (CAP) canal. The project included preparation of a 171-page report which included a preliminary design, Opinion of Probable Construction Cost (OPCC), and thirty-year operations, maintenance, and replacement costs (OM&R).

Confidential Mining Client, Water Resource Planning

Principal Engineer. A future mine located in the Phoenix Active Management Area retained WestLand to prepare a water resource plan to bring water to their future mine site. The plan included an overview of Arizona water regulations, a review of the existing mine's water portfolio, presented options for obtaining additional water rights and/or permits, provided infrastructure options for conveying those water resources to the mine site, and provided preliminary capital and operational expenditures for those options.

Rio Rico Utilities, Inc., Rio Rico Water System Master Plan

Principal in Charge of the development of a water system master plan for a private water utility serving residential, commercial, and industrial customers. The master plan serves as a key guidance document for the identification of the capital components required for both existing and future customers in order to continue reliable operation, maintenance, and expansion of the water system. WestLand's plan defined those water system planning elements that were most important to the utility, evaluated the existing system for service and upgrade requirements, and planned the infrastructure to provide appropriate service to the expanding community.

Cottonwood Properties, Dove Mountain Reclaimed Water Master Plan

Principal in Charge of the preparation of the Dove Mountain Reclaimed Water Master Plan, an update to the Reclaimed Water Master Plan for the Tortolita Mountain Properties Basin that had been prepared for approximately 1,800 acres within the Dove Mountain community and included two golf courses. WestLand's revised master plan incorporated the entire 5,600-acre community with provisions for up to five 18-hole golf courses. The Dove Mountain project is served by Tucson Water's Thornydale reclaimed water reservoir and booster station. In accordance with Tucson Water's pressure and velocity requirements, WestLand performed hydraulic modeling for each of the various phasing scenarios to determine the best phasing of construction for the proposed reclaimed water system infrastructure buildout.

Willow Springs Utilities, LLC, Willow Springs Water Master Plan

Principal in Charge of the preparation of a water master plan for the 4,600-acre Willow Springs project, a development that includes approximately 6,500 residential dwelling units, two schools, 95 acres of turf (parks), and 90 acres of commercial/ mixed-use development. The purpose of the concept master plan was to provide information for the determination of required water system facilities and to present a concept for water service for the development. The master plan included pressure zones and water service operational method, population and water usage projections, and facility sizing and locations.

CHRIS RIFE

SENIOR PROJECT MANAGER

SUMMARY

Mr. Rife is a Senior Project Manager in the Environmental Department. He has over 20 years of experience in federal and state environmental regulatory programs covering a broad range of business sectors, assisting clients in accomplishing their project goals. He specializes in environmental evaluation and permitting 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. His focus in the western US has been on mining and residential land development projects; he also has experience on airport, railroad, and highway; solid and hazardous waste, and utilities projects throughout the United States and selected locations abroad. Mr. Rife has long-term relationships with several clients, as exemplified by the work completed at the two sites described below. Brief descriptions of numerous additional mining projects are provided subsequently.

EXPERIENCE

20+ YEARS

EDUCATION

M.S., Environmental Policy and Management

University of Denver

B.A., Philosophy

Humboldt State University

Additional Coursework

in Hazardous Materials
Management and Wetlands
Science

SELECT PROJECT EXPERIENCE

Pinto Valley Mining Corp., Pinto Valley Mine; Gila County, Arizona

Senior Project Manager. Mr. Rife has completed numerous environmental permitting and planning projects for this legacy copper mine in southern Arizona since joining WestLand in 2002. His prior work at this site ranges from stormwater inspections and environmental handbook authorship to participating in strategic planning and providing technical comments on regulatory agency actions potentially affecting the operation. He is currently supporting the mine operators during the U.S. Forest Service's National Environmental Policy Act evaluation of a mining Plan of Operations prepared by Mr. Rife on behalf of the client. Pinto Valley Mine lies primarily on private land but is surrounded by the Tonto National Forest and some mining-related activities use National Forest System lands. The Plan consolidates a number of previous authorizations issued by the U.S. Forest Service under separate Plans of Operations, Rights-of-Way, or Special Use Permits over the course of the 60+ year life of the facility. Mine use of National Forest System lands currently includes two tailings disposal facilities, a waste rock dump, and appurtenant infrastructure such as water pipelines, electrical transmission lines, and roads accessing these facilities. New uses of public lands, to accommodate further development of tailings disposal facilities and the open pit, are also included in the Plan. Mr. Rife worked closely with the client representative to develop the Plan, and now provides ongoing strategic and tactical support during the NEPA process. Additionally, Mr. Rife oversees WestLand's biological and cultural resources studies at the site, and provides technical review of hydrogeologic, hydrologic, geochemical, and geotechnical documents prepared by other consultants on the project team.

