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J. SOLID WASTE MANAGEMENT UNITS

J.1 Historical Solid Waste Management Units

A comprehensive review has been completed of CS Clean Solutions, Inc.'s (CS Clean) location at 2453 West Parkside Lane Phoenix, Arizona via a Phase I Environmental Site Assessment (ESA) conducted by GeoTek, Inc. for the site on behalf of the Arizona Opportunity Fund Property I, LLC prior to development of the site. The Phase I ESA was conducted in accordance with scope and limitations of the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (American Society for Testing and Materials (ASTM): E1527-13). A copy of the Phase I ESA report dated February 18, 2020, for the development of the site is provided in **Appendix J.1**. GeoTek, Inc., did not report any historical existing solid waste management units, historical release information for the parcel, evidence of release, groundwater monitoring data, enforcement action, complaints, or other physical evidence or conditions that would indicate historical spills or releases as part of the Phase I ESA report.

J.2 Current Solid Waste Management Units

CS Clean will receive and treat hazardous spent granulate waste, transferring from spent columns to 55-gallon drums, as described in **Sections A** and **D**. The following solid waste management units as part of this permit application.

- Shipping and receiving where waste is received and shipped to and from the facility.
- Waste Storage area where spent Cleansorb columns, treated waste 55-gallon drums, and 275-gallon totes of wastewater are stored.
- Preparation area where spent Cleansorb columns are temporarily staged.
- The waste material transfer room where Cleansorb columns receive treatment via a purge and/or copper sulfate bath process, prior to being transferred to a 55-gallon drum and decontaminated.
- The donning and doffing passthrough room where contaminated personal protective equipment is doffed and decontaminated.

The solid waste management unit areas of the facility are shown in red in **Appendix J.2**.

APPENDIX J.1

Phase I ESA

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
LOT 7 DEER VALLEY COMMERCE
CENTER
2453 WEST PARKSIDE LANE
PHOENIX, ARIZONA
GEO TEK PROJECT No.: 1929-PH**



G E O T E K

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

LOT 7 DEER VALLEY COMMERCE CENTER
2453 WEST PARKSIDE LANE
PHOENIX, ARIZONA

DATED: FEBRUARY 18, 2020

PREPARED FOR:
**AZ OPPORTUNITY FUND PROPERTY I, LLC AND
AZ OPPORTUNITY FUND, LLC**

AAI EXPIRATION DATE: MAY 11, 2020

PREPARED BY:



GEO TEK, INC.

4050 EAST COTTON CENTER BOULEVARD, SUITE 49,
PHOENIX, AZ 85040 PHONE: 480-505-9422

GEO TEK PROJECT No. 1929-PH



BY: 
LUCAS DRAKE
ENVIRONMENTAL SPECIALIST

AND BY: _____
MICHELLE FOWLER, P.E.
SENIOR ENVIRONMENTAL ENGINEER/
ENVIRONMENTAL PROFESSIONAL

EXECUTIVE SUMMARY

GeoTek Inc. (GeoTek) was retained by AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC (AZ Opportunity) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant, partially graded land located at 2453 West Parkside Lane in Phoenix, Arizona (Site). The Site was comprised of Maricopa County Assessor's Parcel Number (APN) 209-03-209A and covered approximately 5.55 acres. The estimated center of the Site was located at a latitude of approximately 33.6955 North, and a longitude of approximately -112.1123 West. The Site was located in the northwest corner of Section 13 of Township 4 North and Range 2 East of the Gila and Salt River Baseline and Meridian System. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) in connection with the Site.

At the time of the site reconnaissance, GeoTek did not observe buildings on the Site or indications of other current occupancy or usages on the Site other than the presence of an electric billboard on the west side of the Site.

The Site was comprised of 5.55 acres of primarily partially graded, vacant land covered with native vegetation. A small area of an asphalt-paved section of the eastern adjoining parking lot and landscaped area was observed in the northeast corner of the Site. The paved area is lined with a curb.

Several gravel and cobble mounds were observed on the Site. The mounds were overgrown with vegetation and did not appear to be associated with mining activity. GeoTek did not observe staining or other possible indicators of impact from petroleum products or hazardous substances. Based on field observations, GeoTek concluded these mounds of gravel and cobbles were not RECs or indicators of RECs for the Site.

Some dirt roads were observed traversing the Site. These roads were probably used to access different areas on the Site and the billboard on the west side of the Site. At the time of the site reconnaissance, GeoTek did not observe concentrated dumping along the roadways or other possible indicators of environmental impact to the Site. Based on field observations, GeoTek concluded these roadways are not RECs or indicators of RECs for the Site.

An electrical billboard was located in the northwest corner of the Site along with a transformer which was probably used to provide electricity to the billboard. A small telecommunication tower and an electrical cabinet were observed in the northeast corner of the Site. These electrical features appear to correlate with the eastern adjoining commercial buildings.

Three stormwater retention basins were located in the northeast, southeast, and southwest corners of the Site. These basins, enclosed with chain-link fencing, were overgrown with vegetation. Each basin had a concrete spillway which channeled surface water runoff from the Site into the basins. The southwestern retention basin also had a cobble-lined spillway located in the southeast area of this retention basin. It appeared surface water runoff from an access

road adjoining the east side of the Site drained to this spillway. Surface water runoff from the commercial property adjoining the east Site boundary also drained to the retention basins on the Site.

The northeastern and southeastern retention basins had a cement drainage pipe connecting the basins, allowing overflow from one basin to drain to the other. The southwest retention basin had a cement drainage pipe which allowed overflow from this retention basin to discharge to the western adjoining stormwater canal bordering the east side of the Interstate-17 (I-17) frontage road. A Site survey plan indicated an underground pipe connected the southeast stormwater retention basin to the southwest retention basin. This underground pipe probably drained overflow from the southeast retention basin into the southwest retention basin.

At the time of the reconnaissance, GeoTek did not observe staining or unnaturally stressed vegetation, detect a distinctive chemical odor, or identify other possible indicators of impact from petroleum products or hazardous substances to the stormwater retention basins. In addition, GeoTek did not observe petroleum products or hazardous substances stored, handled, or used in the drainage area of these retention basins. At the time of the site reconnaissance, GeoTek did not observe petroleum products or hazardous substances stored, handled or used outside by tenants in the commercial buildings located on the eastern adjoining property or indications the tenants performed activities outside the suites. As previously stated, it appeared surface water runoff from the adjoining eastern property drained to the Site. Based on field observations, GeoTek concluded these retention basins were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site.

Throughout the Site, including the retention basins, GeoTek observed minor quantities of trash and debris. GeoTek did not observe indications of concentrated dumping on the Site and did not observe staining, detect chemical odors, or identify other possible indicators of impact from petroleum products or hazardous substances in the area of the debris observed. Based on field observations, GeoTek concluded the minimal trash observed on the Site was not a REC or an indicator of a REC for the Site.

The current uses of the properties immediately adjoining the Site are:

- North: Vacant, undeveloped land with native vegetation, similar to the Site, followed by commercial buildings.
- East: Three commercial buildings east of the north end of Site with various tenants including: Environ Applied HVAC [heating, ventilation, and air conditioning] Systems, a supplier of HVAC equipment and supplies; Dance Academy North, a dance studio; Teracom Services, an electrical contractor; and AZ Off-Road and Performance, an automotive parts supplier. Jefferson Preparatory School was located east of the south end of the Site.
- South: Phoenix Metro RV Park followed by the Scatter Wash.

- West: A concrete-lined stormwater canal followed by the I-17 frontage road followed by I-17.

GeoTek did not observe current activities or features at the Site or the adjoining properties which GeoTek considered a REC or an indicator of a REC for the Site.

GTR conducted a review of readily available local, State, and Federal standard environmental databases for the Site and surrounding properties. The Site was not identified on the regulatory databases reviewed for this Phase I ESA. Four facilities were identified on regulatory databases within ASTM-specified search distances from the Site. GTR evaluated these listings for significance with respect to their potential impact on the Site based on reasonably ascertainable information obtained from the records reviewed for this Phase I ESA and field observations during the site reconnaissance. Based on the distance from the Site, topography, the groundwater gradient, and/or regulatory listing information, these facilities/listings are not expected to impact the Site; therefore, they are not considered RECs or indicators of RECs for the Site.

GTR conducted a Tier I Vapor Encroachment Screening (VES) for the Site and did not identify features at the Site which could result in a vapor encroachment condition (VEC). In addition, no facilities were identified as being located within the Area of Concern (AOC); therefore, it is unlikely a VEC exists for the Site.

Based on GeoTek's review of historical documents, the Site appears to have been vacant, undeveloped land with multiple dirt roads from at least the late 1940s to the mid-2000s. The dirt roads were probably originally associated with the shipment of product from the sand and gravel mine located almost 0.2 mile east of the Site. In the mid-2000s, the Site was graded, and the Site stormwater retention basins were constructed. In 2017, an electrical billboard and pad-mounted transformer were installed on the west side of the Site. GeoTek found no indications of previous building or agricultural development on the Site.

A summary of the development of the adjoining properties, based on the historical records reviewed for this Phase I ESA, is provided in the following paragraphs.

- No development was identified for the northern adjoining property except for some unpaved roads/dirt tracks.
- The southern adjoining property appeared to be vacant, undeveloped land with native vegetation until the late 1970s, when a RV park was constructed on this property. The southern adjoining property remained relatively unchanged from the late 1970s until the time of this Phase I ESA.
- The eastern adjoining property appeared to be vacant, undeveloped land with native vegetation and an unpaved road. Development of the eastern property began in the early 2000s. The commercial building east of the north end of the Site was completed in the late

2000s and the commercial building east of the south end of the Site was completed in the early 2010s. The eastern adjoining property appeared relatively unchanged from the early 2010s to the time of the site reconnaissance.

An abandoned sand and gravel mine were located approximately 0.2 mile east of the Site. The mine appears to have been inactive since at least 1949. Due to its distance and lack of activity, GeoTek would not consider this mine to be a REC or indicator of a REC.

- The western adjoining property was probably vacant, undeveloped land until the late 1930s/early 1940s with a two-lane highway was constructed along the I-17 alignment. The interstate was expanded over the years. In 2008, a stormwater canal was constructed along the east side of the I-17 frontage road, adjoining the west boundary of the Site. Other than roadway improvements, the adjoining western property appears relatively unchanged from 2008 to the time of this Phase I ESA.

GeoTek concluded historical activities and features on the Site and adjoining properties were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GeoTek reviewed for this Phase I ESA and the overall findings of this Phase I ESA.

This Phase I ESA was completed for AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC to identify RECs at the Site. GeoTek has performed this Phase I ESA in general accordance with the scope and limitations of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM: E1527-13) of the Site. GeoTek did not encounter limitations or significant data gaps which were likely to impact GeoTek's ability to identify or eliminate RECs for the Site. This Phase I ESA did not reveal indications of RECs associated with the Site, and GeoTek does not recommend additional assessment of the Site at this time.

While not considered a REC, GeoTek does suggest the Site owner periodically assess the stormwater retention basins at the Site and activities at the adjoining properties to evaluate if the Site retention basins are being impacted by off-Site activities.

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1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

GeoTek Inc. (GeoTek) was retained by AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC (AZ Opportunity) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant, partially graded land located at 2453 West Parkside Lane in Phoenix, Arizona (Site). Figure 1 is a vicinity map showing the general location of the Site. The Site was comprised of Maricopa County Assessor's Parcel Number (APN) 209-03-209A and covered approximately 5.55 acres. Figure 2 shows the orientation and configuration of the APN which comprises the Site. The estimated center of the Site was located at a latitude of approximately 33.6955 North, and a longitude of approximately -112.1123 West. The Site was located in the northwest corner of Section 13 of Township 4 North and Range 2 East of the Gila and Salt River Baseline and Meridian System. This document presents the results of this Phase I ESA performed in general agreement with the requirements of the ASTM Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 (ASTM E1527-13).

AZ Opportunity provided GeoTek an information package detailing the boundaries of the Site and an ALTA Land Title Survey. The information package and the ALTA survey is provided in Appendix A. GeoTek's review of these documents did not identify a REC or an indicator of a REC for the Site.

1.2 PROJECT PURPOSE

The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) at the Site. A REC is defined in ASTM E1527-13 as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”¹

ASTM E1527-13 defines a de minimis condition as:

“A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

1.3 SCOPE OF SERVICES

GeoTek completed the following scope of services for this Phase I ESA in general agreement with ASTM E1527-13:

- Review client-provided information
- Conduct a site reconnaissance, including a visit of the Site and a representative evaluation of adjoining property uses
- Review standard environmental record sources within minimum search distances
- Review readily-available historical sources (potentially including aerial photographs, fire insurance maps, property tax files, recorded land title records, and topographical maps)
- Conduct interviews with owners, occupants, or other persons knowledgeable with the Site history and operations
- Conduct a Tier I Vapor Encroachment Screening (VES)
- Evaluate information to formulate professional opinion and conclusions
- Prepare this report

No significant deviations from this scope of services were identified during this Phase I ESA.

I.4 REASON FOR PERFORMING THE PHASE I ESA

The Phase I ESA is intended to permit AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC to satisfy one of the requirements for the landowner liability protection to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability, namely “all appropriate inquiry [AAI] into the previous ownership and uses of the Site consistent with good commercial and customary practice”. In addition, AZ Opportunity had this Phase I ESA done to meet lender’s requirements.

I.5 USER RELIANCE

This document and the information contained herein have been prepared solely for the use of AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC and their authorized representatives. Any entity's receipt, review, and/or use of this report constitutes its acknowledgment to be bound the same as AZ Opportunity by the terms and conditions in GeoTek’s contract and this report. Any reliance on this report by other parties shall be at such party’s sole risk. Third party reliance letters may be issued upon request and upon the payment of the fee for such letters. All third parties relying on this report, by such reliance, agree to be bound by the terms, conditions, and limitations agreed to by AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter.

2.0 SITE INFORMATION

2.1 SITE LOCATION

This report presents the findings of a Phase I ESA performed by GeoTek of the vacant, partially graded land located at 2453 West Parkside Lane in Phoenix, Arizona. The Site encompassed approximately 5.55 acres of land and is identified as Maricopa County APN 209-03-209A. The estimated center of the Site was located at a latitude of approximately 33.6955 North, and a longitude of approximately -112.1123 West. The Site was situated in the northwest quarter of Section 13 of Township 4 North and Range 2 East of the Gila and Salt River Baseline and Meridian System.

2.2 ENVIRONMENTAL SETTING

2.2.1 Topography

The Site was located within the coverage area of Union Hills, Arizona 7.5 Minute Quadrangle United States Geological Service (USGS) maps. The Site was generally flat terrain with an elevation of approximately 1,415 feet above mean sea level (MSL). Based on surface contours shown on this map, the terrain of the Site vicinity was fairly mountainous to the west; and it appears that surface runoff in the vicinity would flow easterly.

2.2.2 Regional and Site Geology

The Site was situated on mountainous land near the southern end of the Hieroglyphic Mountains in the Salt River Valley. The Salt River Valley is located in the Basin and Range Province located in the southern and western portions of Arizona, as well as parts of southern Nevada, California, New Mexico, and northern Mexico. The Basin and Range Province is characterized by elongated mountain ranges trending northwest-southeast that are separated by broad alluvial valleys. The mountains in this Province consist of tilted blocks of Precambrian, Paleozoic, Mesozoic, and Cenozoic rocks that are bounded by faults and are usually severely eroded.

The Salt River Valley is an extensive basin containing alluvial soils often over 1,500 feet thick, as well as numerous small mountains. The alluvial soils between the mountains are highly variable and range from dense sand, gravel, and cobbles to silts and clays. In many areas, deposits of heavily cemented sandy clay and clayey sand ("caliche") are encountered, often having the characteristics of soft rock. The alluvial soils are typically divided into three units based on lithographic changes. The Upper Alluvial Unit generally consists of coarse-grained deposits of sand, gravel, and cobbles extending as deep as 1,200 feet in some areas. This unit is underlain by the Middle Fine-Grained Unit composed primarily of silts and clays. The deepest unit is called the Lower Conglomerate Unit.

The primary source of groundwater in the Salt River Valley is the alluvial soils between the mountain blocks. Groundwater in the Salt River Valley Basin is typically derived from the Upper Alluvial Unit and is usually unconfined.

The bedrock that lies underneath the basin-fill sediments is composed of various metamorphic and igneous rocks. Bedrock has little groundwater storage or production capacity and therefore is not considered to be an aquifer.²

2.2.3 Regional Groundwater Conditions

The Site was located within the West Salt River Valley (WSRV) Sub-basin of the Phoenix Active Management Area (AMA), which included the communities of Phoenix, Buckeye, Surprise, Glendale, Peoria, Goodyear, Tolleson, and Avondale. The WSRV is one of seven sub-basins located in the Phoenix AMA.

Although conditions and circumstances vary across the AMA, groundwater is generally pumped from the Upper and Middle Alluvial Units. Furthermore, groundwater conditions change and develop over time due to both natural and human-induced fluctuations in the amount of water being added or removed. Natural groundwater recharge occurs along stream channels and from mountain front recharge. Groundwater also enters the sub-basin from the Lake Pleasant, northern Hassayampa, and East Salt River Valley sub-basins, and from the Maricopa-Stanfield Sub-basin in the Pinal AMA. Incidental recharge of agricultural irrigation water and effluent discharged from the City of Phoenix 23rd and 91st Avenue wastewater treatment plants also recharges the aquifer. Historically, groundwater flow in the WSRV was toward and along the Salt and Gila Rivers; however, it has been artificially modified towards cones of depression near the Luke Air Force Base (AFB) and Deer Valley.

2.2.4 Site Vicinity Groundwater

Imaged records for wells registered with Arizona Department of Water Resources (ADWR) were reviewed on the ADWR web page (<https://gisweb3.azwater.gov/WellReg>) to identify wells in the vicinity of the Site. GeoTek's review of the ADWR records indicated no registered wells were located on the Site. As discussed in Section 3.5.6, GeoTek did not observe a groundwater well on or adjoining the Site. The closest well with data available was a municipal groundwater well located about 0.1 miles northeast of the Site and was identified as ADWR Well Registration No. 55-626645. According to information on the ADWR website, the reported depth of this well was 860 feet below ground surface (bgs) and the depth to this water, as measured in 1974, was 343 feet bgs. This well was owned by the City of Phoenix Water and Sewer Department.

Based on the 2004 ADWR map titled *Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal, and Yavapai Counties, Arizona – Nov. 2002 – Feb. 2003*, (ADWR Hydrologic Map Series Report No. 35, Depth to Water and Water-Level Altitude, Sheet 1 of 3), groundwater was identified at a depth of about 366 feet below the ground surface (bgs) in the Site vicinity and the direction of groundwater flow was southwesterly. The general direction of groundwater flow in the Phoenix metropolitan area is westerly; however, mountains and heavy groundwater pumping or recharge can locally alter groundwater flow direction.

3.0 SITE RECONNAISSANCE

3.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Lucas Drake and Ms. Whitney Barlow of GeoTek conducted a site reconnaissance on November 19, 2019. The purpose of the site reconnaissance was to observe the Site and usages, and to aid in identifying potential RECs. Site observations were recorded on a checklist completed by Mr. Drake, a copy of which is presented in Appendix B. Photographs taken during the site reconnaissance are presented in a photographic log in Appendix C.

3.1.1 Methodology

To complete the site reconnaissance, the Site boundaries were identified using information provided by Maricopa County Assessor's Office web page (<https://maps.mccassessor.maricopa.gov/>) and the information package and ALTA survey provided by AZ Opportunity. The Site was traversed via foot and automobile. GeoTek observed the surrounding properties from the Site and toured the Site vicinity via foot and automobile.

3.1.2 Limiting Conditions

GeoTek did not encounter limiting conditions during the site reconnaissance.

3.2 PUBLIC UTILITIES

Based on GeoTek's field observations and discussions, the only utility provider in the area of the Site was the electrical service provider, Arizona Public Service (APS).

3.3 CURRENT SITE USE AND DESCRIPTION

3.3.1 Current Site Use

The Site consisted of partially graded, vacant land with native vegetation. At the time of the site reconnaissance, GeoTek observed unpaved roadways on the Site which appeared to be used to access different areas of the Site and the electrical billboard on the west side of the Site. An APS electrical transformer, probably used to power the electrical billboard, was located on the west side of the Site. At the time of the site reconnaissance, GeoTek did not observe buildings on the Site or indications of other current occupancy or usages on the Site.

3.3.2 Site Description

The Site was comprised of 5.55 acres of primarily partially graded, vacant land covered with native vegetation. As shown in Figure 3, a small area of an asphalt-paved section of the eastern adjoining parking lot and landscaped area was observed in the northeast corner of the Site. The paved area is lined with a curb.

Several gravel and cobble mounds were observed on the Site. The mounds were overgrown with vegetation and did not appear to be associated with mining activity. The approximate locations of these piles are shown in Figure 3. GeoTek did not observe staining or other possible indicators of impact from petroleum products or hazardous substances. Based on field observations, GeoTek concluded these mounds of gravel and cobbles were not RECs or indicators of RECs for the Site.

Some dirt roads were observed traversing the Site. These roads were probably used to access different areas on the Site and the billboard on the west side of the Site. At the time of the site reconnaissance, GeoTek did not observe concentrated dumping along the roadways or other possible indicators of environmental impact to the Site. Based on field observations, GeoTek concluded these roadways are not RECs or indicators of RECs for the Site.