Cyprus Specialty Minerals, Former Satralloy Site; Steubenville, Ohio

Senior Project Manager. Mr. Rife is the environmental permitting manager for a team remediating an abandoned chromium smelter site in eastern Ohio. Mr. Rife has performed this role since 2005 when the client was notified of their

SELECT PROJECT EXPERIENCE

responsibility for the site by the Ohio Environmental Protection Agency and entered into a Consent Order for Preliminary Investigation. He assisted the client in selecting the firm that would be responsible for interim actions, a remedial investigation/feasibility study, and implementing the selected remedial action. Over the course of the project, Mr. Rife has been responsible for conducting jurisdictional delineations, biological evaluations, and cultural resources studies to support permit applications under the federal and state programs authorizing fill of wetlands and waterways. For three separate “interim action” projects, Mr. Rife was responsible for preparing preconstruction notifications under the Clean Water Act Section 404 Nationwide Permit No. 38, Cleanup of Toxic and Hazardous Waste, to fill waters of the United States, as well as an application to fill Ohio-regulated isolated wetlands. He has participated in construction/demolition contractor selection process, including reviewing design specifications for environmental permit considerations and explaining permit conditions to bidders. Mr. Rife’s biological work has supported an Ecological Risk Assessment conducted by others on the project team and (while at another firm) he managed an engineering evaluation of transportation options for heavy equipment, including design and construction of a railroad spur to the site.

Arizona Minerals, Inc., Drilling Plan of Operations Support; Santa Cruz County, Arizona

Task Manager. Mr. Rife prepared a Plan of Operations for mining exploration program on National Forest System lands.

Arizona Minerals, Inc., STA 3rd Party Contractor; Santa Cruz County, Arizona

Project Manager. Mr. Rife managed evaluation of parcels on National Forest System lands to be acquired by private client under the federal Small Tracts Act.

ASARCO, Ray Mine Phase I ESAs for Land Exchange; Ray, Arizona

Senior Project Manager. Mr. Rife managed Phase I Environmental Site Assessments of eight properties for a land exchange with a federal agency.

BHP-Billiton Legacy Assets, Closed Sites Wildlife Management Plan; Globe-Miami, Arizona

Project Manager. Mr. Rife prepared Wildlife Management Plan for five closed copper mines. He also managed a wildlife survey of underground mine features (shafts and adits) at one site, including installation of exclusions (wire mesh screens) over openings to prevent bats and raptors from entering the features, allowing the client to permanently close them.

BHP-Billiton Legacy Assets, Copper Cities Plans of Operations; Miami, Arizona

Project Manager. Mr. Rife managed preparation of Plans of Operations describing proposed geotechnical investigation and reclamation of a closed copper mine situated partially on National Forest System lands and Bureau of Land Management- administered lands.

Cardero Resources, Zonia Mine Clean Water Act Permitting Support; Wickenburg, Arizona

Senior Project Manager. Mr. Rife is currently managing jurisdictional waters, biological, and cultural resources surveys of this small inactive gold mine to prepare for a Clean Water Act Section 404 Nationwide Permit preconstruction notification to authorize waste rock dump reconfiguration activities required by the State of Arizona. A portion of the project is situated on Bureau of Land Management property, and therefore requires Notification to the agency for authorization to complete the work.