An electrical billboard was located in the northwest corner of the Site (see Figure 3) along with a transformer which was probably used to provide electricity to the billboard. A small telecommunication tower and an electrical cabinet were observed in the northeast corner of the Site. These electrical features appear to correlate with the eastern adjoining commercial buildings.

As shown in Figure 3, three stormwater retention basins were located in the northeast, southeast, and southwest corners of the Site. These basins, enclosed with chain-link fencing, were overgrown with vegetation. Each basin had a concrete spillway which channeled surface water runoff from the Site into the basins. The southwestern retention basin also had a cobble-lined spillway located in the southeast area of this retention basin. It appeared surface water runoff from an access road adjoining the east side of the Site drained to this spillway and surface water runoff from the commercial property adjoining the east Site boundary drained to the eastern stormwater retention basins on the Site.

The northeastern and southeastern retention basins had a cement drainage pipe connecting the basins, allowing overflow from one basin to drain to the other. The southwest retention basin had a cement drainage pipe which allowed overflow from this retention basin to discharge to the western adjoining stormwater canal bordering the east side of the Interstate-17 (I-17) frontage road. The ALTA survey of the Site indicated an underground pipe connected the southeast stormwater retention basin to the southwest retention basin. This underground pipe probably drained overflow from the southeast retention basin into the southwest retention basin.

At the time of the reconnaissance, GeoTek did not observe staining or unnaturally stressed vegetation, detect a distinctive chemical odor, or identify other possible indicators of impact from petroleum products or hazardous substances to the stormwater retention basins. In addition, GeoTek did not observe petroleum products or hazardous substances stored, handled, or used in the drainage area of these retention basins. Based on field observations, GeoTek concluded these retention basins were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site.

Throughout the Site, including the retention basins, GeoTek observed minor quantities of trash and debris. GeoTek did not observe indications of concentrated dumping on the Site and did not observe staining, detect chemical odors, or identify other possible indicators of impact from petroleum products or hazardous substances in the area of the debris observed. Based on field observations, GeoTek concluded the minimal trash observed on the Site was not a REC or an indicator of a REC for the Site.

3.4 GENERAL SITE OBSERVATIONS

3.4.1 Storage Tanks, Drums, and Containers

GeoTek did not observe aboveground storage tanks (ASTs), drums, or chemical containers on or adjoining the Site at the time of the site reconnaissance.

GeoTek also did not observe cracked or depressed areas, access ways, suspect underground storage tank (UST) vent pipes, fill ports, or other evidence that would suggest the presence of USTs on or adjoining the Site.

3.4.2 Hazardous Substances and Petroleum Products Used at the Site

GeoTek did not observe hazardous substances or petroleum products in connection with the identified usages of the Site.

3.4.3 Odors

GeoTek did not detect strong, pungent, or noxious odors, possible indicators of the presence of petroleum products or hazardous substances, on the Site at the time of the site reconnaissance.

3.4.4 Pools of Liquids

GeoTek did not observe pools of liquids likely to contain hazardous substances or petroleum products on or adjoining the Site.

3.4.5 Polychlorinated Biphenyls (PCB)-Containing Equipment

As previously stated, GeoTek observed a single-phase, pad-mounted transformer in the northwestern corner of the Site. This transformer was likely used to provide power to the electrical billboard on the west side of the Site. An electrical cabinet was located in the northeastern corner of the Site. The transformer and electrical cabinet were owned by APS and appeared to be in good condition. PCBs had historically been added to dielectric fluid in transformers and in electrical equipment to raise the combustion temperature of the fluid. This practice was discontinued in the 1980s. Some of the equipment in the cabinet may contain dielectric fluid. Neither the transformer nor the cabinet were labeled to identify their PCB contents. GeoTek did not observe staining, detect a chemical odor, or identify other possible

indicators of leaks or spills of dielectric fluid from the transformer or the electrical cabinet. In addition, APS is typically responsible for abatement of impacted materials if their equipment leaks. Based on this information and field observations, GeoTek concluded the presence of the transformer and electrical cabinet on the Site have not had an environmental impact on the Site and are not considered RECs for the Site.

3.5 EXTERIOR OBSERVATIONS

3.5.1 Pits, Ponds, or Lagoons

GeoTek did not observe pits, ponds, or lagoons on or adjoining the Site.

3.5.2 Stained Soil or Pavement

GeoTek did not observe indications of stained soil or pavement on or adjoining the Site.

3.5.3 Stressed Vegetation

GeoTek did not observe unnaturally stressed vegetation that could indicate the presence of contamination on the Site at the time of the site reconnaissance.

3.5.4 Solid Waste

As discussed in Section 3.3.2, GeoTek observed a limited quantity of trash on the Site but did not identify a REC or indicator of a REC for the Site based on the debris observed.

3.5.5 Stormwater and Wastewater

As discussed in Section 3.3.2, three stormwater retention basins were located in the northeast, southeast, and southwest corners of the Site (see Figure 3). Stormwater on the Site appears to flow into these three retention basins where the water would evaporate, percolate into the subsurface, or, in the case of the southwest stormwater basin, overflow into the adjoining stormwater canal located west of the Site. As previously stated, GeoTek did not observe staining or other possible impact to these stormwater retention basins from petroleum products or hazardous substances.

It appeared surface water runoff from the eastern adjoining asphalt-paved parking lot drained to the Site's eastern retention basins. Three commercial buildings operated east of the Site, on the north end. Tenants identified in these buildings included: Environ Applied HVAC [heating, ventilation, and air conditioning] Systems; Dance Academy North (a dance school); Teracom Services (an electrical contractor); and AZ Off-Road and Performance (an auto parts store). Jefferson Preparatory School was located in the building east of the Site on the south end. At the time of the site reconnaissance, GeoTek did not observe petroleum products or hazardous substances stored, handled or used outside these buildings or indications the tenants performed activities outside the suites. Based on field observations, GeoTek concluded it is unlikely

historical activities at these properties impacted stormwater which drained onto the Site. While not considered a REC for the Site, GeoTek does suggest the Site owner periodically assess the stormwater retention basins at the Site and activities at the adjoining properties to evaluate if the retention basins are being impacted by off-Site activities.

GeoTek's review of the ALTA Survey for the Site indicated there is an easement for stormwater along the eastern boundary and southwest portion of the Site. Within these easements, there are concrete spillways, headwalls, and a subsurface stormwater drain pipeline connecting the southwest and the two eastern boundary retention basins. There are also stormwater drainage easements for the two eastern adjoining parcels, and square, metal grates (likely covering stormwater catch basins) were shown along these easements. Therefore, stormwater runoff from the two eastern adjoining parcels drain onto the Site. As previously stated, GeoTek did not observe indications that stormwater draining onto the Site had an environmental impact on the Site.

At the time of the site reconnaissance, it did not appear industrial wastewater was generated at the Site. Also, it did not appear wastewater from adjoining properties discharged to the Site.

3.5.6 Wells

GeoTek did not observe evidence of dry wells, disposal wells, and/or water wells on or adjoining the Site.

3.5.7 Septic Systems

GeoTek did not observe access ports for a septic tank or other surface indicators of the possible presence of a septic system on or adjoining the Site.

3.6 INTERIOR OBSERVATIONS

No buildings were located on the Site at the time of the site reconnaissance.

3.7 SURROUNDING PROPERTY OBSERVATIONS

The current uses of the properties immediately adjoining the Site are:

- North: Vacant, undeveloped land with native vegetation, similar to the Site, followed by commercial buildings.
- East: Three commercial buildings east of the north end of Site with various tenants including: Environ: Applied HVAC Systems, Dance Academy North, Teracom Services, and AZ Off-Road and Performance. Jefferson Preparatory School was located east of the south end of the Site.
- South: Phoenix Metro RV Park followed by the Scatter Wash.

- West: A concrete-lined stormwater canal followed by the I-17 frontage road followed by I-17.

GeoTek did not observe current activities or features at the adjoining properties which GeoTek considered a REC or an indicator of a REC for the Site.

4.0 USER PROVIDED RECORDS

As part of the Phase I ESA process, the User of this report, typically the client, must conduct inquiries required by Title 40 Code of Federal Regulations (40 CFR 312) to qualify for the landowner liability protections. The User should provide this information to the Environmental Professional. GeoTek developed a User Information Documentation Form to solicit this information from the User of this Phase I ESA Report to satisfy these requirements. The User Information Documentation Form was completed on November 14, 2019 by Brady Welsh of AZ Opportunity Fund Property I, LLC. A copy of this completed questionnaire is included in Appendix D. Mr. Welsh indicated this Phase I ESA is being conducted to meet lender's requirements. A summary of the responses is presented in the following sections.

4.1 ENVIRONMENTAL LIENS

Mr. Welsh did not know if there were environmental cleanup liens filed or recorded against the Site.

4.2 ACTIVITY AND USE LIMITATIONS (AULs)

Mr. Welsh did not know if there were AULs, such as engineering controls, land use restrictions, or institutional controls, in place at the Site and/or have been filed or recorded against the Site.

4.3 SPECIALIZED KNOWLEDGE

Mr. Welsh indicated he did not possess specialized knowledge or experience related to the Site or nearby properties, other than being involved with the Site on an administrative basis only.

4.4 PURCHASE PRICE

Mr. Welsh indicated the purchase price was not below fair market value.

4.5 COMMONLY KNOWN INFORMATION

Mr. Welsh was not aware of commonly known or reasonably ascertainable information about the Site that would help the Environmental Professional to identify conditions indicative of releases or threatened releases.

4.6 OBVIOUS INDICATORS OF CONTAMINATION

Mr. Welsh was not aware of obvious indicators that point to the potential presence or likely presence of contamination at the Site.

4.7 GOVERNMENT ENFORCEMENT ACTIONS

Mr. Welsh was not aware of government enforcement actions regarding the Site.

5.0 INTERVIEWS

5.1 SITE OWNERS AND OCCUPANTS

An Owner, Operator, Key Site Manger Questionnaire was provided to AZ Opportunity to forward onto the current lease owner of the Site. The Owner Information Documentation Form was completed on December 10, 2019 by Mr. Marc Altieri, an employee of the managing member of the ownership entity. A copy of the completed questionnaire is attached in Appendix E. He indicated he has been associated with the Site for seven years. According to information provided in the questionnaire, Mr. Altieri had minimal knowledge with regards the Site. The information provided by Mr. Altieri is to the best of his knowledge and summarized in the following paragraphs:

- No ASTs are currently located on the Site and he was not aware of ASTs previously being located on the Site.
- No containers of hazardous chemicals or petroleum products were currently stored or used on the Site.
- No current or previous in-ground hydraulic lifts were located on the Site.

Mr. Altieri stated a prior Phase I ESA had been performed on the Site and a copy of this report was provided to GeoTek. This report is discussed in more detail in Section 8.12.

The information provided by Mr. Altieri in the questionnaire did not identify a REC or an indicator of a REC for the Site.

5.2 GOVERNMENT AGENCIES

GeoTek contacted various governmental agencies to obtain information pertaining to the Site as discussed in Section 8.0. GeoTek was unable to locate a government representative with specific knowledge regarding the Site.

5.3 OTHERS

Since the Site was not occupied, GeoTek interviewed neighbors and tenants on adjoining properties:

- GeoTek interviewed the Facilities Manager of Jefferson Preparatory school, an eastern adjoining property on the south end of the Site. He had been with Jefferson Preparatory for five years. He indicated the Site had been vacant, undeveloped land and occasional construction trucks appeared to area. Other than the occasional piece of trash, he was not aware of dumping on the Site or environmental issues associated with the Site.

- GeoTek also interviewed an employee of Teracom Services, one of the tenants of the commercial buildings located east of the Site, north end. This employee stated she had been at Teracom Services for three years. According to this employee, the Site has been vacant land, and there was no actual use of the Site, but a couple of cars had been located on the Site a week prior. She spoke about some drilling occurring on Site but there was no indication of this type of activity on the Site at the time of the site reconnaissance. It is possible this drilling activity was associated with a geotechnical evaluation performed on the Site. She was not aware of dumping on the Site or environmental issues associated with the Site.

- The owner of AZ Off-Road and Performance was also interviewed for this Phase I ESA. AZ Off-Road and Performance is an parts supplier that occupies one of the suites of the eastern commercial buildings, north end. He did not disclose how long he had been with the company. He indicated the Site had been vacant, undeveloped land with no active use of the Site. He did observe a couple of cars on the Site a week prior. He also spoke about some drilling occurring on Site.

The information provided by these tenants did not identify a REC or an indicator of a REC for the Site.

6.0 REGULATORY REVIEW

6.1 DATABASE INFORMATION

GeoTek conducted a review of readily-available local, State, and Federal standard environmental record sources to assess whether current and past usages and practices at the Site and surrounding properties (within appropriate minimum search distances) may have caused a REC at the Site. Information from these sources was gathered either by GeoTek personnel directly or by a paid database search service (GeoSearch). A copy of the GeoSearch report is provided in Appendix F. The GeoSearch report explains the database listings reviewed by GeoSearch and provides the approximate minimum search distances.

For some database records, GeoTek and/or its subcontracted search firm expanded the minimum search radius to a distance greater than that required by the ASTM E1527-13 standard to provide additional data as needed for this Phase I ESA. However, only the facilities/properties within the ASTM-required search radius are discussed in the following sections. The database search report also may list other facilities or properties not required by ASTM E1527-13; these listings are considered in this report only when it is the opinion of the Environmental Professional the current or past activities associated with these listings may be a REC or potential REC to the Site.

The objective of this record search is to evaluate the potential impact of a listed facility or property on the Site for this Phase I ESA. GeoTek evaluates the relative position of the groundwater gradient at the listed facility in relationship to the Site based on the assumption the groundwater flow direction generally trends to the southwest in the Site vicinity. Facilities identified as “up-gradient” of the Site with respect to groundwater gradient could potentially have a greater risk of having an environmental impact on the Site as a comparable facility cross- or down-gradient of the Site.

6.2 SUMMARY OF STANDARD RECORDS REVIEW

This section summarizes the findings of the standard records review within the applicable search radius from the Site.

The GeoSearch report did not identify the Site on the searched databases. The various properties identified in the GeoSearch report within the applicable search radii, are summarized in the following table:

RECORDS SUMMARY FOR PROPERTIES WITHIN ASTM-DEFINED SEARCH RADIUS			
Site Name and Address	Record	Distance and Direction from Site	Groundwater Flow Relative to Site
Teracom Services LLC 2330 W. Parkside Ln., Ste. G110	Hazardous waste generator	Tenant of adjoining eastern property	Cross
Simpson Concrete Co. 22241 N. 24 th Ave.	Leaking Underground Storage Tank (LUST)	0.403 mile south/southeast of Site	Cross

RECORDS SUMMARY FOR PROPERTIES WITHIN ASTM-DEFINED SEARCH RADIUS			
Site Name and Address	Record	Distance and Direction from Site	Groundwater Flow Relative to Site
Waste Management – Residential Property 2137 W. Williams Drive	LUST	0.447 mile southeast of Site	Cross
ADJC – Adobe Mountain 2800 W. Pinnacle Peak Rd.	LUST	0.473 mile northwest of Site	Cross

6.2.1 Hazardous Waste Generator Databases

The GeoSearch report did not identify the Site address on the hazardous waste generator databases reviewed for this Phase I ESA. According to the GeoSearch report, one hazardous waste generator, Teracom Services, was identified within the searched distance. Because Teracom was located on an adjoining property, GeoTek requested to review Arizona Department of Environmental Quality (ADEQ) records related to hazardous waste generation activities at Teracom Services. ADEQ informed GeoTek because of the minimal quantity of hazardous waste generated by Teracom, ADEQ had no records for this facility. A copy of GeoTek’s request and the information provided by ADEQ is included in Appendix G. GeoTek concluded the identification of Teracom as a hazardous waste generator was not a REC or an indicator of a REC for the Site for the following reasons:

- Teracom is a very small quantity hazardous waste generator (VSQG), generating less than 100 kilograms per month of hazardous waste.
- This tenant does not share a physical boundary with the Site.
- GeoTek did not observe chemicals stored, handled, or generated on or adjoining the Site boundaries.
- GeoTek’s review of the EPA Environmental Compliance History On-line database (ECHO - <https://echo.epa.gov/?redirect=echo>) indicated no hazardous waste violations had been reported for this facility.
- The quantity of hazardous waste generated at this facility.

6.2.2 Leaking Underground Storage Tank (LUST) Database

GeoTek’s review of the GeoSearch report indicated the Site was not identified on the LUST database. The GeoSearch report identified three facilities on the LUST database being within the distance searched:

Facility Name	Facility Address Distance/Direction from the Site	Up/Down/Cross Gradient of the Site With Respect To Groundwater Gradient	Status	REC for Site (Yes/No) and/or Comments
Simpson Concrete Co.	22241 N. 24 th Ave. 0.403 mile south/southeast	Cross	I LUST file, closed	No
Waste Management – Residential Property	2137 W. Williams Drive 0.447 mile southeast	Cross	I LUST file, closed	No
ADJC – Adobe Mountain	2800 W. Pinnacle Peak Rd. 0.473 mile northwest	Cross	I LUST file, closed	No

GeoTek concluded the LUSTs reported at these facilities were unlikely to have an environmental impact on the Site and were not a REC or indicator of a REC at the Site for the following reasons:

- The LUST files for the three facilities were identified as closed by the ADEQ. ADEQ closes a LUST files when they conclude the vertical and lateral extent of impact from the release has been adequately assessed and additional investigation and remediation, if any, is not required.
- These facilities were located cross gradient of the Site with respect to the groundwater gradient in the Site vicinity.
- These facilities were located more than 0.40 mile from the Site boundaries. Petroleum migration is usually less 0.1 mile in soil and the releases associated with these facilities impacted soil only.

7.0 VAPOR ENCROACHMENT SCREENING (VES)

The presence of a hazardous substance or petroleum product due to the migration of vapors onto a property constitutes a potential REC. A VES is used to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the Site caused by the release of vapors from contaminated soil or groundwater either on or near the Site. While the ASTM E1527-13 standard does not require the application of a given vapor migration model, ASTM E2600-15 ("Standard Guide for Vapor Encroachment Screening on Site Involved in Real Estate Transactions") is the consensus industry standard methodology for an initial screening. The VES process prescribed by ASTM E2600-15, and used in this Phase I ESA, is a two-tiered screening process.

7.1 TIER I SCREENING EVALUATION

The Tier I Screening Evaluation requires the review of information generally collected in a Phase I ESA to identify potential VECs within an approximate minimum search distance, referred to as the Area of Concern (AOC). The minimum search distances are listed in the following table. If known or suspected contaminated properties are present within the AOC, then an evaluation is performed for those properties whether a COC is likely to be present.

VES RESOURCES AND APPROXIMATE MINIMUM SEARCH DISTANCE		
Standard Environmental Resources (where available)	Approximate Minimum Search Distance Surrounding the Target Site (miles)	
	Hazardous Substances COCs	Petroleum Hydrocarbon COCs
Federal NPL site list	1/3	1/10
Federal SEMS list	1/3	1/10
Federal RCRA CORRACTS facility list	1/3	1/10
Federal RCRA non-CORRACTS TSD facilities list	1/3	1/10
Federal RCRA generators list	Site only	Site only
Federal institutional control/engineering control registries	Site only	Site only
Federal ERNS list	Site only	Site only
State and tribal-equivalent NPL list	1/3	1/10
State and tribal-equivalent SEMS list	1/3	1/10
State and tribal landfill and/or solid waste site lists	1/3	1/10
State- and tribal leaking storage tank lists	1/3	1/10
State- and tribal registered storage tank lists	Site only	Site only
State- and tribal institutional control/engineering control registries	Site only	Site only
State- and tribal voluntary cleanup sites list	1/3	1/10
State- and tribal Brownfield sites list	1/3	1/10

The approximate minimum search distance may be expanded or reduced in the up-gradient, down-gradient, and/or cross-gradient groundwater flow direction by the Environmental Professional based on experience in the local area and applying professional judgment. A commonly used method to reduce the AOC in Tier I screening when groundwater flow direction

is known or can be inferred is the Buonicore Methodology³. The revised AOC for Tier I Screening are provided in below:

AOC USING BUONICORE METHODOLOGY		
Source Location	Hazardous Substance COC (feet/mile)	Petroleum Hydrocarbon COC (feet/mile)
Up-gradient	1,760 / 0.33	528 / 0.10
Down-gradient	100 / 0.02	100 / 0.02 (LNAPL) 30 / 0.01 (dissolved)
Cross-gradient	365 / 0.07	165 / 0.03 (LNAPL) 95 / 0.02(dissolved)

LNAPL – Light, non-Aqueous Phase Liquid

If known or suspected contaminated properties are present within the AOC, then an evaluation is performed for those properties whether a COC is likely to be present.

If potential COCs exist on contaminated property, the Environmental Professional must then evaluate whether a VEC exists on the Site. The factors used to evaluate the presence of a VEC include:

- Existing and planned use of the Site
- Type of existing and planned structure
- Surrounding area description
- Review of federal, state, local, and tribal government records
- Soil and geological characteristics, groundwater depth and flow direction, and property information data

The conclusion from the Tier I screening is a VEC exists or a VEC does not exist. If a VEC does not exist, determining a Tier I screening, no further investigation is necessary. A REC does not necessarily exist if a VEC exists and the Environmental Professional can use professional judgment considering factors such as site conditions and building design and operation.