SELECT PROJECT EXPERIENCE

Cyprus Specialty Minerals, Bruce Mine Site; Bagdad, Arizona

Project Manager. Mr. Rife is the permitting manager for remediation activities at this historical copper mine site conducted under a voluntary cleanup agreement with the State of Arizona. Technical work by WestLand included a jurisdictional delineation and land management agency coordination. An “approved jurisdictional determination” was completed and submitted to the U.S. Army Corps of Engineers for review, based on a negative significant nexus evaluation. A portion of the project would be conducted on State Trust Lands administered by the Arizona State Land Department. Mr. Rife has assisted the client in coordinating with both agencies to review and approve the determination.

Cyprus Specialty Minerals, Dante Site Permitting Support; Knoxville, Tennessee

Senior Project Manager. Mr. Rife is currently managing jurisdictional waters, biological, and cultural resources surveys of this closed manganese processing facility to prepare for a Clean Water Act Section 404 Nationwide Permit preconstruction notification to authorize tailings impoundment reconfiguration activities to improve the factor of safety of the embankments.

Cyprus Specialty Minerals, Inc., Newmire Smelter Site; Telluride, Colorado

Project Manager. Mr. Rife managed a permitting project for remediation activities at this historical vanadium smelter site required under a voluntary cleanup agreement with the State of Colorado. Technical work conducted by WestLand 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 by the U.S. Army Corps of Engineers under the Clean Water Act Section 404 program.

Freeport-McMoRan Corporation, Ecosystem Function Analysis Pilot Study and Monitoring/Reporting

Project Manager. Mr. Rife conducted ecosystem function analysis pilot study at reclaimed smelter and tailings disposal facility site.

Freeport-McMoRan Inc., Clarkdale Smelter On-Call Environmental Support Services; Clarkdale, Arizona

Project Manager. Mr. Rife prepared a Spill Prevention, Control, and Countermeasures plan, and managed vegetation monitoring, at a reclaimed smelter site.

Freeport-McMoRan Inc., Iron King Permitting Support; Jerome, Arizona

Project Manager. Mr. Rife managed a permit requirements assessment of inactive copper mine, including evaluation of potential for occurrence of jurisdictional waters of the US, cultural resources, and special status species.

Freeport-McMoRan Miami, Inc., Environmental Support; Miami, Arizona

Project Manager. Mr. Rife has completed several projects at this legacy copper mine in southern Arizona. He recently managed an analysis of Clean Water Act Section 404 permit requirements for a new water pipeline from a treatment plant to the mine site, including a review of the potential jurisdictional status of drainages along the route, and an evaluation of biological and cultural resources. The analysis concluded that the project would qualify for no-notification coverage under Clean Water Act Section 404 Nationwide Permit 12, Utility Line Activities. Mr. Rife has also managed

SELECT PROJECT EXPERIENCE

an evaluation of avian control techniques to prevent nuisance birds from entering and roosting in industrial buildings at the mine. He also recently provided senior review of Phase I Environmental Site Assessments for two properties owned by the client and intended for divestment. Over the course of his involvement at this site, Mr. Rife updated the site Spill Prevention, Control, and Countermeasures plan, in accordance with current regulations, for the numerous on-site aboveground storage tanks. Mr. Rife was also responsible for managing an ongoing habitat-monitoring program required for the Pinal Creek Group, which included invasive vegetation species (tamarisk) control. He has also provided regulatory compliance support for the site-wide Aquifer Protection Permit and was co-author of a Groundwater Sampling and Analysis Plan.