7.2 TIER I SCREENING RESULTS

GeoTek conducted a VES on the Site in accordance with the ASTM E2600-15 standard. Facilities identified from the database search report were evaluated using the ASTM E2600-15 criteria to evaluate whether the property presents a VEC. GeoTek did not find features on the Site which could result in a VEC. In addition, no facilities were identified within the AOC which could result in a VEC. GeoTek has concluded from the Tier I VES that a VEC for the Site does not exist. Additionally, no Tier 2 Screening Evaluation is recommended, since the screening did not indicate a VEC was present.

8.0 HISTORICAL USES

The ASTM E1527-13 standard requires the Environmental Professional to identify the obvious uses of the Site from the present back to the Site's first developed use or 1940, whichever is earliest. This information is collected to identify the likelihood that past uses have led to RECs in connection with the Site. This task is accomplished by reviewing standard and other historical sources to the extent that they are necessary, reasonably ascertainable, and likely to be useful. These standard records include aerial photographs, fire insurance maps, property tax files, land title records, topographic maps, city directories, building department records, and zoning/land use records.

The general type of historical use (i.e., commercial, retail, residential, industrial, undeveloped, office) should be identified at 5-year intervals, unless the specific use of the Site appears to be unchanged over a period longer than 5 years. The historical research is complete when the use is defined or when data failure occurs. Data failure occurs when the standard historical sources have been reviewed, yet the Site use cannot be identified back to its first developed use or to 1940. Data failure is not uncommon.

Historical records were researched and obtained by GeoTek to identify obvious uses of the Site from the present back to the Site's first developed use, or to 1940, whichever is earlier. The ASTM standard includes research on surrounding sites as well as the Site. The results of this research and data failure, if encountered, are presented in the following sections.

8.1 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed from several sources including Maricopa County GIS Portal (<http://gis.maricopa.gov/index.html>), Nationwide Environmental Title Research, LLC (NETR) online historical aerials (www.historicaerials.com), and Google Earth for the years 1949 to 2019. Some representative aerial photographs with the Site outlined are attached in Appendix H. A brief description of each aerial photograph reviewed by GeoTek for this Phase I ESA follows:

1949 and 1953 Aerial Photograph – Maricopa County Historical Aerials 1958 and 1962 Aerial Photograph – NETR	
Site Features:	The Site was vacant, undeveloped land with native vegetation. Dirt roads traverse the Site. These roads were probably associated with a gravel pit located east of 23 rd Avenue and east of the Site. A portion of an ephemeral wash traverses a portion of the Site.
Adjoining Property Features:	
North:	Vacant, undeveloped land with native vegetation, some unpaved roads and ephemeral washes were located north of the Site.
South:	Vacant, undeveloped land with native vegetation, some unpaved roads and ephemeral washes were located north of the Site.
East:	Vacant, undeveloped land with native vegetation, followed by possible mining activity approximately 900 feet from the Site, appears to be a sand and gravel mine.
West:	Two-lane I-17 highway.

1969 Aerial Photograph – Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 1949 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 1949 aerial photograph. South: Relatively unchanged from the 1962 aerial photograph, the Scatter Wash appears approximately 900 feet south of the Site. East: There were no apparent changes to the property from the 1949 aerial photograph. West: I-17 appears to be expanded.
1971 Aerial Photograph – NETR 1976 Aerial Photograph – Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 1949 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 1949 aerial photograph. South: Relatively unchanged from the 1969 aerial photograph, East: There were no apparent changes from the 1949 aerial photograph. West: There were no apparent changes from the 1969 aerial photograph.
1978 Aerial Photograph – NETR 1979 and 1982 Aerial Photograph – Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 1949 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 1949 aerial photograph. South: What appeared to be an unpaved access road followed by land that appeared to be undergoing conversion to a RV park. East: There were no apparent changes from the 1949 aerial photograph. West: There were no apparent changes from the 1969 aerial photograph.
1986, 1991, and 1996 Aerial Photographs – Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 1949 aerial photograph except the dirt roads which traversed the Site appeared to no longer be present in the 1996 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 1949 aerial photograph. South: The RV park appears to be complete and adjoins the Site’s south boundary. East: There were no apparent changes to the property from the 1949 aerial photograph. West: There were no apparent changes to the property from the 1969 aerial photograph.
2001 Aerial Photograph- Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 1949 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 1949 aerial photograph. South: There were no apparent changes from the 1986 aerial photograph. East: There were no apparent changes from the 1949 aerial photograph. West: Land east of the Black Canyon Parkway appears to be graded.
2004 Aerial Photograph- Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 1949 aerial photograph.

2004 Aerial Photograph Cont'd
Adjoining Property Features: North: There were no apparent changes from the 1949 aerial photograph. South: There were no apparent changes from the 1986 aerial photograph. East: There appears to be fill piles in the southeastern portion of the eastern adjoining property. West: There were no apparent changes to the property from the 2001 aerial photograph.
2006 Aerial Photograph- Maricopa County Historical Aerials
Site Features: The entire Site appears to be graded and the retention basins appeared to be under development in the northeast, southeast, and southwest areas of the Site.
Adjoining Property Features: North: Relatively unchanged from the 1949 aerial photograph, construction and grading was observed north of the northern adjoining property. South: There were no apparent changes from the 1986 aerial photograph. East: The fill piles are no longer visible, and the land appears to be graded. The north-south roadway, 23 rd Avenue, located east of the eastern adjoining property, appears to be paved. West: There were no apparent changes from the 2001 aerial photograph.
2007 Aerial Photograph- Maricopa County Historical Aerials
Site Features: Dirt roads appear to be graded for vehicle access. Gravel piles appear near the center of the Site.
Adjoining Property Features: North: Vacant, undeveloped land with native vegetation followed by a commercial building construction site. South: There were no apparent changes from the 1986 aerial photograph. East: Commercial buildings east of the Site are under construction. West: There were no apparent changes from the 2001 aerial photograph.
2008 and 2009 Aerial Photographs- Maricopa County Historical Aerials
Site Features: Vehicles and a trailer were located on the Site, probably associated with the construction of the adjoining concrete-lined stormwater canal. Concrete spillways are built on northeast, southeast, and southwest corner retention basins. Fencing appears around the corner retention basins.
Adjoining Property Features: North: There were no apparent changes from the 2007 aerial photograph. South: There were no apparent changes from the 1986 aerial photograph. East: The commercial building east of the north end of the Site appeared complete with construction continuing on the remaining commercial buildings east of the north and south ends of the Site. West: Concrete-lined stormwater canal east of the Black Canyon followed by I-17. The canal was completed by 2009.
2010 and 2011 Aerial Photographs - Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 2009 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 2007 aerial photograph. South: There were no apparent changes from the 1986 aerial photograph. East: There were no apparent changes from the 2007 aerial photograph. West: There were no apparent changes from the 2009 aerial photograph.
2012 Aerial Photograph- Maricopa County Historical Aerials
Site Features: There were no apparent changes to the Site from the 2008 aerial photograph.

2012 Aerial Photograph Cont'd
Adjoining Property Features: North: There were no apparent changes from the 2007 aerial photograph. South: There were no apparent changes from the 1986 aerial photograph. East: The construction of the building and parking lot where the current Jefferson Preparatory school is located appears to be completed. West: There were no apparent changes to the property from the 2011 aerial photograph.
2013, 2015, 2017, and 2018 Aerial Photograph- Maricopa County Historical Aerials
Site Features: There were no apparent changes from the 2008 aerial photograph.
Adjoining Property Features: North: There were no apparent changes from the 2007 aerial photograph. South: Sidewalk appears to be paved immediately south of the Site. East: There were no apparent changes from the 2012 aerial photograph. West: There were no apparent changes from the 2011 aerial photograph.

The possible mining activity east of the Site's eastern boundary in the 1940s may be considered an environmental concern. GeoTek concluded the proximity of this possible mine was unlikely to have had an environmental impact on the Site and was not a REC or an indicator of a REC for the Site for the following reasons:

- This former mine appeared to be located almost 0.2 mile east of the Site.
- It appears that more than 20 years has passed since this mine has been active.

GeoTek did not identify a REC or an indicator of a REC based on their review of historical aerial photographs for this Phase I ESA.

8.2 SANBORN MAPS

Sanborn fire insurance maps were created to assist fire insurance agents in assessing the fire hazards of property in towns and cities throughout the United States. The maps indicate the size, shape, and construction materials of residences, commercial facilities, and factories. Sanborn maps were regularly updated, making them a valuable tool for documenting the changes in structure and building use in American cities.

GeoTek requested Sanborn fire insurance maps from Allands as part of the historical title search report for the Site. Allands indicated no Sanborn maps were available for the Site or Site vicinity. Based on GeoTek's experience, the coverage area for Sanborn Maps in the Phoenix metropolitan area does not extend to the vicinity of the Site.

8.3 PROPERTY TAX FILES

GeoTek reviewed information on the Maricopa County Assessor’s Office website (<https://maps.mcassessor.maricopa.gov/>). The assessor’s records indicate the Site APN is owned by Next Gen Commercial LLC. The most recent deed indicated Next Gen Commercial LLC has owned the Site since 2010.

8.4 HISTORICAL TITLE REPORT

GeoTek retained Allands to prepare a chain-of-title report and perform a search of environmental liens, declaration of environmental use restrictions (DEURs), voluntary environmental mitigation use restrictions (VEMURs - the precursor to DEURs), and AULs that may be recorded for the Site. A copy of the Allands report is included in Appendix H.

The Allands Historical Title Report did not identify environmental liens, declaration of environmental use restriction (DEURs), voluntary environmental mitigation use restrictions (VEMURs – the precursor to DEURs), or AULs for the Site. The following lease was identified for the Site:

- A lease between Next Gen Commercial LLC and Lamar Central Outdoor, LLC (a billboard company)

A summary of the ownership findings in the historical title report is provided in the table below:

Date	Description
11-28-1916	Conveyance from the United States of America to the State of Arizona.
11-19-79	Patent from the State of Arizona, by and through its State Land Department to Joseph L. Kramer and Dovie I. Kramer, husband and wife.
6-25-79	Warranty Deed from Joseph L. Kramer and Dovie I. Kramer, husband and wife to Northwest Phoenix Properties, an Arizona limited partnership.
7-1-79	Warranty Deed from Northwest Phoenix Properties, an Arizona limited partnership to North Black Canyon Properties I, an Arizona limited partnership.
9-7-95	Special Warranty Deed from North Black Canyon Properties I, an Arizona limited partnership to Haugen Enterprises, a general partnership.
5-3-05	Special Warranty Deed from Haugen Enterprises, an Arizona general partnership to I-1719, LLC, an Arizona limited liability company.
7-18-07	Special Warranty Deed from I-1719, LLC, an Arizona limited liability company to 2006 R.E. Investments I, LLC, an Arizona limited liability company.
10-9-09	Trustee's Deed Upon Sale of Deed of Trust recorded Document No. 08-114363 vs. 2006 R.E. Investments I, awarding property to Meridian AZ Properties, LLC, a Delaware limited liability company.
5-3-10	General Warranty Deed from Meridian AZ Properties, LLC, a Delaware limited liability company to Meridian Land Holdings, LLC, a Delaware limited liability company.
12-22-10	Special Warranty Deed from Meridian Land Holdings, LLC, a Delaware limited liability company to Next Gen Commercial, LLC, an Arizona limited liability company.

According to the Allands report, private ownership of the Site has been individuals, commercial companies, and investment companies. No mining, manufacturing, or industrial owners were

identified for the Site. GeoTek did not identify a REC or an indicator of a REC for the Site based on GeoTek’s review of the Allands report.

8.5 USGS TOPOGRAPHIC MAPS

GeoTek reviewed USGS 7.5 Minute Topographic maps for the Union Hills, Arizona quadrangle were reviewed at www.historicaerials.com, and USGS Topographic Maps for the years 1966, 1972, 1975, 1983, and 2014. The following relevant information was gathered based on GeoTek’s review of topographic maps for this Phase I ESA.

According to the topographic maps reviewed, the Site appeared to be vacant land with no buildings or other structures shown on the Site. The Site vicinity to the north, east, and west also was shown as vacant land with no structures and I-17 was located west of the Site. To the south of the Site, the 1983 topographic map showed a small building, possibly a residence on the southern adjoining property in the southwestern corner. The maps depicted no other structures, pits, mines, or other features of potential environmental concern on or in the immediate vicinity of the Site. GeoTek did not identify a REC or an indicator of a REC for the Site based on the historical topographic maps reviewed for this Phase I ESA.

8.6 CITY DIRECTORIES

GeoTek reviewed city directories for addresses associated with the Site and Site vicinity at the Polly Rosenbaum Archives and History Building. The directories were reviewed, if available, at approximately 5-year intervals for the years spanning 1940 (or earliest developed use when applicable) through 2018.

GeoTek’s did not identify the Site address or addresses which may have been associated with the Site in the historical directories reviewed for this Phase I ESA.

GeoTek also reviewed the historical directories for address listings for adjoining properties. No address listings were found for properties north or west of the Site; because these properties were vacant, undeveloped land (north of Site) and I-17 (west of Site) this was expected and is not considered a data gap. The first address listings south of the Site did not occur until 1975. The first address listings east of the Site did not occur until 2012. Therefore, GeoTek has not listed the direction north or west in the following table and has only listed the south direction beginning in 1975 and the east direction beginning in 2012.

APPARENT CITY DIRECTORY LISTINGS FOR SURROUNDING PROPERTIES				
Year	Direction	Address	Tenants	Source ¹
1975, 1980, 1986, 1991, 199, 2001, and 2006	South	22701 N. Black Canyon Highway	Phoenix Metro RV Park	Cole

APPARENT CITY DIRECTORY LISTINGS FOR SURROUNDING PROPERTIES				
Year	Direction	Address	Tenants	Source¹
2012	East	2330 W. Parkside Lane	Formula Prototypes / Personal Decor LLC Cp Contractors / DMG Arizona / Easy Energy	Cole
		2340 W. Parkside Lane		
	South	22701 N Black Canyon Highway	Phoenix Metro RV Park	Cole
2017	East	2320 W. Parkside Lane 2323 W. Parkside Lane	J B Precision Adams Traditional Academy AZ Off-Road & Performance Inc. / Formula Prototypes / Personal Décor LLC / Teracom Services LLC Utopia Fire / Cp Contractor Inc. / Dmg Arizona / Gtr Engineering/ Pro Tech Auto Glass / Uline Inc.	Cole
		2330 W. Parkside Lane 2340 W. Parkside Lane		
	South	22701 N. Black Canyon Highway	Phoenix Metro RV Park	
2018	East	2230 W. Parkside Lane 2323 W. Parkside Lane	J B Precision Industries Adams Traditional Academy / Choice Academic Inc. Teracom Services Cp Contractors Inc / Dawson Electric Inc / Gtr Engineering LLC / Pro Tech Auto Glass	Cole
		2330 W. Parkside Lane 2340 W. Parkside Lane		
	South	22701 N Black Canyon Highway	Phoenix Metro RV Park	Cole

GeoTek did not identify a REC or an indicator of a REC for the Site based on GeoTek’s review of the historical city directory listings for the Site and Site vicinity.

8.7 BUILDING DEPARTMENT RECORDS

GeoTek searched for building records associated with the Site address on the City of Phoenix web page (<https://apps-secure.phoenix.gov/PDD/Search/Permits>). Permits were found for signs, presumably associated with the billboard located on the Site. GeoTek did not identify a REC or an indicator of a REC for the Site based on their review of these records. A copy of GeoTek’s search and the associated permits are included in Appendix G.

8.8 FIRE DEPARTMENT RECORDS

GeoTek submitted a request to the City of Phoenix Fire Department for records associated with the Site address. As of the date of this report, the City of Phoenix Fire Department has not responded to GeoTek’s request for information. This is considered a data gap. Based on the overall findings of this Phase I ESA and because historical aerial photographs do not indicate

buildings or structures on the Site other than dirt roads, GeoTek concluded this data gap is unlikely to impact GeoTek's ability to identify or eliminate RECs for the Site. A copy of GeoTek's request is included in Appendix G.

8.9 SEWER/SEPTIC RECORDS

GeoTek conducted a review of the Maricopa County Environmental Services Online Septic Research website (<http://www.maricopa.gov/2581/Online-Septic-Research>) to identify registered septic systems associated with the Site APN. GeoTek searched for all permit listings associated with APNs beginning with 209-03. The results did not identify a septic permit for the Site APN. Based on the lack of historical buildings constructed on the Site, GeoTek would not anticipate a septic system being utilized on the Site. A copy of GeoTek's search results of the Maricopa County Environmental Services Online Septic Research website is included in G.

8.10 ZONING/LAND USE RECORDS

Zoning information was obtained from the City of Phoenix website, https://www.phoenix.gov/pddsite/Documents/PZ/pdd_pz_pdf_00174.pdf. The Site APN was zoned as A-I, Light Industrial.

8.11 ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY RECORDS

GeoTek searched the ADEQ MegaSearch database (<http://megasearch.azdeq.gov/megasearch/>) for the general address 2453 W in Phoenix. No records were found for this listing. A copy of GeoTek's MegaSearch result is included in Appendix G.

8.12 PREVIOUS REPORTS/OTHER DOCUMENTS

GeoTek was provided with a 2005 Phase I ESA report performed for land which included the Site within its boundaries. Western Technologies, Inc. (WTI) performed the Phase I ESA and summarized the results in the May 26, 2006 Phase I ESA report titled *Phase I Environmental Site Assessment, Vacant Land Parcel, 23rd Avenue, south of Pinnacle Peak Road, Phoenix, Arizona* (WTI Job No. 2185JK114). A copy of selective portions of this report are included in Appendix H. The WTI report indicated there were extensive deposits of soil piles along the eastern and southern portions of the property, and there were shallow depressions in the southwestern portion (likely on the Site).

The report did not identify previous usages of the property, other than storage of fill material piles. WTI did not believe the fill materials on the property were a significant environmental issue. The report did not address previous owners of the Site. The Phase I ESA report concluded the Phase I ESA revealed no evidence of recognized environmental conditions in connection with the property, and WTI made no recommendations for further assessment at that time. GeoTek did not identify a REC or an indicator of a REC for the Site based on their review of the WTI Phase I ESA report.

8.13 SUMMARY OF HISTORICAL USE INFORMATION

8.13.1 Site Specific Historical Use

Based on GeoTek's review of historical documents, the Site appears to have been vacant, undeveloped land with multiple dirt roads from at least the late 1940s to the mid-2000s. The dirt roads were probably originally associated with the shipment of product from the sand and gravel mine located almost 0.2 mile east of the Site. In the mid-2000s, the Site was graded, and the Site stormwater retention basins were constructed. In 2017, an electrical billboard and pad-mounted transformer were installed on the west side of the Site. GeoTek found no indications of previous structural or agricultural development on the Site.

GeoTek concluded historical activities on the Site were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GeoTek reviewed for this Phase I ESA.

8.13.2 Summary of Adjoining Properties Historical Use Information

A summary of the development of the adjoining properties, based on the historical records reviewed for this Phase I ESA, is provided in the following paragraphs.

- No development was identified for the northern adjoining property except for some unpaved roads/dirt tracks.
- The southern adjoining property appeared to be vacant, undeveloped land with native vegetation until the late 1970s, when a RV park was constructed on this property. The southern adjoining property remained relatively unchanged from the late 1970s until the time of this Phase I ESA.
- The eastern adjoining property appeared to be vacant, undeveloped land with native vegetation and an unpaved road. Development of the eastern property began in the early 2000s. The commercial building east of the north end of the Site was completed in the late 2000s and the commercial building east of the south end of the Site was completed in the early 2010s. The eastern adjoining property appeared relatively unchanged from the early 2010s to the time of the site reconnaissance.

An abandoned sand and gravel mine were located approximately 0.2 mile east of the Site. The mine appears to have been inactive since at least 1949. Due to its distance and lack of activity GeoTek would not consider this mine to be a REC or indicator of a REC.

- The western adjoining property was probably vacant, undeveloped land until the late 1930s/early 1940s with a two-lane highway was constructed along the I-17 alignment. The interstate was expanded over the years. In 2008, a stormwater canal was constructed along

the east side of the I-17 frontage road, adjoining the west boundary of the Site. Other than roadway improvements, the adjoining western property appears relatively unchanged from 2008 to the time of this Phase I ESA.

GeoTek concluded historical activities on the adjoining properties were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GeoTek reviewed for this Phase I ESA and the overall findings of this Phase I ESA.

9.0 FINDINGS AND CONCLUSIONS

9.1 SUMMARY

GeoTek was retained by AZ Opportunity to conduct a Phase I ESA of the vacant, partially graded land located at 2453 West Parkside Lane in Phoenix, Arizona, the Site. The Site was comprised of Maricopa County APN 209-03-209A and covered approximately 5.55 acres. The estimated center of the Site was located at a latitude of approximately 33.6955 North, and a longitude of approximately -112.1123 West. The Site was located in the northwest corner of Section 13 of Township 4 North and Range 2 East of the Gila and Salt River Baseline and Meridian System. The purpose of this Phase I ESA was to identify RECs in connection with the Site.

At the time of the site reconnaissance, GeoTek did not observe buildings on the Site or indications of other current occupancy or usages on the Site other than the presence of an electric billboard on the west side of the Site.

The Site was comprised of 5.55 acres of primarily partially graded, vacant land covered with native vegetation. A small area of an asphalt-paved section of the eastern adjoining parking lot and landscaped area was observed in the northeast corner of the Site. The paved area is lined with a curb.

Several gravel and cobble mounds were observed on the Site. The mounds were overgrown with vegetation and did not appear to be associated with mining activity. GeoTek did not observe staining or other possible indicators of impact from petroleum products or hazardous substances. Based on field observations, GeoTek concluded these mounds of gravel and cobbles were not RECs or indicators of RECs for the Site.

Some dirt roads were observed traversing the Site. These roads were probably used to access different areas on the Site and the billboard on the west side of the Site. At the time of the site reconnaissance, GeoTek did not observe concentrated dumping along the roadways or other possible indicators of environmental impact to the Site. Based on field observations, GeoTek concluded these roadways are not RECs or indicators of RECs for the Site.

An electrical billboard was located in the northwest corner of the Site along with a transformer which was probably used to provide electricity to the billboard. A small telecommunication tower and an electrical cabinet were observed in the northeast corner of the Site. These electrical features appear to correlate with the eastern adjoining commercial buildings.

Three stormwater retention basins were located in the northeast, southeast, and southwest corners of the Site. These basins, enclosed with chain-link fencing, were overgrown with vegetation. Each basin had a concrete spillway which channeled surface water runoff from the Site into the basins. The southwestern retention basin also had a cobble-lined spillway located in the southeast area of this retention basin. It appeared surface water runoff from an access

road adjoining the east side of the Site drained to this spillway. Surface water runoff from the commercial property adjoining the east Site boundary also drained to the retention basins on the Site.

The northeastern and southeastern retention basins had a cement drainage pipe connecting the basins, allowing overflow from one basin to drain to the other. The southwest retention basin had a cement drainage pipe which allowed overflow from this retention basin to discharge to the western adjoining stormwater canal bordering the east side of the I-17 frontage road. A Site survey plan indicated an underground pipe connected the southeast stormwater retention basin to the southwest retention basin. This underground pipe probably drained overflow from the southeast retention basin into the southwest retention basin.

At the time of the reconnaissance, GeoTek did not observe staining or unnaturally stressed vegetation, detect a distinctive chemical odor, or identify other possible indicators of impact from petroleum products or hazardous substances to the stormwater retention basins. In addition, GeoTek did not observe petroleum products or hazardous substances stored, handled, or used in the drainage area of these retention basins. GeoTek also did not observe petroleum products or hazardous substances stored, handled or used outside by tenants in the commercial buildings located on the eastern adjoining property or indications the tenants performed activities outside the suites. As previously stated, it appeared surface water runoff from the adjoining eastern property drained to the Site. Based on field observations, GeoTek concluded these retention basins were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site.

Throughout the Site, including the retention basins, GeoTek observed minor quantities of trash and debris. GeoTek did not observe indications of concentrated dumping on the Site and did not observe staining, detect chemical odors, or identify other possible indicators of impact from petroleum products or hazardous substances in the area of the debris observed. Based on field observations, GeoTek concluded the minimal trash observed on the Site was not a REC or an indicator of a REC for the Site.

The current uses of the properties immediately adjoining the Site are:

- North: Vacant, undeveloped land with native vegetation, similar to the Site, followed by commercial buildings.
- East: Three commercial buildings were east of the north end of Site and had various tenants including: Environ Applied HVAC Systems; Dance Academy North; Teracom Services; and AZ Off-Road and Performance. Jefferson Preparatory School was located east of the south end of the Site.
- South: Phoenix Metro RV Park followed by the Scatter Wash.
- West: A concrete-lined stormwater canal followed by the I-17 frontage road followed by I-17.

GeoTek did not observe current activities or features at the Site or the adjoining properties which GeoTek considered a REC or an indicator of a REC for the Site.

GTR conducted a review of readily available local, State, and Federal standard environmental databases for the Site and surrounding properties. The Site was not identified on the regulatory databases reviewed for this Phase I ESA. Four facilities were identified on regulatory databases within ASTM-specified search distances from the Site. GTR evaluated these listings for significance with respect to their potential impact on the Site based on reasonably ascertainable information obtained from the records reviewed for this Phase I ESA and field observations during the site reconnaissance. Based on the distance from the Site, topography, the groundwater gradient, and/or regulatory listing information, these facilities/listings are not expected to impact the Site; therefore, they are not considered RECs or indicators of RECs for the Site.

GTR conducted a Tier I VES for the Site and did not identify features at the Site which could result in a VEC. In addition, no facilities were identified as being located within the AOC; therefore, it is unlikely a VEC exists for the Site.

Based on GeoTek's review of historical documents, the Site appears to have been vacant, undeveloped land with multiple dirt roads from at least the late 1940s to the mid-2000s. The dirt roads were probably originally associated with the shipment of product from the sand and gravel mine located almost 0.2 mile east of the Site. In the mid-2000s, the Site was graded, and the Site stormwater retention basins were constructed. In 2017, an electrical billboard and pad-mounted transformer were installed on the west side of the Site. GeoTek found no indications of previous building or agricultural development on the Site.

A summary of the development of the adjoining properties, based on the historical records reviewed for this Phase I ESA, is provided in the following paragraphs.

- No development was identified for the northern adjoining property except for some unpaved roads/dirt tracks.
- The southern adjoining property appeared to be vacant, undeveloped land with native vegetation until the late 1970s, when a RV park was constructed on this property. The southern adjoining property remained relatively unchanged from the late 1970s until the time of this Phase I ESA.
- The eastern adjoining property appeared to be vacant, undeveloped land with native vegetation and an unpaved road. Development of the eastern property began in the early 2000s. The commercial building east of the north end of the Site was completed in the late 2000s and the commercial building east of the south end of the Site was completed in the early 2010s. The eastern adjoining property appeared relatively unchanged from the early 2010s to the time of the site reconnaissance.

An abandoned sand and gravel mine were located approximately 0.2 mile east of the Site. The mine appears to have been inactive since at least 1949. Due to its distance and lack of activity, GeoTek would not consider this mine to be a REC or indicator of a REC.

- The western adjoining property was probably vacant, undeveloped land until the late 1930s/early 1940s with a two-lane highway was constructed along the I-17 alignment. The interstate was expanded over the years. In 2008, a stormwater canal was constructed along the east side of the I-17 frontage road, adjoining the west boundary of the Site. Other than roadway improvements, the adjoining western property appears relatively unchanged from 2008 to the time of this Phase I ESA.

GeoTek concluded historical activities and features on the Site and adjoining properties were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GeoTek reviewed for this Phase I ESA and the overall findings of this Phase I ESA.

9.2 POTENTIAL RECs

As discussed in this report, GeoTek reviewed a variety of features, conditions, and nearby facilities that were given consideration as potential RECs. However, based on GeoTek's observations, experience, and review, these features, conditions, and nearby facilities were found to not represent a REC for the Site as discussed in this report.

9.3 DATA GAPS

A data gap is defined as the lack or inability to obtain information required by ASTM E1527-13 despite good faith efforts by the Environmental Professional to gather such information. The Environmental Professional is required to document and comment on the significance of only those data gaps that affect the ability of Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the Site.

GeoTek encountered data gaps in the aerial photograph review. There were gaps greater than 5 years for some of the aerial photograph time frames. There were no significant changes to the Site or adjoining properties during these gaps. Therefore, GeoTek does not consider this data gap to be a REC for the Site. Based on the overall findings of this Phase I ESA, this data gap was not considered significant and was unlikely to impact GeoTek's ability to identify or eliminate RECs for the Site.

GeoTek was not able to document Site usages back to 1940 (other than through the title records) due to the remote location of the Site. Since the Site has not been significantly developed except for an unpaved road, GeoTek concluded this data failure is not significant and is unlikely to impact GeoTek's ability to identify or eliminate RECs on the Site.

GeoTek also did not receive a response from the City of Phoenix Fire Department for records associated with the Site address. This is considered a data gap. Based on the overall findings of this Phase I ESA and because historical aerial photographs do not indicate buildings or structures on the Site other than dirt roads, GeoTek concluded this data gap is also unlikely to impact GeoTek's ability to identify or eliminate RECs for the Site.

9.4 RECs

This Phase I ESA was completed for AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC to identify RECs at the Site. GeoTek has performed this Phase I ESA in general accordance with the scope and limitations of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM: E1527-13) of the Site. GeoTek did not encounter limitations or significant data gaps which were likely to impact GeoTek's ability to identify or eliminate RECs for the Site. This Phase I ESA did not reveal indications of RECs associated with the Site, and GeoTek does not recommend additional assessment of the Site at this time.

While not considered a REC, GeoTek does suggest the Site owner periodically assess the stormwater retention basins at the Site and activities at the adjoining properties to evaluate if the Site retention basins are being impacted by off-Site activities.

10.0 DEVIATIONS

This Phase I ESA was performed in general accordance with the requirements of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process - ASTM Designation: E1527-13 (ASTM E1527-13). As previously discussed, GeoTek conducted a Tier I VES as an addition to this practice. Based on GeoTek experience, GeoTek believes there were no other substantive deviations, deletions, or additions to this practice, including client-imposed limitations.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

11.1 ENVIRONMENTAL PROFESSIONAL EXPERIENCE

Ms. Fowler is an Arizona-registered Professional Engineer (Chemical) and Environmental Professional with 31 years of professional experience in Arizona. Ms. Fowler has performed and supervised a broad range of environmental services, including but not limited to: Phase I ESAs; Phase II ESAs including the development and implementation of work plans to characterize potential subsurface soil and groundwater impact from chemicals such as solvents, petroleum fuels, heavy metals and pesticides; regulatory compliance assessments for various types of facilities; directing field personnel when performing assessments of properties, remediation, and/or closure of subsurface features such as septic systems, drywells, groundwater wells, and sumps; waste testing and characterization; UST closures and LUST assessments; development of EPA approved closure plan for a former recycling facility handling PCBs; and preparation of Stormwater Pollution Prevention Plans (SWPPPs), Spill Prevention, Control and Countermeasure (SPCC) Plans, and Best Management Practices (BMPs) Plans for various industrial facilities. Ms. Fowler's resume is provided in Appendix I. In addition to Ms. Fowler's resume, GeoTek has also included the resume for Mr. Drake and Ms. Barlow, who performed the Site reconnaissance, interviewed adjoining property tenants, and prepared this report.

11.2 ENVIRONMENTAL PROFESSIONAL SIGNATURE AND STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site as indicated by my signature on the cover of this report.

12.0 LIMITATIONS

GeoTek has performed services for this Phase I ESA in general accordance with the GeoTek proposal dated November 4, 2019 (GTR Proposal No. PI101219-PH), the signed contract dated November 8, 2019, and with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13). No other guarantees or warranties are expressed or implied. These services were performed to the degree of skill and diligence normally employed by experienced professionals performing the same or similar services in the same geographic area at the time the services were performed. This Phase I ESA is not and should not be construed as a warranty or guarantee about the presence or absence of environmental hazards or contaminants, which may affect the Site. Facts, conditions, and acceptable risk factors change with time; accordingly, this report should be viewed within this context.

This Phase I ESA was conducted to permit GeoTek to render a professional opinion regarding the likelihood of a REC being present on, in, or beneath the Site at the time services were performed. No Phase I ESA is thorough or exhaustive enough to wholly eliminate uncertainty regarding the potential for RECs in connection with the Site. In addition, the level of inquiry for each Phase I ESA is variable, consistent with good commercial or customary practice, and will consider the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

GeoTek has reviewed and relied on written documents, oral statements, and observations made by others. GeoTek has assumed this information is true, correct, accurate, and complete, and has not conducted an independent examination of the materials and statements. GeoTek shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed, or for items that were not visible, accessible, or present on the Site and adjoining properties at the time of the site reconnaissance.

Environmental regulatory criteria are continually changing. Therefore, environmental conditions, such as contaminant concentrations in certain media that are considered legal and acceptable at the time of this report may in the future be subject to different regulatory standards. Professional opinions and judgments expressed in this Phase I ESA are based on GeoTek's understanding and interpretations of current regulatory standards and practices. This report is not meant to provide or represent legal opinions.

This document and the information contained herein have been prepared solely for the use of AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC and their authorized representatives. Any entity's receipt, review, and/or use of this report constitutes its acknowledgment to be bound the same as AZ Opportunity Fund Property I, LLC and AZ Opportunity Fund, LLC by the terms and conditions in GeoTek's contract with AZ Opportunity and this report. Any reliance on this report by other parties shall be at such party's sole risk. Third party reliance letters may be issued upon request and upon the payment of the fee for such letters. All third parties relying on this report, by such reliance, agree to be bound by the terms,

conditions, and limitations agreed to by AZ Opportunity. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter.

According to ASTM E1527-13, Phase I ESAs are generally valid for 180 days from several trigger dates, unless property conditions or usage have changed to impact environmental conditions. If within this period, the Phase I ESA is to be used by a different user than for whom the Phase I ESA was originally prepared, the new user must meet the User Responsibilities described in ASTM E1527-13.

This Phase I ESA may be used for up to one year from the date of issue, provided the following inquiries are updated or conducted within 180 days of the date of purchase:

- Interviews with owners, operators, and occupants
- Searches for recorded environmental liens
- Review of Federal, Tribal, State, and local government records
- Visual inspection of the Site and adjoining properties
- Declaration of the Environmental Professional responsible for the assessment or update

GeoTek's scope of services specifically did not address the following issues:

- Asbestos-Containing Material (ACM) in Buildings
- Radon
- Lead-Based Paint
- Lead in Drinking Water
- Wetlands
- Regulatory Compliance
- Cultural and Historical Resources
- Industrial Hygiene
- Health and Safety
- Ecological Resources
- Endangered Species
- Biological Agents
- Indoor Air Quality unrelated to releases of hazardous substances or petroleum products into the environment
- Mold

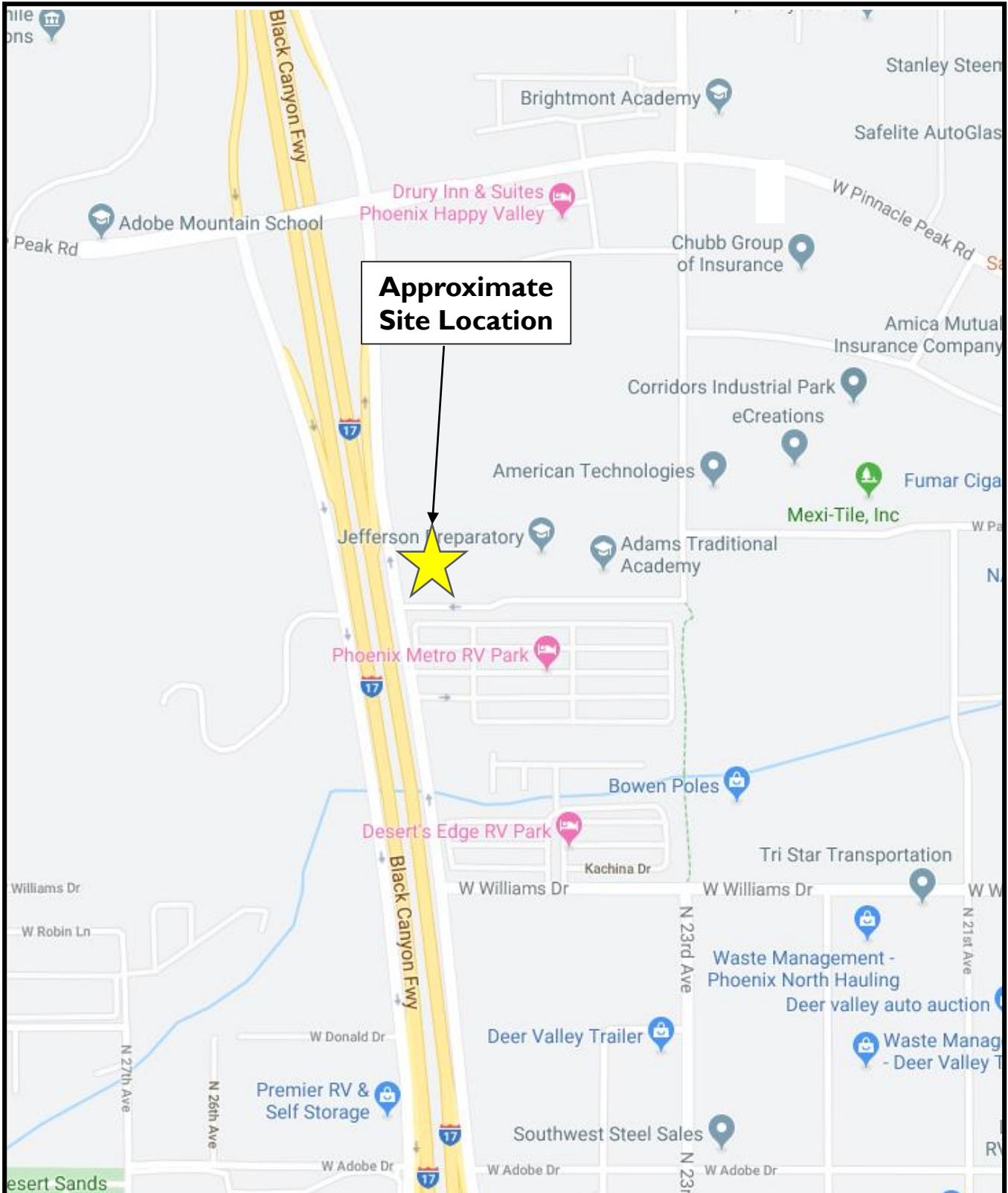
13.0 REFERENCES

¹ ASTM; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation: E-1527-13); November 2013.



² Arizona Department of Water Resources; Third Management Plan 2000-2010, Phoenix Active Management Area;
<http://www.azwater.gov/AzDWR/WaterManagement/AMAs/ThirdManagementPlan3.htm>

³ Buonicore, A.J., Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources, Paper No. 2011-A-301, Proceedings, Air & Waste Management Association, 104th Annual Meeting, Orlando, Florida, June 20-24, 2011.

FIGURES



Approximate Site Location

 <p>GeoTek, Inc. 4050 East Cotton Center Boulevard, Suite 49, Phoenix, Arizona 85040 http://www.geotekusa.com/</p>	<p align="center">Figure I Site Vicinity Map</p> <hr/> <p align="center">Phase I Environmental Site Assessment LOT 7 DEER VALLEY COMMERCE CENTER 2453 West Parkside Lane Phoenix, AZ</p> <hr/> <p>Project Number: I929-PH December 2019</p>	<p>SHERPA Commercial Real Estate, Inc. 285 South Cook Street Denver, CO 80210</p>	 <p align="center">N</p> <p align="center">Not to Scale</p>
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**SITE: APN
209-03-209A**

Canal

Vacant Land

Commercial
Businesses

Schools

I-17

Phoenix Metro RV Park



GeoTek, Inc.
4050 East Cotton Center
Boulevard, Suite 49,
Phoenix, Arizona 85040
<http://www.geotekusa.com/>

Figure 2
Maricopa County Assessor's Parcel
Map and Adjoining Use
Phase I Environmental Site Assessment
LOT 7 DEER VALLEY COMMERCE CENTER
2453 West Parkside Lane
Phoenix, AZ
Project Number: 1929-PH December 2019

Sherpa Commercial
Real Estate, Inc.
285 South Cook Street
Denver, CO 80210





Legend

- Pad-Mounted Transformer
- Gravel Pile
- Stormwater Retention Basins
- Electrical Billboard
- Electrical cabinets
- Telecommunication Tower

**Figure 3
Site Detail Map**

Phase I Environmental Site Assessment
LOT 7 DEER VALLEY COMMERCE CENTER
 2453 West Parkside Lane
 Phoenix, AZ

**Sherpa Commercial
 Real Estate, Inc.**
 285 South Cook Street
 Denver, CO 80210



Not to
Scale



GeoTek, Inc.
 4050 East Cotton Center
 Boulevard, Suite 49,
 Phoenix, Arizona 85040
<http://www.geotekusa.com/>

Project Number: 1929-PH

December 2019

APPENDICES

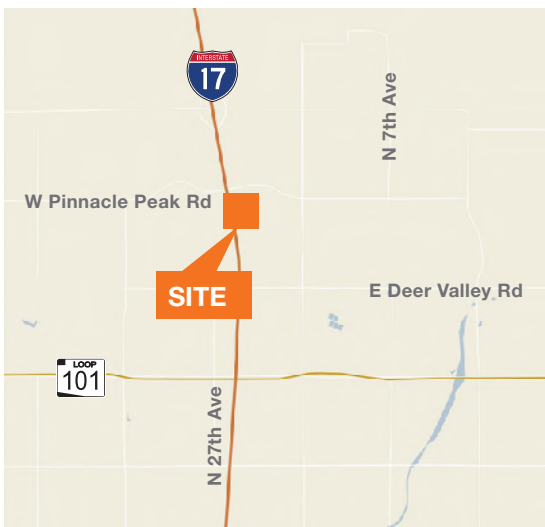
APPENDIX A

A – CLIENT PROVIDED INFORMATION

AI – Deer Valley Commerce Center Park Information



For Sale



5.55 acres (±241,758 SF)