Freeport-McMoRan Morenci, Inc., Environmental Support; Morenci, Arizona

Project Manager. Mr. Rife has conducted numerous projects for this legacy copper mine in eastern Arizona. He is currently responsible for supporting the client in implementing a range of assignments specified in a Management Plan prepared to protect endangered fish species that may occur in a stream on the client's property. The client may fund construction of a fish barrier to prevent predatory non-native fish and other aquatic species (crayfish) from invading the native fish refugia in the upper reaches of Eagle Creek. Mr. Rife supported a geotechnical investigation of the proposed fish barrier site, including securing authorization from the U.S. Army Corps of Engineers under Clean Water Act Section 404 Nationwide Permit 6, Survey Activities. A jurisdictional delineation, biological evaluation, and cultural resources survey of the proposed fish barrier site were completed. Consultation with the U.S. Fish & Wildlife Service and the Corps under Section 6 of the Endangered Species Act was required. Mr. Rife is also responsible for other tasks including native fish monitoring, an exotic species control study, permitting support for constructing the fish barrier, and technical review of the fish barrier design and a Safe Harbor Agreement and/or Candidate Conservation Agreement with Assurances. Mr. Rife is also managing a mitigation monitoring project for this client. Three habitat restoration sites were established along lower Chase Creek and the San Francisco River to offset impacts to Waters of the United States from fill placed in upper Chase Creek for a mine expansion project, authorized by the Corps under two separate Clean Water Act Section 404 Individual Permits. The permits specify certain vegetation establishment goals along degraded segments of these streams; WestLand prepared and implemented a planting and irrigation plan. WestLand biologists currently monitor the sites on a quarterly and annual basis, and report observations and recommendations to the client and Corps.

Freeport-McMoRan Safford, Inc., Dos Pobres/San Juan Mine Mitigation Sites; Safford, Arizona

Project Manager. Mr. Rife is responsible for managing a mitigation monitoring project for this client. Three habitat restoration sites were established along the Gila River to offset fill placed in waters of the United States for a mine expansion project, authorized under a Clean Water Act Section 404 Individual Permit. The permit specifies certain vegetation establishment goals along degraded segments of the river; WestLand prepared a planting and irrigation plan implemented by others on the project team. WestLand biologists currently monitor the restoration sites on a quarterly and annual basis, and report observations and recommendations to the client and Corps.

Gallagher & Kennedy, P.A., United Verde Mine; Jerome, Arizona

Project Manager. Mr. Rife managed a Clean Water Act permitting project for site remediation activities required under a Consent Decree for this closed mine property in central Arizona. Technical work included a biological evaluation, archaeological study and data recovery, and a jurisdictional

SELECT PROJECT EXPERIENCE

delineation. Mr. Rife completed a Clean Water Act Section 404 Nationwide Permit 38, Cleanup of Hazardous and Toxic Wastes preconstruction notification and secured authorization from the U.S. Army Corps of Engineers for the remediation project on behalf of the client. He coordinated agency and client communications, including National Historic Preservation Act Section 106 consultation regarding potential project impacts to the Jerome National Historic District.

Gallagher & Kennedy, P.A., United Verde – Verde Central Environmental Support; Jerome, Arizona
Project Manager. Mr. Rife provided environmental permitting strategy support for voluntary cleanup considered for a small, abandoned copper mine.

Golden Vertex Corp., Moss Mine Plans of Operations; Bullhead City, Arizona
Project Manager. Mr. Rife managed environmental resource studies to support Plans of Operations for exploration and mining of a proposed expansion of a small gold and silver mine, and is currently managing biological and cultural resources surveys required by the Bureau of Land Management.

IMERYS, Santa Rita Limestone Quarry; Sahuarita, Arizona
Project Manager. Mr. Rife supported this client in an exploration drilling program on public lands. The existing quarry occupies both U.S. Forest Service and Bureau of Land Management administrated property. Mr. Rife prepared separate Plans of Operations for the agencies to evaluate the different exploration programs on the two portions of the site. The Bureau of Land Management has approved the Plan for the program on their property, while the Forest Service is currently completing a National Environmental Policy Act evaluation of the Plan for the program on National Forest System lands. Depending upon the outcome of the exploration programs, the client may consider expanding the existing facility within either or both agencies' lands. A new Plan of Operations for the expanded facility would be required for either scenario.

Kennecott Exploration Company, Inc., Stockton/Ophir Due Diligence; Utah
Project Manager. Mr. Rife conducted a risk evaluation of mining district for site development by copper mine exploration firm.

Kirkland Mine, BLM MPO and NEPA Support; Kirkland, Arizona
Senior Technical Reviewer. Mr. Rife provided senior technical review of Plan of Operations and Environmental Assessment for a proposed small pozzolan mine.

Redhawk Resources, Copper Creek Permit Evaluation and Environmental Services; Mammoth, Arizona
Task Manager. Mr. Rife provided technical support for permit evaluation of proposed copper mine at a historical mining site.