A-1 zoning, City of Phoenix

Freeway visibility and signage

Two miles north of the I-17 & Loop 101 interchange

One mile to Happy Valley Towne Center, Shops at Norterra, and USAA Real Estate Company

kiddermathews.com

Contact

Darren Tappen

602.513.5112

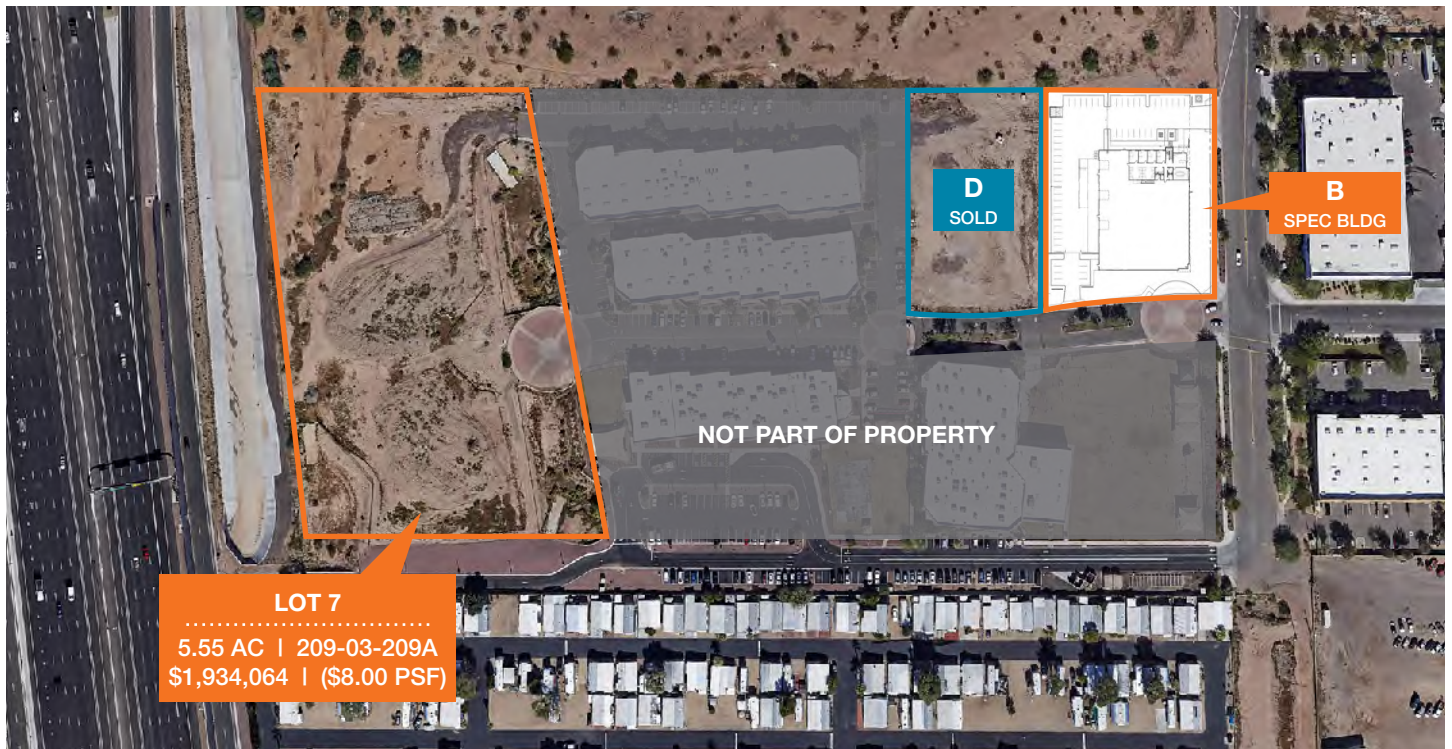
dtappen@kiddermathews.com

For Sale

Deer Valley Commerce Center Park

Available Parcels

Lot	Parcel #	Size	Sales Price (PSF)	
Lot 7	209-03-209A	5.55 Acres (±241,758 SF)	\$8.00/SF	\$1,934,064



Contact

Darren Tappen
602.513.5112
dtappen@kiddermathews.com

kiddermathews.com

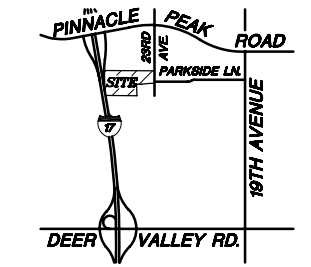
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



A2 – ALTA Survey

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

NOT TO SCALE

SCHEDULE "B" ITEMS

- 4 The right of the State of Arizona, its lessees or permittees to enter upon lands for the purpose of exploration, development and removal of the reserved substances as provided by ARS 37-231, as reserved in Patent recorded November 30, 1979 in Docket 14061, Page 193. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 8 Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 855 of Maps, Page 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects All Parcels)
- 9 Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 886 of Maps, page 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No. 3)
- 10 Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 886 of Maps, page 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No. 4)
- 11 Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded November 21, 2006 as 2006-1529373, Amended by that certain First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded December 6, 2006 as 2006-1596674, of Official Records, Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded November 9, 2007 as 2007-1208073 and Amendment recorded as 2010-548049, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. (Affects All Parcels)
- 12 Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded December 21, 2006 as 2006-1667393, of Official Records, and First Amendment to Condominium Declaration for Deer Valley Commerce Center Park Condominiums, Buildings E and F recorded November 9, 2007 as 2007-1208074, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. (Affects Parcel No. 3)
(EASEMENT FOR UTILITIES, INGRESS, EGRESS, USE & ENJOYMENT OF COMMON ELEMENTS OF PARCEL NO. 3 - NOT PLOTTABLE)
- 13 Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded December 21, 2006 as 2006-1667394, of Official Records, and First Amendment to Condominium Declaration for Deer Valley Commerce Center Park Condominiums, Buildings G and H recorded November 9, 2007 as 2007-1208075, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. (Affects Parcel No. 4)
(EASEMENT FOR UTILITIES, INGRESS, EGRESS, USE & ENJOYMENT OF COMMON ELEMENTS OF PARCEL NO. 4 - NOT PLOTTABLE)
- 14 An easement for highway and incidental purposes recorded as Docket 4617, Page 112, of Official Records.
(PERTAINS TO HIGHWAY RIGHT OF WAY LYING WEST OF SUBJECT PROPERTY)
- 15 An easement for telecommunications facilities, electrical and gas facilities, other appurtenances and incidental purposes recorded December 1, 2006 as 2006-1574148, of Official Records.
(Affects Lot 2 of Parcel No. 1)
- 16 An easement for transmission and distribution of electricity, telecommunication lines, facilities, fixtures and incidental purposes recorded June 12, 2007 as 2007-0675856, of Official Records.
(Affects All Parcels)
- 17 The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded April 3, 2007 as 2007-394950, of Official Records.
(Affects Parcel No. 2)

REFERENCES

- SUBDIVISION OF "DEER VALLEY COMMERCE CENTER PARK" RECORDED IN BOOK 855 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "DEER VALLEY COMMERCE CENTER PARK CONDOMINIUMS, BUILDINGS E AND F" RECORDED IN BOOK 886 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS
- SUBDIVISION OF "DEER VALLEY COMMERCE CENTER PARK CONDOMINIUMS, BUILDINGS G AND H" RECORDED IN BOOK 886 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 544 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 719 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS

DESCRIPTION

Parcel No. 1:
Lots 2, 4 and Tract A, of DEER VALLEY COMMERCE CENTER PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 855 of Maps, Page 29.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30, 1979 in Docket 14061, Page 193.

Parcel No. 2:
That portion of Lot 7, DEER VALLEY COMMERCE CENTER PARK, according to Book 855 of Maps, Page 29, records of Maricopa County, Arizona, lying within the Northwest quarter of Section 13, Township 4 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 13 (City of Phoenix Brass Cap), from which point the Northwest corner (GLO Brass Cap) of said Section 13 bears North 89 degrees 50 minutes 31 seconds West (Basis of Bearing) a distance of 2640.15 feet;
Thence South 55 degrees 34 minutes 21 seconds West a distance of 1159.89 feet to the Northeast corner of said Lot 7, being the Point of Beginning;
Thence the following courses along the East line of said Lot 7:
Thence South 10 degrees 02 minutes 00 seconds East, a distance of 299.54 feet;
Thence 203.81 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, through a central angle of 233 degrees 32 minutes 56 seconds, a chord bearing South 10 degrees 02 minutes 00 seconds East and a chord distance of 89.28 feet, from which point the radius point bears South 16 degrees 44 minutes 28 seconds West;
Thence South 10 degrees 02 minutes 00 seconds East, a distance of 280.29 feet to a point on the South line of said Lot 7;
Thence along said South line North 89 degrees 45 minutes 48 seconds West, a distance of 394.29 feet, to the Easterly Right of Way of Interstate 17 as defined in Document No. 2007-0394949, records of Maricopa County, Arizona;
Thence along said Right of Way North 07 degrees 01 minutes 09 seconds West, a distance of 663.46 feet;
Thence leaving said Right of Way, and along the North line of said Lot 7, South 89 degrees 48 minutes 09 seconds East, a distance of 358.79 feet to the Point of Beginning;

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30, 1979 in Docket 14061, Page 193.

Parcel No. 3:
Units E-101 through E-112, inclusive, and Units F-101 through F-111, inclusive, of DEER VALLEY COMMERCE CENTER PARK CONDOMINIUMS, BUILDINGS E AND F, according to Declaration of Condominium recorded December 21, 2006 as 2006-1667393 and amended by First Amendment recorded November 9, 2007 as 2007-1208074, of Official Records, and plat recorded in Book 886 of Maps, Page 28, records of Maricopa County, Arizona;

Together with an undivided interest in the common elements as set forth in said Declaration and Plat and any Annexations thereto.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30, 1979 in Docket 14061, Page 193.

Parcel No. 4:
Units G-101 through G-103, inclusive, Units G-105 through G-112, inclusive, and Units H-101 through H-114, inclusive, of DEER VALLEY COMMERCE CENTER PARK CONDOMINIUMS, BUILDINGS G AND H, according to Declaration of Condominium recorded December 21, 2006 as 2006-1667394, and amended by First Amendment recorded November 9, 2007 as 2007-1208075, of Official Records and plat recorded in Book 886 of Maps, Page 29, records of Maricopa County, Arizona;

Together with an undivided interest in the common elements as set forth in said Declaration and Plat and any Annexations thereto.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30, 1979 in Docket 14061, Page 193.

NOTES

- 1) The basis of bearing is the monument line of 23rd Avenue, also being the North-South midsection line of Section 13, using a bearing of South 00 degrees 09 minutes 36 seconds East, per the Final Plat for DEER VALLEY COMMERCE CENTER PARK, recorded in Book 855 of Maps, page 29, Maricopa County Records.
- 2) All title information and the description shown is based on a First Amended Commitment for Title Insurance issued by First American Title Insurance Company, File Number 104763, dated December 3, 2010.
- 3) The number of striped parking spaces on the subject property are as follows:
Regular: 196
Handicapped: 9
Total: 205
- 4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- 5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may require.
- 7) This A.L.T.A./A.C.S.M. Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

CERTIFICATION

TO: MERIDIAN LAND HOLDINGS, LLC, a Delaware limited liability company;
NEXT GEN FINANCIAL X, LLC, an Arizona limited liability company; FIRST AMERICAN TITLE INSURANCE COMPANY; and THOMAS TITLE & ESCROW, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

December 17, 2010
David S. Klein
R.L.S. 42137



EXPIRES 3/31/11

Superior Surveying Services, Inc.
Professional Land Surveying

21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
23RD AVENUE & PARKSIDE LANE, PHOENIX, ARIZONA 85027

REVISIONS		SHEET 1 OF 2
DATE	DESCRIPTION	
		DWN: JW CHK: DK
		DATE: 12/17/10
		JOB NO.: 101231

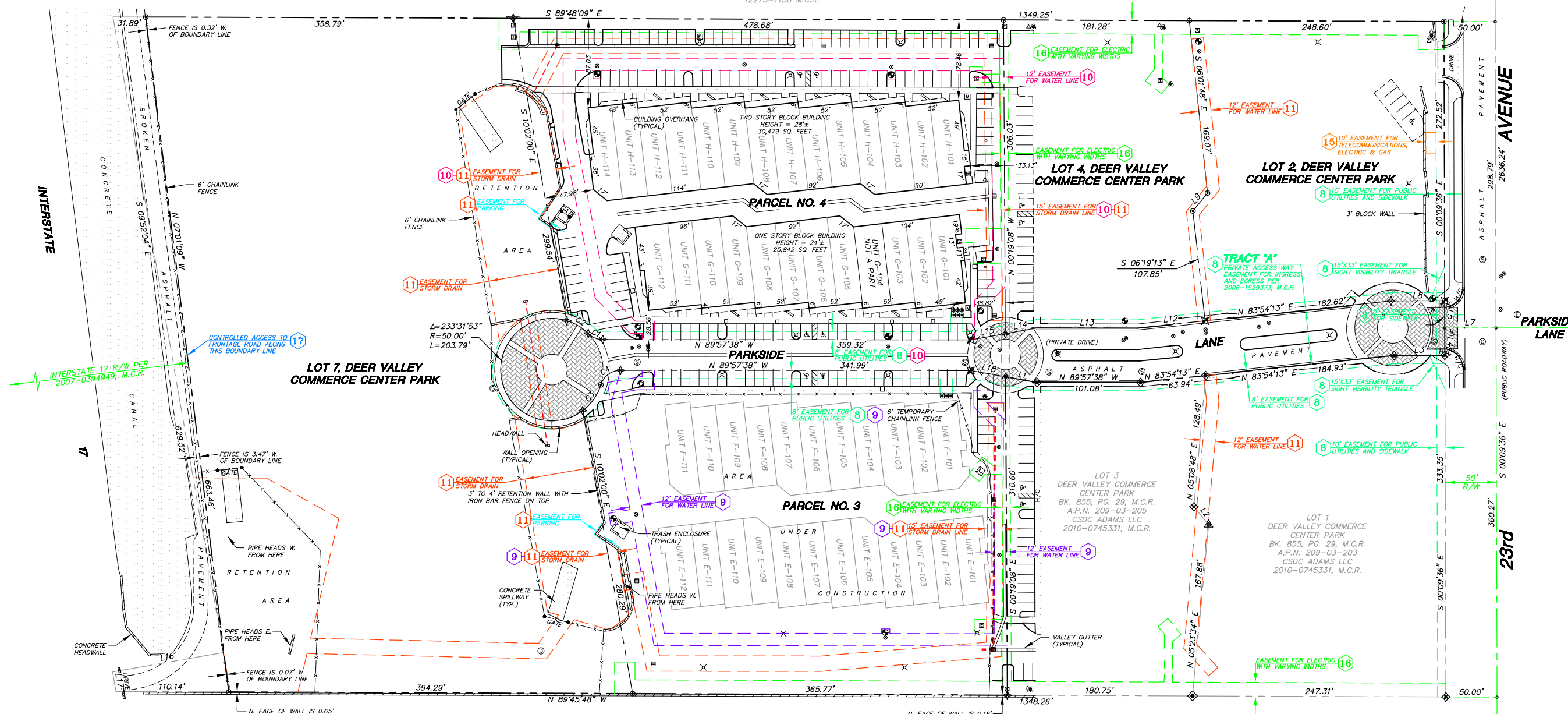
AREA = 15.446 ACRES
672,840 SQ. FT.

A.P.N. 209-03-009B
 LINSEMEYER ERNEST M. PATENT #9276
 12273-1138 M.C.R.

A.P.N. 209-03-010A
 PHOENIX METRO RV PARK LLC
 2004-1085350 M.C.R.

NORTH 1/4 CORNER, SECTION 13, T-4N, R-2E
 FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE

CENTER OF SECTION 13, T-4N, R-2E, FOUND
 CITY OF PHOENIX BRASS CAP IN HANDHOLE



LEGEND

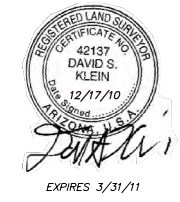
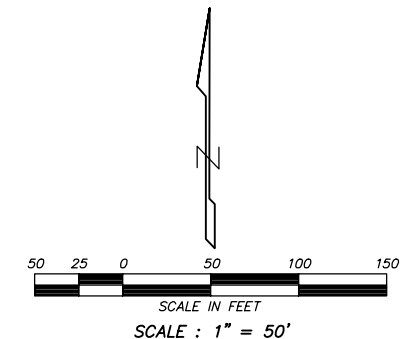
- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ▨ CONCRETE SURFACE
- ▧ BRICK PAVERS
- ▩ 24 INCH VERTICAL CURB & GUTTER
- ▬ 6 INCH CONCRETE CURB
- ▬ DRIVE
- ▬ WALL
- - - FENCE
- UNDERGROUND PIPE
- SET 1/2" REBAR CAPPED 42137
- ⊕ SET PK NAIL IN WASHER STAMPED 42137
- ⊕ SET CHISELED "A" IN CONCRETE
- ⊕ FOUND 1/2" REBAR CAPPED 42137 SET WITH PREVIOUS SURVEY OF ADJOINING PROPERTY
- ⊕ FOUND PK NAIL IN WALL FOOTING - NO IDENTIFICATION
- ⊕ FOUND PK NAIL IN WASHER STAMPED 42137 SET WITH PREVIOUS SURVEY OF ADJOINING PROPERTY
- ⊕ SCHEDULE B ITEM
- ⊕ SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- ⊕ BACK FLOW PREVENTER
- ⊕ CONDUIT
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC CABINET
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ GUARD POST OR GATE POST
- ⊕ HANDICAPPED SPACE
- ⊕ METAL GRATE (RECTANGULAR)
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ METAL COVER (RECTANGULAR)
- ⊕ PEDESTRIAN ACCESS RAMP
- ⊕ SEWER CLEAN OUT
- ⊕ STORM DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ TELEPHONE RISER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER RISER
- ⊕ ASSESSOR'S PARCEL NUMBER
- ⊕ MARICOPA COUNTY RECORDS
- ⊕ R/W RIGHT OF WAY
- ⊕ BK. BOOK
- ⊕ PG. PAGE

LINE TABLE

LINE	BEARINGS	LENGTH
L1	N 79°48'17" W	31.19'
L2	N 39°36'26" W	22.63'
L3	N 89°50'24" E	49.62'
L4	S 00°09'36" E	26.58'
L5	S 00°09'36" E	26.58'
L6	N 89°50'24" E	50.99'
L7	N 89°50'24" E	50.00'
L8	N 89°50'24" E	52.37'
L9	S 38°58'12" W	22.63'
L10	N 83°54'13" E	248.82'
L11	S 79°58'05" W	82.48'
L12	N 83°54'13" E	66.15'
L13	N 89°57'38" W	98.23'
L14	S 79°53'01" W	31.46'
L15	S 79°53'01" W	34.21'
L16	S 80°07'56" W	110.00'
L17	S 09°52'04" E	19.37'
L18	N 79°48'17" W	34.48'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	45°05'07"	15.74'
C2	50.00'	28°23'33"	24.78'
C3	50.00'	36°04'00"	31.47'
C4	20.00'	72°54'18"	25.45'



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DATE	REVISIONS	DESCRIPTION	DWN: JW	CHK: DK	SHEET 2 OF 2

DATE: 12/17/10
 JOB NO.: 101231

APPENDIX B

B - SITE RECONNAISSANCE DOCUMENTATION FORM



SITE RECONNAISSANCE CHECKLIST

Project Number: 1929-PH Date: 11/19/19
 Client Name: SHERPA COMMERCIAL REAL ESTATE, INC.
 Property Name: Lot 7 Deer Valley Commerce Center
 Property Address: 2453 West Parkside Lane
 City, State & Zip: Phoenix, Arizona 85207
 Conducted By: Lucas Drake and Whitney Barlow
 Property Contact: Brady Welsh Company: SHERPA Commercial Real Estate, Inc.
 Contact Phone: _____

Comments: The site was vacant with 3 retention basins located in the northeast, southeast, and southwest corners. There were 3 electrical APS devices, 1 electrical billboard. Some dirt roads located throughout the site.

SITE DESCRIPTION/USE/OCCUPANCY

Vacant: Yes Use: _____
 Developed: _____ # Buildings: _____
 Topography: mostly flat with retention areas
 Size of Property: 5.5 acres _____ square feet
 Shape of Property: Rectangular

	No.	Stories	Construction	Use/Occupancy
Building #				
Building #				
Building #				

Comments: _____

General Property Description:

The site is currently vacant with 3 retention basin in the northeast, southeast, and south west corners with cement vehicle access ramps. The Site had 2 gravel piles, 2 electrical cabinets, 1 electrical pad, and 1 electrical billboard. North of the site was vacant land. South of the site was an RV Park, ~~East~~^{West} of the site was a canal. East of the site was a school and commercial business.

ADJOINING PROPERTIES (including addresses for commercial/industrial properties)

North

Vacant

South

Residential Trailer Park

East

Canal Empty Canal and I-17 highway

West

Jefferson Preparatory 2323 W Parkside Ln Phoenix, AZ 85027 and many commercial businesses.