Resolution Copper, Resolution Mine Site; Superior, Arizona
Task Manager. Mr. Rife has participated in numerous projects at this proposed new underground copper mine in southern Arizona. He completed a comprehensive comparison of the biological and cultural resources of the proposed tailings disposal facility site to another large site that the client is contemplating to acquire and use as a mitigation parcel. He also updated a series of studies on seeps and springs at the proposed mine site and vicinity to standardize the description terminology and nomenclature for the resources. Most recently, Mr. Rife conducted Environmental Site Assessments

SELECT PROJECT EXPERIENCE

and Ecological Overview studies for a set of private properties for a land exchange for targeted public lands. He visited the 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. Historically, Mr. Rife also prepared a comprehensive permitting schedule to assist in planning the new mine and assisted in updating Environmental Management System for the site, using corporate guidelines.

Rosemont Copper Company, Rosemont Project; Santa Cruz County, Arizona

Project Manager. Mr. Rife conducted a range of assignments to support finalizing the General Plan of Operations and other environmental resource studies for this proposed new mine in southern Arizona. He has reviewed numerous Monitoring Plans, prepared by various members of the project team, to ensure that specified protocols will meet various obligations identified in the U.S. Forest Service's Final Environmental Impact Statement for the project. He also prepared the Biological Monitoring Plan for the same purpose; this plan details the procedures and schedule for biological resource monitoring requirements that the client must pursue pursuant to the Forest Service's Mitigation Measures and the U.S. Fish and Wildlife Service's Biological Opinion. Mr. Rife also managed a database development assignment to convert an extensive set of Excel spreadsheets from the client's vegetation and water quality monitoring programs to relational databases, and in the future will use "tablet" computers for field data collection and reporting. Mr. Rife also managed a GIS assignment; WestLand's graphics group prepared a custom "Geoportal" that links all spatial data and reports to a secure online website to allow the project team access to digital copies of relevant data based on site mapping.

Confidential Client, Agricultural Property Phase I ESA for Solar Array

Mr. Rife conducted a Phase I Environmental Site Assessment of 1,622 acres of agricultural land proposed for development as a solar farm. The assessment identified a range of recognized environmental conditions associated with agricultural chemical use, petroleum product releases, and unregulated waste disposal.

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.

SELECT PROJECT EXPERIENCE

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.)

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.

JOEL DIAMOND

PRINCIPAL BIOLOGIST

SUMMARY

Dr. Diamond has an M.S. in wildlife biology and a Ph.D. in Ecology from Utah State University. He has been working with wildlife/wildlands for 22 years with a focus on landscape scale modeling and evaluating the impact of management actions. Joel has worked extensively across Utah, Arizona, Colorado and New Mexico. Work in these states has included but is not limited to; creating bat distribution models for eight DoD installations, evaluating the landscape level impact of large scale solar developments, assessing the impact of military training on 918 golden eagle nests across the southwest, modeling wildfire spread, bio-control of invasive grasses at large spatial scales, monitoring bat populations at large spatial and temporal scales and inventory and survey of over 7,000 abandoned mine features for bat use. Dr. Diamond has publications focused on; long-term mark-recapture studies, Townsend's big-eared bat roost suitability estimates and development of bat monitoring protocols, impacts of prescribed fire on small mammal and bird communities, recovering degraded sagebrush steppe habitat with targeted grazing, seedbank response to wildfire and grazing, evaluating the effectiveness of management actions in National Parks and Golden Eagle nesting habitat modeling. Joel's work history includes ten years as a regional manager for the Arizona Game and Fish Department, five years as an instructor at Utah State University, three years with the Utah Division of Wildlife, ten years contracting for the Utah Division of Oil, Gas and Mining and three years with General Dynamics. Dr. Diamond's breadth of experience and education provide a robust base for evaluating the impact of management actions in Utah, Arizona, Colorado and New Mexico.