UTILITY SERVICE PROVIDERS / LIMITING FACTORS

Utilities:

Electric:

APS

Natural Gas:

Water:

Wastewater:

Solid Waste:

Heating / Cooling System:

Limitations:

Access:

Locked:

Weather:

Other:

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS (Storage, use, waste disposition)

Typical Household

Cleaners: Yes No

Maintenance Supplies: Yes No

Containers/
Drums

Yes No Number of Drums/Containers _____

Contents: _____ Size: _____ gallons

Secondary Containment: Yes No

Type of Secondary Containment: Berm Tray Overpack Other

Location(s): _____

Condition of Drum(s): Good Fair Poor Labels Yes No

Staining? Yes No

List of Stored Material or Waste: _____

Comments: _____

ASTs:

Yes No Number of ASTs: _____

Contents: _____ Size: _____ gallons

Secondary Containment: Yes No

Type of Secondary Containment: Berm double walled Other

Location(s): _____

Condition of AST: Good Fair Poor

Staining? Yes No

Comments: _____

USTs: Yes No Removed Number of USTs: _____

 Contents: _____ Size: _____ gallons

 Contents: _____ Size: _____ gallons

 Vent Pipes: Yes No Fill Ports Yes No

 UST Monitoring System present with records? Yes No

 Records Available? Yes No

 Location(s): _____

 Date Installed: _____

 Spills/Staining around fill ports/Pumps? Yes No _____

 USTs in Use? Yes No _____

 Date last use: _____ Date Removed: _____

Dispensers: Yes No Number of Dispensers: _____

General: Any Odors: None Observed

 Pooled Liquid: None Observed

 Comments: _____

WASTE STORAGE/HANDLING

Exterior: _____

Interior: _____

POLYCHLORINATED BIPHENYLS (PCBs)

Potential PCB containing Equipment:

Oil filled Electrical Transformers: Yes No Labeled: Yes No

Spills, Staining, Leaks: Yes No

Owner: _____

Oil Filled Electrical Capacitors: Yes No Labeled: Yes No

Spills, Staining, Leaks: Yes No

Owner: _____

Hydraulic Systems: Yes No Labeled: Yes No

Spills, Staining, Leaks: Yes No

Waste Oil Tanks: Yes No Labeled: Yes No

Spills, Staining, Leaks: Yes No

Pole Mounted Transformers: Yes No Labeled: Yes No

Spills, Staining, Leaks: Yes No

Owner: _____

Fluorescent Ballast: _____

Comments: _____

WASTEWATER / STORMWATER

On-Site Septic System:	Yes	<u>No</u>	Size/ Location	_____
Local Sewer System:	Yes	<u>No</u>		_____
Floor Drains:	Yes	<u>No</u>		_____
Sumps:	Yes	<u>No</u>		_____
Catch Basins:	Yes	<u>No</u>		_____
Drywells:	Yes	<u>No</u>		_____

EXTERIOR OBSERVATIONS

Pits, Ponds
or Lagoons:

Yes

No

Stained Soil
or Pavement:

Yes

No

Distressed
vegetation:

Yes

No

Solid Waste,
Litter:

Yes

No

Some wind blown litter
but no large bags of trash

Indications of
Buried Materials:

Yes

No

Oil/Water
Separator:

Yes

No

Groundwater
Wells:

Yes

No

Pipes, vents,
caps:

Yes

No

Stormwater Flow
Direction:

Into retention basins in northeast, southeast and southwest.

Stormwater Flow
on to Property:

Into retention basins in northeast, southeast
and southwest.

Other Observations:

INTERIOR OBSERVATIONS

Tenant/Occupant:

Activities:

Haz Sub/Pet Prod
Used:

Disposition:

Chemical Storage
Areas:

Heating and or
Cooling:

Staining and /or
Corrosion:

Drains and/or
Sumps:

Lifts/
Elevators:

General Description of Interior of Building(s):

Site Reconnaissance Conducted By:

Lucas Drake

[Signature]

11/19/19

Print Name

Signature

Date

APPENDIX C

C - PHOTOGRAPHIC LOG



PHOTOGRAPH NO. 1

Southeastern area of Site, looking northwest, showing typical vegetation, vacant, undeveloped land, stormwater retention basin, and electrical billboard on the Site



PHOTOGRAPH NO. 2

Southwestern area of Site, looking northeast, showing typical vegetation, stormwater retention basin, vacant, undeveloped land and electrical billboard on the Site



PHOTOGRAPH NO. 3

View from the northwestern portion of the Site, looking southeast, showing vegetation and vacant, undeveloped land typical of the Site



PHOTOGRAPH NO. 4

View from northeastern portion of the Site, looking southwest, showing landscaped area, paved parking lot, electrical cabinets, and vacant, undeveloped land in northeast area of the Site



PHOTOGRAPH NO. 5

Typical trash found throughout the Site and in stormwater retention basins on the Site



PHOTOGRAPH NO. 6

Stormwater retention basin on southeastern area of the Site, looking northwest showing the concrete spillway draining stormwater into the retention basin



PHOTOGRAPH NO. 7

Drainage outlet located on northern portion of the southeastern retention basin



PHOTOGRAPH NO. 8

Dirt road located on east side of Site beginning at approximate center of east Site boundary, running northwest to southeast



PHOTOGRAPH NO. 9

Broken fencing located in the southwestern stormwater retention basin



PHOTOGRAPH NO. 10

Drainage pipe located in the southwestern stormwater retention basin leading to eastern adjoining stormwater canal bordering the I-17 frontage road



PHOTOGRAPH NO. 11

North end of southeastern retention stormwater retention basin looking south showing typical stormwater retention basin on the Site



PHOTOGRAPH NO. 12

Electrical billboard located middle western boundary of the Site



PHOTOGRAPH NO. 13

Single-phase, pad-mounted transformer located next to the electrical billboard on the middle western border of the Site



PHOTOGRAPH NO. 14

Piles of cobbles and gravel located in the approximate center of the Site



PHOTOGRAPH NO. 15

Shopping cart and trash located in the approximate center of the Site



PHOTOGRAPH NO. 16

Electrical cabinet in the northeastern corner of the Site



PHOTOGRAPH NO. 17

Telecommunication tower located on the northeast portion of the Site



PHOTOGRAPH NO. 18

Stormwater retention basin located on the northeast portion of the Site, looking southwest showing the concrete spillway discharging to stormwater retention basin



PHOTOGRAPH NO. 19

Trash observed in the northeast stormwater retention basin



PHOTOGRAPH NO. 20

Trash located east of the northeast stormwater retention basin, near the middle eastern boundary of the Site.



PHOTOGRAPH NO. 21

View from the southeastern portion of the Site, looking northeast, showing southeastern adjoining school



PHOTOGRAPH NO. 22

View from the middle southern boundary of the Site, looking south, showing the southern adjoining RV Park



PHOTOGRAPH NO. 23

View from the southwestern portion of the Site, looking northwest, showing the western adjoining stormwater canal and I-17 Highway



PHOTOGRAPH NO. 24

View from the northwestern portion of the Site, looking northeast, showing the northern adjoining vacant, undeveloped land followed by commercial buildings



PHOTOGRAPH NO. 25
View from the northeastern portion of the Site looking southeast, showing the eastern adjoining parking lot



PHOTOGRAPH NO. 26
View from the northeastern portion of the Site looking east, showing the northeastern adjoining commercial buildings

APPENDIX D

D - USER INFORMATION DOCUMENTATION FORM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE PER ASTM E1527-13
GEOTEK PROJECT NO. _____



GeoTek requests your assistance to identify and assemble information described by the *User Responsibilities* criteria of the ASTM standard. The *User* is defined as a purchaser, potential tenant, owner, lender or Site manager, or other party seeking to use the Phase I ESA report. For all "Yes" answers, please provide copies, references or additional information on an attached sheet.

Your Name: Brady Welsh Tel: 303-949-6443
User's Name: AZ Opportunity Fund Property I, LLC
Site Name: Lot 7 Deer Valley Commerce Center
Site Address: 2453 West Parkside Lane City: Phoenix State: AZ

- Are there any environmental clean-up liens filed or recorded against the Site? YES NO UNK
- Are there any Activity and Use Limitations, including Engineering Controls, Institutional Controls or Land Use Restrictions, that have been filed or recorded against the Site? YES NO UNK
- Do you have any special knowledge or experience about the Site, nearby sites, or the activities that occur or occurred on the Site? YES NO UNK
- Is the purchase price of the Site below fair market value? YES NO UNK
- If "YES," is it possible the lower price might be attributable to real or perceived environmental contamination? YES NO UNK
- Is there commonly known or reasonably ascertainable information about water quality problems, chemical releases, environmental compliance issues, permit violations, or government enforcement actions, or other environmental conditions that might have a negative impact on the environmental condition of the Site or the surrounding area? If answered 'Yes', please provide specific details in the 'Additional Information' section below. YES NO UNK
- Are there any pending, threatened or past legal actions or government enforcement actions involving the Site or current or past occupants of the Site? YES NO UNK
- Are there any government enforcement actions involving the Site or against current or former Occupants or owners for possible or documented violations of environmental laws or regulations? YES NO UNK
- Are there any obvious indicators of environmental contamination at the Site? YES NO UNK

Why do you want to have this Phase I Environmental Site Assessment performed?

- Potential Landowner Liability Protection under CERCLA
 Lender's Requirements
 Business Operations Planning
 Baseline Review
 Planning/Zoning Requirements

Do you know if any of the following types of documents about the Site exist, and can you provide copies to GeoTek?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Environmental Site Assessment Reports | <input type="checkbox"/> NPDES Permits |
| <input type="checkbox"/> Environmental Compliance Audit Reports | <input type="checkbox"/> Wastewater Permits |
| <input type="checkbox"/> Underground Injection Permits | <input type="checkbox"/> Solid Waste Permits |
| <input type="checkbox"/> Hazardous Waste Generator Notices | <input type="checkbox"/> Air Emissions Permits |
| <input type="checkbox"/> Community Right-To-Know Plan | <input type="checkbox"/> UST Registrations |
| <input type="checkbox"/> Environmental Management Plan | <input type="checkbox"/> AST Registrations |
| <input type="checkbox"/> Hydrogeologic Reports | <input type="checkbox"/> Material Data Safety Sheets (MSDS) |
| <input type="checkbox"/> Geotechnical Reports | <input type="checkbox"/> Safety Plans |
| <input type="checkbox"/> SARA Title III/Form R Reports | <input type="checkbox"/> Stormwater Plans |
| <input type="checkbox"/> Risk Assessments | <input type="checkbox"/> Notice of Violations |
| <input type="checkbox"/> Chain-of-Title Records | <input type="checkbox"/> Institutional/Engineering Controls |

Signature: Brady Welsh Date: 11/14/2019

APPENDIX E

E - INTERVIEW DOCUMENTATION FORM



Instructions – Thank you for completing this environmental questionnaire. Please answer the questions below based on your knowledge. You are not expected to find the answers. If you answer “yes” to any of the questions, please provide additional information, or a GeoTek representative will contact you to go over the information. Feel free to attach any information you think might be helpful with your answers. Your information is important to us in assessing the site, so please complete the form and return as soon as possible.

SITE INFORMATION

Address: 2453 West Parkside Lane City: Phoenix State: AZ

Current Occupants: Vacant Land

Current Activities: Vacant Land

UTILITY INFORMATION

Please list the service providers for the following utilities:

Electric: Arizona Public Service Water: City of Phoenix

Gas: _____ Sewer: City of Phoenix

Solid Waste: _____

SOLID WASTE

Yes No Unk Do you know if solid waste like garbage, trash, demolition debris, construction debris, landscaping debris, liquids, containers have been discarded on or buried beneath the Site?

Yes No Unk Do you know if the Site has ever operated as a landfill?

Yes No Unk Has soil from an unknown sources been placed, spread, or piled on the surface or used as fill on the Site?

Yes No Unk Do you know if used tires were ever discarded on or buried beneath the Site?

Yes No Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Site?

WASTEWATER AND LIQUID DISCHARGES

Yes No Unk Are you aware of current or former pits, ponds or lagoons for liquid wastes on the Site?

Yes No Unk Are you aware of any current or past wastewater interceptors, clarifiers, or sumps on the Site?



STORAGE TANKS

- Yes No Unk Are there any aboveground storage tanks (ASTs) currently located on the Site?
- Yes No Unk Are you aware of any past ASTs located on the Site?
- Yes No Unk Are there any underground storage tanks (USTs) currently located on the Site?
- Yes No Unk Are you aware of any past USTs located on the Site?

HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS AND CONTAINERS

- Yes No Unk Are there any containers of hazardous chemicals or petroleum products currently stored or used on the Site?
- Yes No Unk Are you aware of past usage of hazardous chemicals or petroleum products on the Site?
- Yes No Unk Do you know of any current or previous in-ground hydraulic lifts on the Site?
- Yes No Unk Have pesticides ever been mixed, stored or applied on the Site?

STORMWATER AND DRAINAGE PROVISIONS

- Yes No Unk Are there any drywells on the Site?
- Yes No Unk If yes, do you know if they are registered with the state agency?
- Yes No Unk Are there any retention or detention basins on the Site?
- Yes No Unk Do you know if stormwater from an off-site source flows onto the Site?

WELLS

Do you know of any current or former groundwater wells on the Site?
If Yes, check type of well(s):

- Irrigation
- Domestic
- Livestock
- Monitoring
- Geotechnical

CURRENT/PREVIOUS ENVIRONMENTAL ACTIONS

- Yes No Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Site, or to the current or past owners, occupants, or facilities which were on the Site?



ENVIRONMENTAL DOCUMENTS

Do you know of any of the following types of documents about the Site, and can you provide copies to GeoTek?
 Check all that apply:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Prior Environmental Site Assessments | <input type="checkbox"/> NPDES Permits |
| <input type="checkbox"/> Environmental Audit Reports | <input type="checkbox"/> Wastewater Permits |
| <input type="checkbox"/> Hazardous Waste Generator Notices | <input type="checkbox"/> Air Emissions Permits |
| <input type="checkbox"/> Geotechnical Reports | <input type="checkbox"/> UST Registrations |
| <input type="checkbox"/> SARA Title III/Form R Reports | <input type="checkbox"/> AST Registrations |
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Material Safety Data Sheets |
| <input type="checkbox"/> Hazardous Waste Manifests | <input type="checkbox"/> Safety Plans |
| <input type="checkbox"/> Water Well Records | <input type="checkbox"/> SPCC Plan |
| <input type="checkbox"/> Drywell Registration Records | <input type="checkbox"/> SWPPP |

PRIOR SITE USES

Do you know if the Site was used for any of the following businesses? Check all that apply. List other past uses/owners in the notes section below.

- | | |
|--|--|
| <input type="checkbox"/> Gasoline or Diesel Fueling Station | <input type="checkbox"/> Automotive Sales or Services |
| <input type="checkbox"/> Heavy Equipment Repair or Maintenance | <input type="checkbox"/> Dry-cleaning |
| <input type="checkbox"/> Commercial Laundry | <input type="checkbox"/> Medical Services Commercial |
| <input type="checkbox"/> Printing | <input type="checkbox"/> Industrial/Manufacturing |
| <input type="checkbox"/> Warehousing/Distribution | <input type="checkbox"/> Junkyard or Salvage Business |
| <input type="checkbox"/> Farm Operation: Agriculture or Dairy | <input type="checkbox"/> Laboratory or Chemical Handling |

PERSON COMPLETING THE FORM

Name: Marc Altieri Years Familiar w/Site: 7 years
 Business Affiliation: Employee of managing member of ownership entity
 Address: 3335 East Indian School Road, Suite 100 City: Phoenix State: AZ Zip: 85018
 Tel: (602) 648-2004 Fax: (602) 955-2804 E-Mail: maltieri@helixaz.com

Relationship to the Site (please check all that apply):

- | <u>Owner</u> | <u>Occupant</u> | <u>Key Site Manager</u> |
|--|--|--|
| <input type="checkbox"/> Individual Owner | <input type="checkbox"/> Owner Occupant | <input checked="" type="checkbox"/> Site Manager |
| <input checked="" type="checkbox"/> Corporation or LLC | <input type="checkbox"/> Business Occupant | <input type="checkbox"/> Facilities Manager |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Business Employee | <input type="checkbox"/> Maintenance Supervisor |
| <input type="checkbox"/> Trust/Trustee | | <input type="checkbox"/> Plant Supervisor |

Signature

December 10, 2019

Date

APPENDIX F

F - REGULATORY DATABASE SEARCH REPORT



On time. On target. In touch.™

Radius Report

[GeoLens by GeoSearch](#)

Target Property:

**LOT 7 DEER VALLEY COMMERCE CENTER
2453 West Parkside Lane
Phoenix, Maricopa County, Arizona 85027**

Prepared For:

GeoTek

Order #: 135697

Job #: 323713

Project #: 1929-PH

Date: 11/13/2019

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Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR Â§312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFRÂ§312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

LOT 7 DEER VALLEY COMMERCE CENTER
2453 West Parkside Lane
Phoenix, Arizona 85027

Coordinates

Area centroid (-112.11248, 33.6956543)
1,415 feet above sea level

USGS Quadrangle

Union Hills, AZ

Geographic Coverage Information

County/Parish: Maricopa (AZ)

ZipCode(s):

Phoenix AZ: 85027, 85083, 85085

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSAZ	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR09	1	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR09	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		1	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR09	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR09	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMCLIENS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0	0.1250
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

STATE (AZ) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ABOVEGROUND STORAGE TANKS	AST	0	0	TP/AP
ENVIRONMENTAL USE RESTRICTION SITES	EUR	0	0	TP/AP
STATE FIRE MARSHAL ABOVEGROUND STORAGE TANKS	AST2	0	0	TP/AP
STATE HAZARDOUS WASTE SITES	SHWS	0	0	TP/AP
UNDERGROUND STORAGE TANKS	UST	0	0	0.1250
CLOSED SOLID WASTE FACILITIES	CLOSEDSWF	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	3	0	0.5000
OPEN LANDFILL FACILITIES	OPENLF	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM AND BROWNFIELDS PROGRAM SITES	VRPBF	0	0	0.5000
ARIZONA SUPERFUND PROGRAM LIST	ASPL	0	0	1.0000
WATER QUALITY ASSURANCE REVOLVING FUND PROGRAM REGISTRY	WQARF	0	0	1.0000
SUB-TOTAL		3	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AIR QUALITY PERMITS DATABASE	AIRS	0	0	TP/AP
CLANDESTINE DRUG LABORATORIES	CDL	0	0	TP/AP
REGISTERED DRYWELLS	DRYWELLS	0	0	TP/AP
SPILLS DATABASE	SPILLS	0	0	TP/AP
WASTEWATER FACILITY LIST	WWFAC	0	0	TP/AP
DRY CLEANERS INVENTORY	CLEANERS	0	0	0.2500
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.1250
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		4	0	

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
ALTFUELS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
ERNSAZ	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
NPDES09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMCLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
HISTPST	0.1250	0	0	NS	NS	NS	NS	0
RCRAGR09	0.1250	0	1	NS	NS	NS	NS	1
RCRANGR09	0.1250	0	0	NS	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	1	0	0	0	0	1

Database Radius Summary

STATE (AZ) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRS	0.0200	0	NS	NS	NS	NS	NS	0
AST	0.0200	0	NS	NS	NS	NS	NS	0
AST2	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DRYWELLS	0.0200	0	NS	NS	NS	NS	NS	0
EUR	0.0200	0	NS	NS	NS	NS	NS	0
SHWS	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
WWFAC	0.0200	0	NS	NS	NS	NS	NS	0
UST	0.1250	0	0	NS	NS	NS	NS	0
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
CLOSEDSWF	0.5000	0	0	0	0	NS	NS	0
LUST	0.5000	0	0	0	3	NS	NS	3
OPENLF	0.5000	0	0	0	0	NS	NS	0
VRPBF	0.5000	0	0	0	0	NS	NS	0
ASPL	1.0000	0	0	0	0	0	NS	0
WQARF	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	3	0	0	3

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR09	0.1250	0	0	NS	NS	NS	NS	0
LUSTR09	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
------------------	--	----------	----------	----------	----------	----------	----------	----------

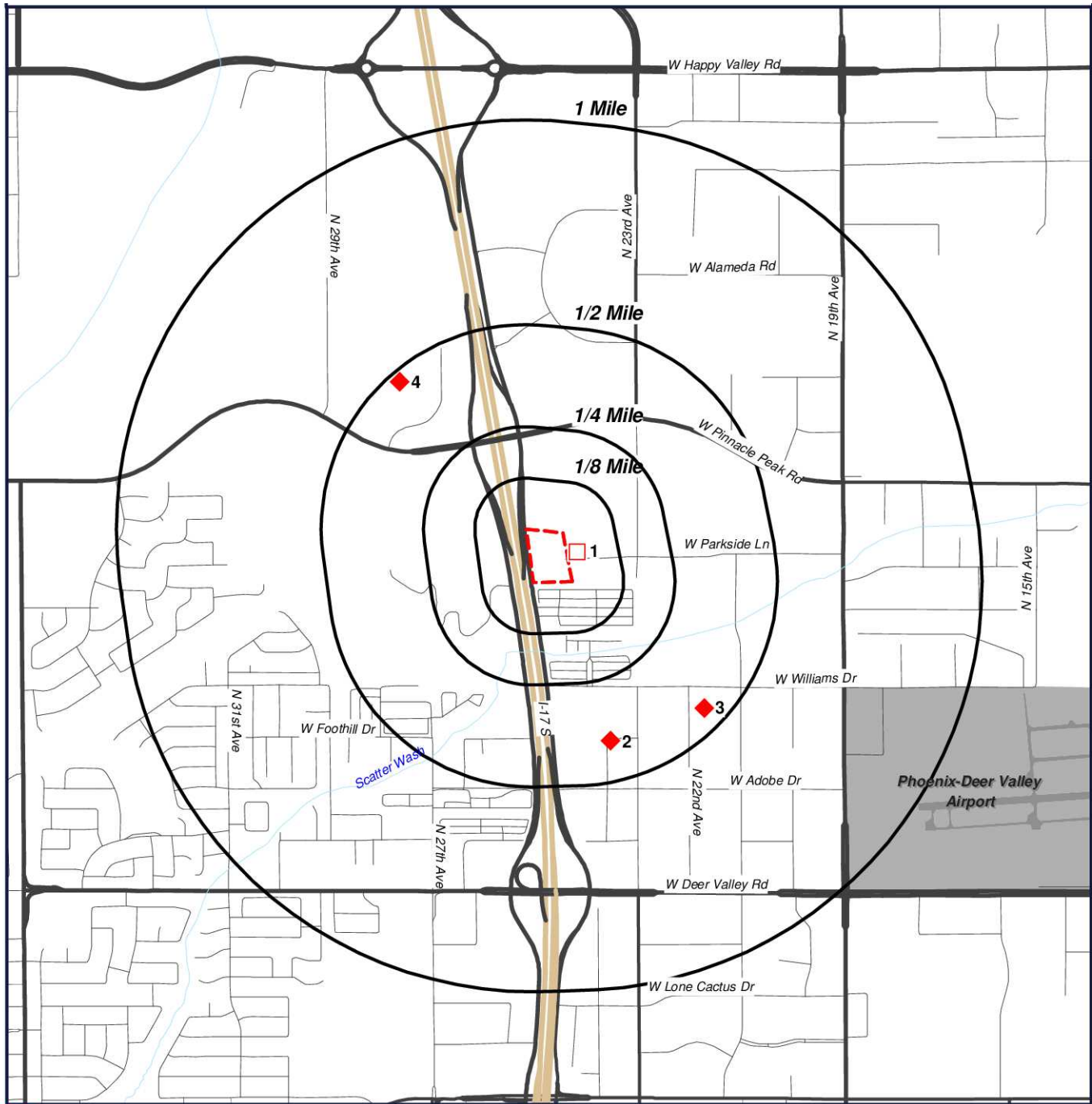
TOTAL		0	1	0	3	0	0	4
--------------	--	----------	----------	----------	----------	----------	----------	----------