EXPERIENCE

22 YEARS

EDUCATION

Ph.D., Ecology

Utah State University

M.A., Wildlife Biology

Utah State University

B.A., Biology/Zoology

Southern Utah University

SELECT PROJECT EXPERIENCE

Golden Vertex Corp, Moss Mine Right of Way Preconstruction Biological Surveys

Senior Biologist. Managing field activities and processing incoming data from the Moss Mine Phase III Right of Way - a transmission corridor extending 7 miles from municipal sources to the mine site. The project involves the survey for special-status species (ESA and BLM sensitive species) along a linear corridor to allow for transmission line installation and access.

Arizona Minerals Inc., 2019 Bat Roost Habitat Survey in the Patagonia Mountains

Senior Biologist. The objectives of the 2019 surveys were to: 1) re-survey maternity roosts, high-use roosts, and document the presence or absence of bats and sign; 2) evaluate previously unsurveyed abandoned mine features as possible bat roosting habitat in the vicinity of the re-surveyed features; and 3) identify bat species roosting within these features and/or foraging nearby based on visual identification and acoustic recordings. The survey was conducted within and at the openings of abandoned mine features located on private lands and U.S. Forest Service lands administered by the Coronado National Forest. Dr. Diamond's role in this project consisted of project design and analysis.

SELECT PROJECT EXPERIENCE

Rosemont Copper, 2019 Lesser Long-Nosed Bat Roost Monitoring and Reconnaissance-Level Bat Surveys

Senior Biologist. Reconnaissance-level internal underground abandoned mine roost surveys of features that have potential to be used by bats. These bat survey methodologies fulfill, in part, the monitoring requirements outlined in FS-BR-25 in the Final Environmental Impact Statement for the Project and conservation measures K 5, 6.1-6.5, 7, and 7.1 7.6 of the Biological Opinion for the Project. Dr. Diamond's role in this project consisted of project design and analysis.

Resolution Copper, Queen Creek Project Vegetation Assessment

Senior Biologist. WestLand was retained by Resolution Copper to provide a vegetation assessment of Resolution and BHP Mineral Resources, Inc. properties along the Queen Creek riparian corridor from U.S. Highway 60 to Perlite Road in Pinal County, Arizona. The Queen Creek Project is being considered as potential mitigation to compensate for unavoidable impacts to ephemeral drainages as a result of the Resolution Copper Project. Dr. Diamond's role in this project consisted of project design and analysis.

BHP Mineral Resources Inc., Migratory Bird Treaty Act Evaluation for the Hook Exploration Drilling Plan of Operations

Senior Biologist. Evaluation of the potential impacts of exploration drilling at two sites on National Forest System lands (i.e., the Tonto National Forest [TNF]) administered by the U.S. Forest Service (USFS). WestLand Resources, Inc. (WestLand) was retained by BHP to evaluate the potential for birds protected under the Migratory Bird Treaty Act to be impacted by the proposed exploratory drilling pad sites and their existing and proposed access roads. Dr. Diamond's role in this project consisted of project design and analysis.

Rosemont Copper Company, 2019 Aquatic Invasive Species Monitoring

Senior Biologist. WestLand monitored for aquatic invasive species in 2019 in the vicinity of the planned Rosemont Copper Project. Pursuant to the monitoring guidelines provided in the draft Invasive Species Management Plan, revision 2, which summarizes the mitigation, monitoring, and reporting requirements detailed in the U.S. Fish and Wildlife Service Biological and Conference Opinion for the Rosemont Copper Mine and the U.S. Forest Service Final Environmental Impact Statement for the Rosemont Copper Project. Dr. Diamond's role in this project consisted of project design and analysis.

Rosemont Copper Company, 2019 Yellow-Billed Cuckoo Survey

Senior Biologist. The Project includes private lands and lands managed by the Coronado National Forest (CNF) in the northern Santa Rita Mountains, Pima County, Arizona. The purpose of this survey was to determine the presence and, if present, distribution of YBCUs and breeding territories in the Project area. This survey fulfills, in part, the monitoring requirements for YBCUs included in FS-BR-14 established by the CNF in the Final Environmental Impact Statement for the Project. Dr. Diamond's role in this project consisted of project design and analysis.

SELECT PROJECT EXPERIENCE

Resolution Copper Inc., Biological Evaluation for the Proposed Peg Leg Tailings Storage Facility

Senior Biologist. WestLand prepared this Biological Evaluation to support the U.S. Forest Service in their analysis of the Peg Leg Tailings Storage Facility Alternative proposed for Resolution Copper's planned mine development. The Peg Leg TSF, along with two pipeline corridor alternatives (East Pipeline Corridor; West Pipeline Corridor) are located within Pinal County, Arizona. The proposed Project occurs on a mix of private, Tonto National Forest, Bureau of Land Management, Bureau of Reclamation, and Arizona State Trust Lands in the vicinity of Florence, Arizona. Dr. Diamond's role in this project consisted of project design and analysis.

Pinto Valley Mine Reclamation Plot Monitoring.

Senior Biologist. Westland designed and implemented a reclamation plot monitoring protocol for the Pinto Valley Mine. This Project used a series of treatment and control plots to create a baseline for existing conditions and provide a comparison of the condition of the control plots across temporal periods that can then be used as a baseline for reclamation monitoring.

Arizona Minerals Inc. Reclamation Plot Monitoring.

Senior Biologist. Westland designed and implemented a reclamation plot monitoring protocol for the Hermosa Mine. This Project used a series of treatment and control plots to create a baseline for existing conditions and provide a comparison of the condition of the control plots across temporal periods that can then be used as a baseline for reclamation monitoring.

SAMANTHA BLONDER

PROJECT MANAGER

SUMMARY

Samantha Blonder is a Senior Environmental Specialist with 6 years of experience gained through supporting environmental permitting projects at WestLand and 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: ESA, NEPA, CWA, Conservation Plans, Field Work, Data Collection and Data Entry, and Water Quality Collection and Analysis.

EXPERIENCE

6 YEARS

EDUCATION

M.S., Environmental Science
Florida Gulf Coast University

B.S., Biology
University of South Florida

REGISTRATIONS | CERTIFICATES

MSHA Certification

SELECT PROJECT EXPERIENCE

Navajo Tribal Utility Authority (NTUA), Environmental Evaluations

Environmental Specialist. WestLand conducted environmental evaluations of 21 water line projects that were funded by the CARES Act Coronavirus Relief Fund in October 2020. The projects were located in 17 Chapters across the Navajo Nation in Arizona and New Mexico. WestLand coordinated with NTUA and Navajo Nation Department of Fish and Wildlife (NNDFW) to obtain biological clearances for each project. Species data requests were submitted to NNDFW, including project location maps, ground photographs obtained in the field, and National Wetland Inventory mapping. Species data received were analyzed for the potential occurrence of species of concern on the Navajo Endangered Species List. Results were summarized for each project site in table format and provided to NNDFW to obtain biological clearances.

Freeport-McMoRan Inc, Eagle Creek Project Environmental Assessment

Environmental Specialist. WestLand was contracted by Freeport-McMoran to prepare an Environmental Assessment (EA) for the Eagle Creek Project. The Eagle Creek project proposes to develop range improvements along eagle creek including a well, pipeline infrastructure and fencing. This project includes public scoping, an administrative draft of the EA, a draft EA for public comment, and a final EA.

Resolution Copper, EOCTRI Emory Oak Monitoring

Project Manager. WestLand was contracted to conduct data collection to support the goal of the Emory Oak Collaborative Tribal Restoration Initiative (EOCTRI) which is to restore and protect Emory oak groves (*Quercus emoryi*) and to ensure the sustainability of subsistence foods for Arizona tribes. This project includes field work, community outreach and data dissemination.

SELECT PROJECT EXPERIENCE

HVWP Management LLC, Harquahala Valley Water Project Environmental Assessment

Environmental Specialist. WestLand was contracted 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.

Town of Oro Valley Water Utility, Northwest Recharge, Recovery and Delivery System (NWRDSD) Design

Environmental Specialist. The WestLand 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.

DIANA SANDOVAL

SENIOR PROJECT MANAGER

SUMMARY

Diana Sandoval has 17 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.