NOTES:

NS = NOT SEARCHED

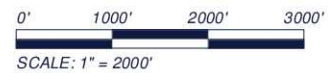
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



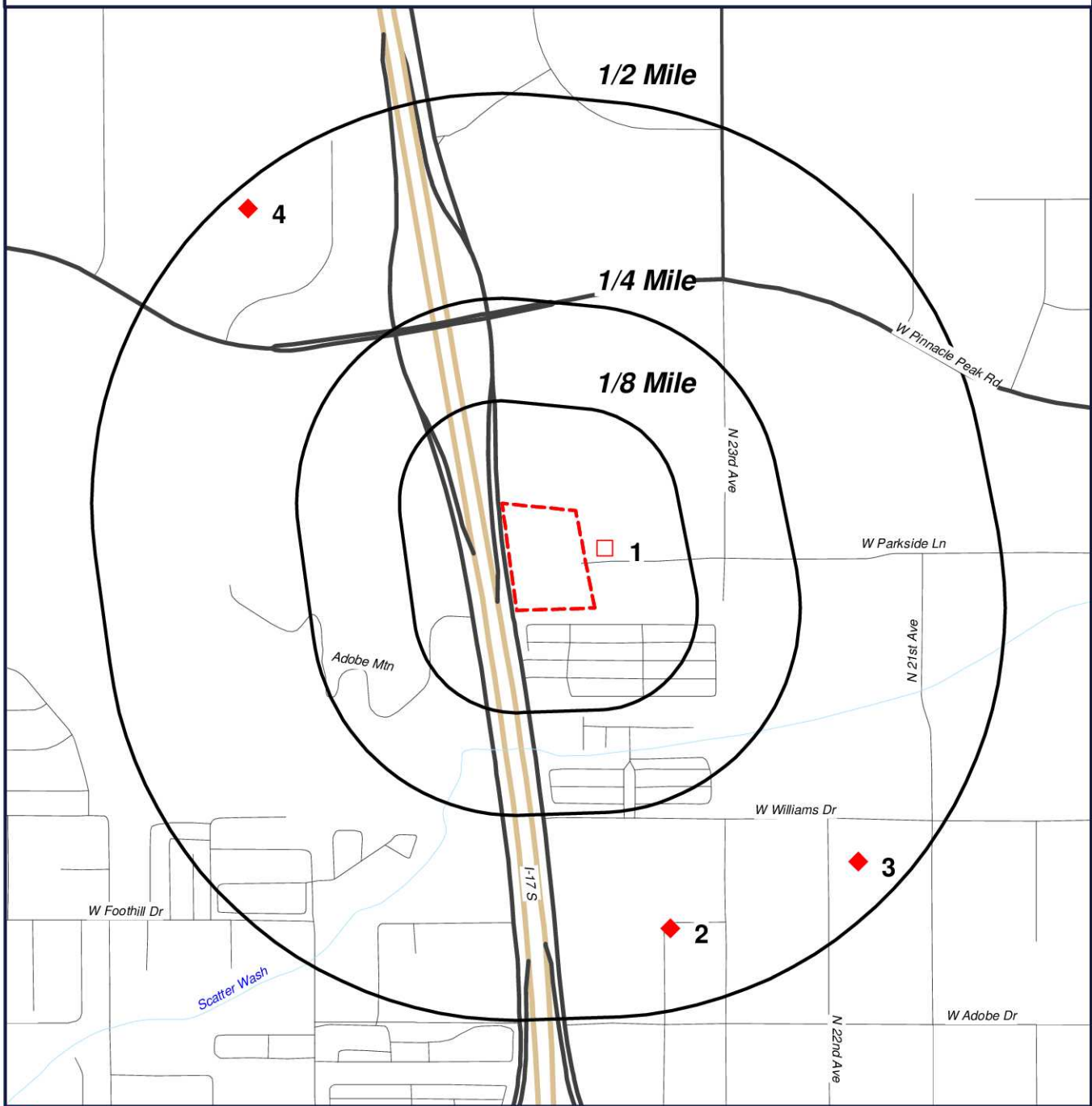
- Target Property (TP)
- RCRAGR09
- ◆ LUST

**LOT 7 DEER VALLEY COMMERCE
CENTER**
2453 West Parkside Lane
Phoenix, Arizona
85027



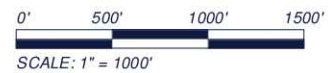
[Click here to access Satellite view](#)

Radius Map 2



- Target Property (TP)
- RCRA GR09
- LUST

LOT 7 DEER VALLEY COMMERCE CENTER
2453 West Parkside Lane
Phoenix, Arizona
85027



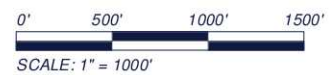
[Click here to access Satellite view](#)

Ortho Map



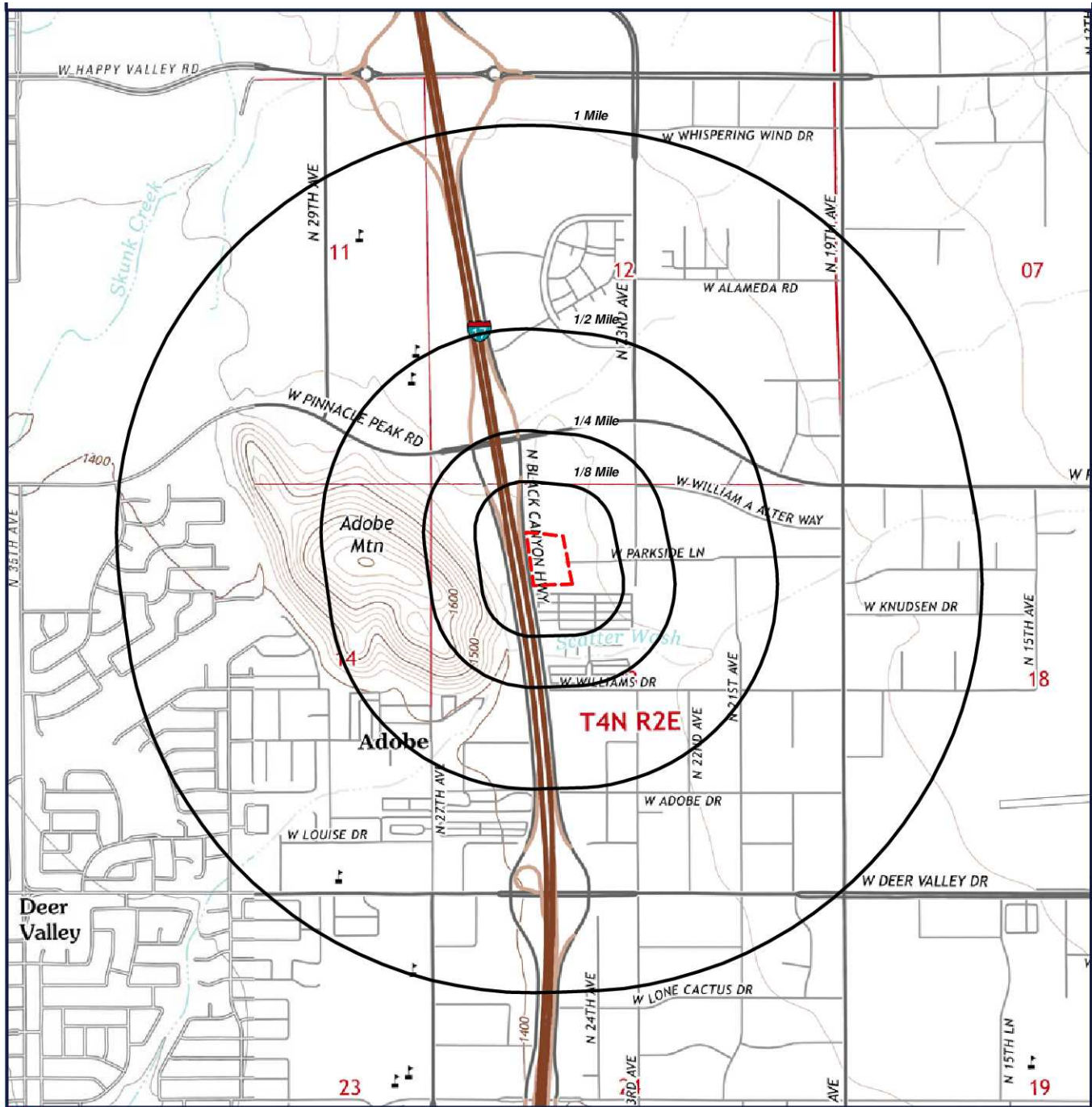
- Target Property (TP)
- RCRA GR09
- LUST

**Quadrangle(s): Union Hills
LOT 7 DEER VALLEY COMMERCE
CENTER
2453 West Parkside Lane
Phoenix, Arizona
85027**



[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): Union Hills
Source: USGS, 11/20/2014
LOT 7 DEER VALLEY COMMERCE
CENTER
2453 West Parkside Lane
Phoenix, Arizona
85027



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	RCRAGR09	AZR000520759	Higher (1,419 ft.)	0.027 mi. E (143 ft.)	TERACOM SERVICES LLC	2330 W PARKSIDE LN STE G110, PHOENIX, AZ 85027	16
2	LUST	0-004531	Lower (1,414 ft.)	0.403 mi. SSE (2128 ft.)	SIMPSON CONCRETE CO	22241 N 24TH AVE, PHOENIX, AZ 85027	18
3	LUST	0-005574	Higher (1,426 ft.)	0.447 mi. SE (2360 ft.)	WASTE MANAGEMENT - RESIDENTIAL	2137 W WILLIAMS DR, PHOENIX, AZ 85027	19
4	LUST	0-001753	Higher (1,419 ft.)	0.473 mi. NW (2497 ft.)	ADJC - ADOBE MOUNTAIN	2800 W PINNACLE PEAK RD, PHOENIX, AZ 85027	20

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 1415 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	RCRAGR09	1,419 ft.	TERACOM SERVICES LLC	2330 W PARKSIDE LN STE G110, PHOENIX, AZ 85027	16
3	LUST	1,426 ft.	WASTE MANAGEMENT - RESIDENTIAL	2137 W WILLIAMS DR, PHOENIX, AZ 85027	19
4	LUST	1,419 ft.	ADJC - ADOBE MOUNTAIN	2800 W PINNACLE PEAK RD, PHOENIX, AZ 85027	20

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
2	LUST	1,414 ft.	SIMPSON CONCRETE CO	22241 N 24TH AVE, PHOENIX, AZ 85027	18

Resource Conservation & Recovery Act - Generator (RCRAGR09)

MAP ID# 1

Distance from Property: 0.027 mi. (143 ft.) E
Elevation: 1,419 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: AZR000520759

NAME: TERACOM SERVICES LLC

ADDRESS: 2330 W PARKSIDE LN STE G110
PHOENIX, AZ 85027-1278

CONTACT NAME: MOLLY ARELLANO

CONTACT ADDRESS: 2330 W PARKSIDE LN STE G110
PHOENIX AZ 85027

CONTACT PHONE: 623-326-9640

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 06/05/2018

OWNER TYPE: PRIVATE

OWNER NAME: TERACOM SERVICES LLC

OPERATOR TYPE: PRIVATE

OPERATOR NAME: TERACOM SERVICES LLC

CERTIFICATION

CERTIFICATION NAME:

CERTIFICATION TITLE:

CERTIFICATION SIGNED DATE:

LARRY MILLER

CONTACT

06/05/2018

INDUSTRY CLASSIFICATION (NAICS)

237130 - POWER AND COMMUNICATION LINE AND RELATED STRUCTURES CONSTRUCTION

238210 - ELECTRICAL CONTRACTORS AND OTHER WIRING INSTALLATION CONTRACTORS

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: VSG LAST UPDATED DATE: 09/21/2018

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: NO

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NO

UNIVERSAL WASTE DESTINATION FACILITY: NO

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

HAZARDOUS WASTE

D002 CORROSIVE WASTE

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

Resource Conservation & Recovery Act - Generator (RCRAGR09)

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 2

Distance from Property: 0.403 mi. (2,128 ft.) SSE
Elevation: 1,414 ft. (Lower than TP)

GEOSEARCH ID: 0-004531

FAC ID: 0-004531

NAME: SIMPSON CONCRETE CO

ADDRESS: 22241 N 24TH AVE

PHOENIX, AZ 85027

LATEST ACTIVITY DETAILS

LUST ID: 3552.01

CURRENT LUST STATUS: **CLOSED**

LUST REPORTED DATE: 6/14/1994

DATE CLOSED: 11/10/1998

PRIORITY:

5R1 - CLOSED SOIL LEVELS MEET RBCA TIER 1

ADEQ Priority codes are used to describe the status, site conditions and general details about leaking ust cases. The values identify whether a case is open or closed and if it has impacted soil and/or groundwater. For closed release cases (look for a "5" in the code), the values also indicate risk-based closure levels.

PAST ACTIVITY DETAILS

NONE REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 3

Distance from Property: 0.447 mi. (2,360 ft.) SE
Elevation: 1,426 ft. (Higher than TP)

GEOSEARCH ID: 0-005574

FAC ID: 0-005574

NAME: WASTE MANAGEMENT - RESIDENTIAL

ADDRESS: 2137 W WILLIAMS DR
PHOENIX, AZ 85027

LATEST ACTIVITY DETAILS

LUST ID: 2186.01

CURRENT LUST STATUS: **CLOSED**

LUST REPORTED DATE: 2/11/1992

DATE CLOSED: 2/4/1993

PRIORITY:

5R1 - CLOSED SOIL LEVELS MEET RBCA TIER 1

ADEQ Priority codes are used to describe the status, site conditions and general details about leaking ust cases. The values identify whether a case is open or closed and if it has impacted soil and/or groundwater. For closed release cases (look for a "5" in the code), the values also indicate risk-based closure levels.

PAST ACTIVITY DETAILS

NONE REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 4

Distance from Property: 0.473 mi. (2,497 ft.) NW
Elevation: 1,419 ft. (Higher than TP)

GEOSEARCH ID: 0-001753

FAC ID: 0-001753

NAME: ADJC - ADOBE MOUNTAIN

ADDRESS: 2800 W PINNACLE PEAK RD
PHOENIX, AZ 85027

LATEST ACTIVITY DETAILS

LUST ID: 4097.01

CURRENT LUST STATUS: **CLOSED**

LUST REPORTED DATE: 6/1/1995

DATE CLOSED: 3/8/2000

PRIORITY:

5R1 - CLOSED SOIL LEVELS MEET RBCA TIER 1

ADEQ Priority codes are used to describe the status, site conditions and general details about leaking ust cases. The values identify whether a case is open or closed and if it has impacted soil and/or groundwater. For closed release cases (look for a "5" in the code), the values also indicate risk-based closure levels.

PAST ACTIVITY DETAILS

NONE REPORTED

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 03/01/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

BRS Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 05/06/19

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

Environmental Records Definitions - FEDERAL

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 06/11/19

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR09 Enforcement and Compliance History Information

VERSION DATE: 10/27/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSAZ Emergency Response Notification System

VERSION DATE: 10/06/19

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

HMIRS09 Hazardous Materials Incident Reporting System

VERSION DATE: 04/14/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/21/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

NPDES09 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR09 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii,

Environmental Records Definitions - FEDERAL

Nevada, and the territories of Guam and American Samoa. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 09/12/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

TRI Toxics Release Inventory

VERSION DATE: 12/31/17

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

Environmental Records Definitions - FEDERAL

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

RCRAGR09 Resource Conservation & Recovery Act - Generator

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRANGR09 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/21/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

BF

Brownfields Management System

VERSION DATE: 07/10/19

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL

Delisted National Priorities List

VERSION DATE: 08/13/19

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT

No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 08/19/19

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI

Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

Environmental Records Definitions - FEDERAL

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 08/15/19

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 08/15/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 08/19/19

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

Environmental Records Definitions - FEDERAL

NPL National Priorities List

VERSION DATE: 08/13/19

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 08/13/19

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS Record of Decision System

VERSION DATE: 08/13/19

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - FEDERAL

Environmental Records Definitions - STATE (AZ)

AIRS Air Quality Permits Database

VERSION DATE: 11/06/18

The Arizona Department of Environmental Quality Air Quality Division provides this list of operating air quality permits of industrial facilities that emit significant quantities of air pollutants to ensure that the emissions do not harm public health or cause significant deterioration in air quality. Title V and non Title V facilities are included in this database. Major, minor, synthetic major, and synthetic minor emissions are included in this database.

AST Aboveground Storage Tanks

VERSION DATE: 06/05/19

The Arizona Department of Environmental Quality (ADEQ) maintains this listing of aboveground storage tanks (AST) for which they issue exemption certificates for. Anyone with an aboveground storage tank (AST), Vaulted system or tanks on Native American Land can apply for an exemption certificate. This list includes open, closed, not validated, and returned mail AST certificates. ADEQ does not regulate the installation, operation, maintenance, or closure of aboveground storage tanks.

AST2 State Fire Marshal Aboveground Storage Tanks

VERSION DATE: 09/23/19

The Arizona Office of the State Fire Marshal, Department of Forestry and Fire Management, maintains this list of aboveground storage tank permits.

CDL Clandestine Drug Laboratories

VERSION DATE: 12/08/17

The Arizona Department of Environmental Quality provides this statewide list of drug labs. This list contains both remediated and unremediated sites.

DRYWELLS Registered Drywells

VERSION DATE: 05/14/18

This listing of registered drywells is maintained by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. As of May 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

EUR Environmental Use Restriction Sites

VERSION DATE: 06/07/19

The Arizona Department of Environmental Quality (ADEQ) maintains this inventory of Declaration of Environmental Use Restriction (DEUR) and Voluntary Environmental Mitigation Use Restriction (VEMUR) sites.

Environmental Records Definitions - STATE (AZ)

Active, released, modified, and cancelled DEUR/VEMUR sites are included in this list. A Declaration of Environmental Use Restriction (DEUR) is a restrictive land use covenant that is required when a property owner elects to use an institutional control or engineering control as a means to meet remediation goals. A Voluntary Environmental Mitigation Use Restriction (VEMUR) is 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. Please note: Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

SHWS State Hazardous Waste Sites

VERSION DATE: 08/03/95

The Arizona CERCLIS Information Data System (ACIDS) list was used by the Arizona Department of Environmental Quality Superfund Programs Section (SPS) prior to July 2000. The ACIDS list consists of locations subject to investigations concerning possible contamination of soil, surface water, or groundwater under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The ACIDS list has been archived and is no longer being distributed or updated. The ACIDS list has been replaced by the Arizona Superfund Program List (ASPL).

SPILLS Spills Database

VERSION DATE: 11/15/01

The Arizona Department of Environmental Quality's (ADEQ) Emergency Response Unit works to minimize injuries, deaths, property damage and threats to human health and the environment from chemical spills, fires, explosions and other pollutant releases by stabilizing emergency incidents through its role as the environmental support agency of the state of Arizona Emergency Response and Recovery Plan. The ADEQ began tracking spills in this database in 1984, and last updated the database on November 15, 2001. For records of incidents after this date, see the National Response Center database (ERNS).

WWFAC Wastewater Facility List

VERSION DATE: 12/11/18

This list of waste water facilities is maintained by the Arizona Department of Environmental Quality Water Quality Division. The Arizona Department of Environmental Quality (ADEQ) uses water quality permits to safeguard Arizona's waters that are affected by pollutants that come from an identifiable source. These permits protect groundwater and surface water quality by controlling discharges from domestic wastewater treatment plants, mining operations, industrial facilities, on-site sewage disposal systems, direct reuse of reclaimed water and stormwater discharges associated with industrial activity as well as discharges to dry wells.

Environmental Records Definitions - STATE (AZ)

UST Underground Storage Tanks

VERSION DATE: 07/10/19

This list of underground storage tanks (UST) is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ Underground Storage Tank Program regulates the majority of USTs in Arizona with the exception of those in Indian Country. Nearly all USTs at these sites contain petroleum. These sites include marketers who sell gasoline to the public (such as service stations and convenience stores) and non-marketers who use tanks solely for their own needs (such as fleet service operators and local governments). Please note this disclaimer from ADEQ: "Details provided are based on documentation submitted to ADEQ. ADEQ recommends a review of the physical case files through our records center to verify information."