EXPERIENCE

17 YEARS

EDUCATION

M.A., Land Use and Community Planning

Northern Arizona University

BSc, Regional Development

University of Arizona

Phase I and Phase II Environmental Site Assessments for Commercial Real Estate Workshop

National Environmental Policy Act Compliance Workshop

REGISTRATIONS | CERTIFICATES

Mine Safety and Health Administration Certification

90-Hour Real Estate Pre-Licensing

Property Legal Description

SELECT PROJECT EXPERIENCE

Three Sisters Solar Project, BrightNight, Pima County, Arizona

WestLand prepared a CEC application per the requirements of Arizona Revised Statutes (A.R.S.) § 40-360.03 including environmental and cultural resources studies discussing areas of biological wealth, visual resources, scenic areas recreational facilities, relevant plans of the state and local government, and any private entities' and how the project comports with those plans, provided narrative on anticipated noise emission levels and interference with communication signals, and focused on potential impacts and mitigation measures for avian species since the project is situated next to the Willcox Playa, a migratory bird hotspot known for its rich natural history and ecotourism. WestLand conducted and summarized public outreach efforts completed under Task 1.3, and other public engagement. WestLand planned and facilitated a robust public outreach effort in connection with the CEC application to identify the stakeholders for the public participation process, including agencies, local government officials, neighborhood associations, special interest groups, businesses, landowners, and residents in the area with the potential to be affected by the proposed Project. Several different public outreach efforts were conducted and facilitated by both WestLand and BrightNight including internet website (including online comment form and interactive project map), stakeholder group outreach, community and agency briefings, newsletters, public open house, and telephone information line. WestLand then supported BrightNight and their attorney in preparing for and participating in the ACC Line Siting Committee public hearing for the project including power points and expert testimony at the hearing, which was approved by the committee in a unanimous vote.

Pinal Central Substation to Tortolita Substation Transmission Line Project, Tucson Electric Power, 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,

SELECT PROJECT EXPERIENCE

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 AZGFD 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 archaeological 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.

University of Arizona, Environmental Compliance for the University of Arizona Science and Technology Park (UA Tech Park)

Project Manager. 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 BEs, 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.

Consulting Project Manager for TEP Land Resource Team

Since 2017, Ms. Sandoval has worked as a part-time land contractor with Unisource Energy Corporation (UNS)/TEP providing direct environmental consultation services as a Land Resource Department team member for power projects in Arizona. She collaborates directly with TEP's engineers, designers, project managers, and construction teams. She manages environmental and land use requirements for system reinforcement projects including new substations, distribution and transmission lines; new business connections; public improvement projects; and renewables. This includes reviews and permitting associated with various surface management agencies, municipal approvals, and other regulators and landowners, as the utility's agent.

AeroPark Substation and Distribution Lines

Ms. Sandoval was responsible for managing environmental approvals associated with a new substation located on land owned by the City of Tucson and the Tucson Airport Authority (TAA) also leased by Raytheon who would need additional power load in the area. Ms. Sandoval supported the Right of Way Agent with land right acquisition, commissioned cultural and biological surveys, obtained clearance through Federal Aviation Administration (FAA) obstruction evaluations for

SELECT PROJECT EXPERIENCE

new structures and the use of cranes during construction. The project also involved construction of a communication tower that required antenna structure registration (ASR) with the Federal Communication Commission (FCC). A National Environmental Policy Act (NEPA) environmental assessment checklist was prepared, and public notice provided. Ms. Sandoval also ensured conformance with FCC requirements for National Historic Preservation Act - Section 106 Consultation compliance pursuant to FCC regulations.

FRV-Avra Valley Solar in Pima County

Ms. Sandoval conducted a comprehensive permitting analysis and provided local, state and federal entitlement/permitting support for a 305-acre photovoltaic solar power generation facility located on fallow farmland northwest of Tucson. Local permitting support for the Conditional Use Permit and site development plan included cultural surveys, noise studies, biological surveys and coordination with US Fish and Wildlife Service and Arizona Game and Fish Department. WestLand prepared a Biological Impact Report to address Pima County's Conservation Land System requirements and prepared a subsequent Habitat and Vegetation Restoration Plan in cooperation with local conservation groups as a condition to the Conditional Use Permit. WestLand also assisted with implementation and monitoring as the project was constructed and designed and developed a special western burrowing owl habitat area in coordination with Arizona Game and Fish Department.