CLEANERS Dry Cleaners Inventory

VERSION DATE: 06/19/18

The Dry Cleaner Inventory Project was provided by Miller Brooks Environmental, Inc. for the Arizona Department of Environmental Quality to assist in the identification, prioritization, investigation and remediation of sites that have released hazardous substances into the lands and waters of the state. This Inventory includes the following types of dry cleaner sites: Sites with Known Contamination (sites with documented contamination, or a history of release and/or prior site characterization and remedial activities); Sites with High Potential for Release (sites with multiple owners, sites that have been in operation more than 10 years, sites that specifically operated between 1935 and 1984, and high-volume sites); and Sites with Low Potential for Release (sites that have been in operation only after 1985, or prior to 1934, sites that "broker" cleaning services to other facilities, and sites that operate primarily as a coin-operated laundry facility). The agency no longer updates this list as of 2016.

CLOSEDSWF Closed Solid Waste Facilities

VERSION DATE: 03/13/18

This list of closed solid waste facilities is provided by the Arizona Department of Environmental Quality Waste Programs Division.

LUST Leaking Underground Storage Tanks

VERSION DATE: 07/10/19

This list of confirmed and closed leaking underground storage tanks is maintained by The Arizona Department of Environmental Quality (ADEQ). The ADEQ Underground Storage Tank (UST) Program defines a leaking underground storage tank (LUST) as a UST that leaked some petroleum or hazardous substances into the soil or ground water. All leaking USTs require an investigation and possible cleanup. Generally, releases from regulated USTs are the responsibility of the ADEQ UST Corrective Action Section. ADEQ does not regulate releases from unregulated USTs or above ground storage tanks. Please note this disclaimer from ADEQ: "Details provided are based on documentation submitted to ADEQ. ADEQ recommends a review of the physical case files through our records center to verify information."

Environmental Records Definitions - STATE (AZ)

OPENLF Open Landfill Facilities

VERSION DATE: 04/18/19

This database of open landfill facilities is provided by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division's Solid Waste Management Section. This list includes the following types of open landfills: Not ADEQ Regulated Landfills, Non-Municipal Solid Waste Landfills, Private Landfills, and Municipal Solid Waste Landfills.

VRPBF Voluntary Remediation Program and Brownfields Program Sites

VERSION DATE: 02/08/19

The Waste Programs Division of the Arizona Department of Environmental Quality (ADEQ) maintains this listing of Voluntary Remediation Program (VRP) and Brownfields Program sites. As stated by the ADEQ, Brownfields remediation project sites are required to apply for, and be accepted into the VRP. Oversight by the VRP helps ensure the Brownfields remediation projects protect human health and the environment. Through VRP, interested parties investigate and clean up soil and groundwater contaminated sites in cooperation with ADEQ. ADEQ reviews proposed voluntary remedial actions and provides a determination of no further action after successful site cleanup. Active, closed, denied, open, terminated, transferred, and withdrawn sites are all included in this list. Please note: Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

ASPL Arizona Superfund Program List

VERSION DATE: 08/14/19

The Arizona Superfund Program List (ASPL) is comprised of the following elements: Water Quality Assurance Revolving Fund (WQARF) Registry sites, EPA National Priorities List (NPL) sites and Department of Defense (DOD) sites requiring Arizona Department of Environmental Quality (ADEQ) Superfund Programs Section oversight. Prior to July 5, 2000, the ADEQ Superfund Programs Section published a list of sites entitled "Arizona CERCLIS Information Data System" (ACIDS). The ACIDS list has been replaced as an active list by the ASPL.

WQARF Water Quality Assurance Revolving Fund Program Registry

VERSION DATE: 08/28/19

This list of water quality assurance revolving fund (WQARF) sites is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ states that a WQARF site is defined in statute as the "geographical areal extent of contamination" (Arizona Revised Statutes § 49-281.14). The Remedial Projects Section uses the Arizona WQARF, created under the Environmental Quality Act of 1986, to support hazardous substance cleanup efforts in the state. ADEQ established a registry of sites in Arizona where groundwater and/or soil contamination is present and qualify for funds from the WQARF. Sites on the WQARF Registry are evaluated and given a score

Environmental Records Definitions - STATE (AZ)

based on the type and location of contaminant(s) and the possibility for human exposure to the contaminant(s) present. The scores are used to help determine relative risk at the site, but do not necessarily indicate a direct risk to people or the environment. The maximum score a site can receive is 120.

Environmental Records Definitions - TRIBAL

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX G

G - AGENCY RECORDS

GI – ADEQ Request and Response for Teracom Hazardous Waste Records

Michelle Fowler

From: Whitney Barlow
Sent: Monday, December 23, 2019 9:22 AM
To: Michelle Fowler
Subject: FW: Receipt Confirmation: ADEQ Records Request for Lucas Drake (CTS# 394071)

Whitney Barlow
Environmental Specialist

GeoTek

4050 East Cotton Center Boulevard, Suite 49
Phoenix, Arizona 85040
Cell: 949-697-3494
Office: 480-505-9422 x 4014
Email: wbarlow@geotekusa.com



From: Lucas Drake <ldrake@geotekusa.com>
Sent: Monday, December 23, 2019 9:14 AM
To: Whitney Barlow <wbarlow@geotekusa.com>
Subject: Fwd: Receipt Confirmation: ADEQ Records Request for Lucas Drake (CTS# 394071)

Get [Outlook for iOS](#)

From: Anthony Vinson (Contractor) <vinson.anthony@azdeq.gov>
Sent: Friday, November 15, 2019 11:48:26 AM
To: Lucas Drake <ldrake@geotekusa.com>
Subject: Receipt Confirmation: ADEQ Records Request for Lucas Drake (CTS# 394071)

Lucas,

We have received your request and will be contacting you once the files have been located, please use the CTS# in the subject line to refer to your request. If you have any questions, please contact the Records Management Center at (602) 771-4380.

Thank you for using our MegaSearch link at www.azdeq.gov

Anthony Vinson

RMC, File Coordinator/Research Analyst
Ph: 602.771.4354 (Direct)



azdeq.gov

Your feedback matters to ADEQ. Visit azdeq.gov/feedback

On Fri, Nov 15, 2019 at 11:17 AM RecordsCenter - AZDEQ <recordscenter@azdeq.gov> wrote:

----- Forwarded message -----

From: <DoNotReply@azdeq.gov>
Date: Thu, Nov 14, 2019 at 12:46 PM
Subject: ADEQ Records Request for Lucas Drake
To: <recordscenter@azdeq.gov>
Cc: <ldrake@geotekusa.com>

The following records request has been submitted by Lucas Drake :

Business: GeoTek Inc.

Address: 4050 E. Cotton Center Blvd., Suite 49

Phone: 6024328057

Ext:

Email: ldrake@geotekusa.com

Comments:

The results of the request are:

Database Results From: **Hazardous Waste Accounts Database**

ACCT NUMBER	PLACE ID	NAME	ADDRESS	CITY	POSTAL CODE	EPAID
24368	TERACOM SERVICES LLC	2330 W Parkside Ln	Phoenix	85027	AZR000520759	

Please enable JavaScript

It appears that JavaScript is either disabled or not supported by your web browser.

Please enable JavaScript to use this website.



DE

Arizona De

• [LOGOUT](#)

RETURN TO LIST Change Company
20751 - 06/05/2018

EPA ID#: AZR000520759
DATE APPLIED : 06/05/2018

Applicant Name:
larry miller
Phone #:
623-780-1935
Fax #:
Email Address:

marellano@teracomservice.com

Applicant ID:

Applicant Type:

ORG

Generator Type:

VSQG

Company Name:

teracom services llc

Company CUST ID #:

95376

Company Address:

2330 w parkside ln ste g110

phoenix, AZ, US

85027

EPA ID INFORMATION

Deactivate

EPA ID #:

AZR000520759

EPA ID Status:

ACTIVE

myDEQ Flag:

No

Notification:

INITIAL

Start Date:

06/05/2018

End Date:

FACILITY INFORMATION

Facility Name:

TERACOM SERVICES LLC

Facility Address:

2330 W PARKSIDE LN STE G110

PHOENIX, AZ 85027

Place ID:

171489

OWNER INFORMATION

Owner Information 1

Organization Name:

teracom services llc

Start Date:

07/03/2013

Owner Type:

Private

Email:

Phone:

623-780-1935

Address:

2330 w parkside ln ste g110

phoenix, AZ, US

85027

REGULATED WASTE ACTIVITIES INFORMATION

Transporter of hazardous waste No

Transporter No

Transfer facility (at your site) No

Treat, store or dispose of hazardous waste (TSDF) No

Generator of hazardous waste No

United States importer of hazardous waste No

**Mixed waste(hazardous/radioactive or
hazardous/infectious) generator** No

Receives hazardous waste from off-site No

Recycler of hazardous waste No

Recycler who stores prior to recycling No

Recycler who does not store prior to recycling No

Exempt boiler and/or industrial furnace No

Small quantity on-site burner exemption No

Smelting, melting and refining furnace exemption No

Additional regulated waste No

LAND TYPE INFORMATION

Private

NAICS CODES INFORMATION

238210 - electrical contractors(Primary)

237130 - power and communication line and related structures construction

CONTACT PERSON INFORMATION

Name:

molly arellano

Email:

marellano@teracomservice.com

Title:

Controller

Work Phone:

623-780-1935

Fax:

Address:

2330 w parkside ln ste g110

phoenix, AZ, US

85027

OPERATOR INFORMATION

Organization Name:

teracom services llc

Operator Start Date:

08/02/2011

Operator Type:

Private

Address:

2330 w parkside ln ste g110

phoenix, AZ, US

85027

GENERATOR TYPE

Very Small Quantity Generator (VSQG)

HAZARDOUS WASTE CODES INFORMATION

D002 - corrosive waste

ACADEMIC LABORATORY INFORMATION

Is this place an academic laboratory utilizing the alternative requirements?No

OTHER WASTE ACTIVITIES

Underground injection control

No

Recognized trader

No

Importer

No

Exporter

No

Importer/exporter of spent lead-acid batteries (SLABs)

No

Importer

No

Exporter

No

UNIVERSAL WASTE ACTIVITIES

Large quantity handler of universal waste (you accumulate 5,000 kg or more)

No

Batteries

No

Pesticides

No

Mercury-containing equipment

No

Lamps

No

A destination facility for universal waste

No

USED OIL ACTIVITIES

Used oil transporter

No

Transporter

No

Transfer facility (at your site)

No

Used oil processor and/or re-refiner

No

Processor

No

Re-refiner

No

Off-specification used oil burner

No

Used oil fueled marketer

No

Marketer who directs shipment of off-specification used oil to off-specification used oil burner

No

Marketer who first claims the used oil meets the specifications

No

SECONDARY HAZARDOUS WASTE MATERIALS

Will you be managing any hazardous secondary material (HSM) for this place?

No

Are you notifying under 40 CFR 260.43(a)(4)(iii) that the product of your recycling process has levels of hazardous constituents that are not comparable to or unable to be compared to a legitimate product or intermediate but that the recycling is still legitimate?

No

EPISODIC EVENT(S)

Are you an SQG or VSQG generating hazardous waste from a planned or unplanned episodic event, lasting no more than 60 days, that moves you to a higher generator category?

No

COMMENTS

Notification created for EPAID - by mydeq

G2 – Building Permit Search Results and Documents

Permit Information Search

A wildcard search character (*) may be used to replace any character in the search field.

By Type and Number (can use wildcard in permit number)

Select a permit type and enter the permit number: Example: 1600001 or 16* (with wildcard)

Type : Number:

By Address (can use wildcard in number and street)

Number:
 Direction:
 Street:
 Type:

By Professional Name (should use wildcard)

Precede and follow a key word in the name with wildcards(*) Example: *paradise*

Professional Name:

By Professional State License # (can use wildcard)

Professional State License:

By Project Number (can use wildcard)

Project numbers begin with the two digit year followed by a "-" and then the number Example: 99-1234

Project Number:

By Project Name (should use wildcard)

Precede and Follow a key word in the project name with wildcards(*) Example: *paradise*

Project Name:

By Solar\Green\Adaptive Re-use

- Solar
- Green
- Adaptive Re-Use

Start Date: End Date:

*Show temps? Yes No

Click on column name to sort search results by that column, click again to sort in the opposite direction.

TYPE-NUMBER	ISSUED DATE	STATUS	ADDRESS	PROFESSIONAL	PROJECT	Inspection History
OE-17013039	05/10/2017	DONE	2453 W PARKSIDE LN	CHAMBERS ELECTRICAL SERVICES L L C	17-232 LAMAR ADVERTISING B/B	<input type="button" value="Inspection History"/>
SGNP-192225	02/15/2017	DONE	2453 W PARKSIDE LN	LAMAR CENTRAL OUTDOOR LLC	17-232 LAMAR ADVERTISING B/B	<input type="button" value="Inspection History"/>
SGNP-192225	02/15/2017	EXPR	2453 W PARKSIDE LN	LAMAR CENTRAL OUTDOOR LLC	17-232 LAMAR ADVERTISING B/B	<input type="button" value="Inspection History"/>
SPAD-1703412	05/10/2017	OPEN	2453 W PARKSIDE LN		17-232 LAMAR ADVERTISING B/B	<input type="button" value="Inspection History"/>

Show temps:
Clicking "Yes" will include temporary/unissued permits in the results along with the issued permits.



City of Phoenix
Planning And Development Department

BUILDING PERMIT

COMPLETED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit <http://www.phoenix.gov/PDD>

Permitted Building Construction hours are (non-Holiday weekdays):
 6:00 a.m. and 7:00 p.m. from May 1 to September 30
 7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
 Phoenix, Arizona 85003
 General Information 602-262-78

STATUS: DONE
 POST THIS PERMIT ON JOB SITE
 Before you start to dig, call Blue Stake 602-263-1100

Permit # OE 17013039 **Issued** 10-MAY-2017 **Expires** 10-MAY-2019

Permit Description NEW SES FOR BILLBOARD
Project 17-232 LAMAR ADVERTISING B/B

Address 2453 W PARKSIDE LN PHOENIX AZ 85027-1258 **Zoning**
 L 7 B * DEER VALLEY COMMERCE CENTER PARK **Q S Q44-23 APN** 209-03-209A **Dist** 01

Description/Scope of Work: ELECTRICAL WORK AS DESCRIBED
 EFFECTIVE BUILDING CODES: 2012 IRC, 2012 IECC, 2012 IBC, 2011 NEC, 2012 IMC, 2012 UPC OR 2012 IPC, 2012 IFC, 2012 IFGC.

BUSINESS NAME:..billboard
 ZONING:.....
 REVIEWER:.....JLIN

DESCRIPTION OF WORK: NEW 200A 120/240V SNGL PHASE ELECTRICAL SERVICE FOR BILLBOARD. ALL WORK SUBJECT TO FIELD INSPECTOR'S APPROVAL.

- Contractor notes:
 1) Coordinate an inspection with the utility company so that the electrical equipment can be approached by City of Phoenix inspection staff while de-energized.
 2) The electrical contractor should be present to remove panel covers.

ONLINE

Valuation: \$2,620 **Str Class** 028 **Units** 0 **Sq.Ft.** 0 **Cnst** N/A **Occ** N/A

Owner Information

Name NEXT GEN COMMERCIAL LLC
 Address 4425 N 24TH ST STE 225 PHOENIX AZ 85016

Certificate of Occupancy Type: **COFC**

Contractor Information

Name CHAMBERS ELECTRICAL SERVICES L Ins
 Address 1812 N CHERILYN DR City/St/Zip CHANDLER AZ 85225

Contact Phone 480-221-0556
 Exp
 Phone

Instructions and Comments

Permit Issued By LWO1 Entered By JLIN

Inspections Required: ELECTRICAL

Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS before 8PM to request for a next day inspection

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
BSCOMMPMT	COMMERCIAL PERMIT FEE	168.00	<input type="checkbox"/>
BSCOTHPR	BS COMM OTHER PLAN REVIEWS	75.00	<input type="checkbox"/>
		<hr/>	
		Permit Fee Total:	\$243.00



City of Phoenix
Planning And Development Department

SIGN PERMIT

COMPLETED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit <http://www.phoenix.gov/PDD>

Permitted Building Construction hours are (non-Holiday weekdays):
 6:00 a.m. and 7:00 p.m. from May 1 to September 30
 7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
 Phoenix, Arizona 85003
 General Information 602-262-78

STATUS: DONE
 POST THIS PERMIT ON JOB SITE
 Before you start to dig, call Blue Stake 602-263-1100

Permit # **SGNP 192225** **Issued** 15-FEB-2017 **Expires** 27-AUG-2018

Permit Description LAMAR ADVERTISING B/B
Project 17-232 LAMAR ADVERTISING B/B

Address 2453 W PARKSIDE LN PHOENIX AZ 85027-1258 **Zoning**
 L 7 B * DEER VALLEY COMMERCE CENTER PARK **Q S Q44-23 APN** 209-03-209A **Dist** 01

Description/Scope of Work: COMMERCIAL SIGN APPLICATION REVIEW

DESCRIPTION OF WORK: COMMERCIAL STD SIGN REVIEW. SIGN IS DESCRIBED AS FOLLOWS:

QTN SIZE TOP T SQRF C I AMPS ECOMP USE Sign copy or desc
 A1 1 14X48 60 G 672 M I/D *UNDER SEP PERMIT UL O LED DISPLAY (NORTH)

**12/4/17-RECORD CHANGE TRO MODIFY ENGINEERING

ZA-395-16 STIPULATIONS

1. Use permit for an electronic message display on an off-premise sign (north and south faces).
 2. Use permit to increase the height of a freeway off-premise, not to exceed 60 feet.
- **FAA 7460-1 DEVELOPMENT RECEIVED & ADOT APPROVAL GRANTED.

Construction
 Cassion Support Columns
 A CUSTOM ENGINEERING (S.I.C STRUCTURAL & GEO-TECHNICAL PROVIDED)
 12/4/17-LPSG 171065 REVISED ENGINEERING TO REFLECT 50' EXTENSION (S.I.C. BOLTS)

SPECIAL STIPULATIONS:

1. No sign shall occupy or project into public property/easements.
2. The sign permit decal issued with this permit must be affixed to the sign included on the permit application at the time of completion.
3. A final inspection, including electrical where applicable, is required.
4. Illumination for all directly illuminated on premise signs and outdoor advertising signs exceeding 301 square feet must conform to City Code 23-100 and Phoenix Zoning/Sign ordinance.
5. This sign permit does not authorize occupancy. Any use of premises shall be subject to a valid Certificate of Occupancy.

All sign permits require a sign final inspection! Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS to schedule an inspection. Clic

Valuation: \$0

Owner Information

Name NEXT GEN COMMERCIAL LLC
 Address 4425 N 24TH ST STE 225 PHOENIX AZ 85016

Certificate of Occupancy Type: **COFC**

Contractor Information

Name	Type	Contact Phone
LAMAR CENTRAL OUTDOOR LLC	Ins	Exp
Address 845 AIRPARK DR	City/St/Zip BULLHEAD CITY AZ 86429	Phone

Instructions and Comments

Permit Issued By SMON Entered By 808

Inspections Required: SIGN

Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS before 8PM to request for a next day inspection

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
SGBILLBD	SIGN (BILL BOARD) PERMIT	600.00	<input type="checkbox"/>
PMTRCDCHG*	PERMIT RECORD CHANGE	37.50	<input type="checkbox"/>
		<hr/>	
		Permit Fee Total:	\$637.50



City of Phoenix
Planning And Development Department

SIGN PERMIT

EXPIRED

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit <http://www.phoenix.gov/PDD>

Permitted Building Construction hours are (non-Holiday weekdays):
 6:00 a.m. and 7:00 p.m. from May 1 to September 30
 7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
 Phoenix, Arizona 85003
 General Information 602-262-78

STATUS: EXPR
 POST THIS PERMIT ON JOB SITE
 Before you start to dig, call Blue Stake 602-263-1100

Permit # **SGNP 192226** **Issued** 15-FEB-2017 **Expires** 27-AUG-2018

Permit Description LAMAR ADVERTISING B/B
Project 17-232 LAMAR ADVERTISING B/B

Address 2453 W PARKSIDE LN PHOENIX AZ 85027-1258 **Zoning**
 L 7 B * DEER VALLEY COMMERCE CENTER PARK **Q S Q44-23 APN** 209-03-209A **Dist** 01

Description/Scope of Work: COMMERCIAL SIGN APPLICATION REVIEW

DESCRIPTION OF WORK: COMMERCIAL STD SIGN REVIEW. SIGN IS DESCRIBED AS FOLLOWS:

QTN SIZE TOP T SQRF C I AMPS ECOMP USE Sign copy or desc
 A1 1 14X48 60 G 672 M I/D *UNDER SEP PERMIT UL O LED DISPLAY (SOUTH)

**12/4/17-RECORD CHANGE TO MODIFY ENGINEERING

ZA-395-16 STIPULATIONS

1. Use permit for an electronic message display on an off-premise sign (north and south faces).
 2. Use permit to increase the height of a freeway off-premise, not to exceed 60 feet.
- **FAA 7460-1 DEVELOPMENT RECEIVED & ADOT APPROVAL GRANTED.

Construction
 Cassion Support Columns
 A CUSTOM ENGINEERING (S.I.C STRUCTURAL & GEO-TECHNICAL PROVIDED)
 12/4/17-LPSG 171065 REVISED ENGINEERING TO REFLECT 50' EXTENSION (S.I.C.BOLTS)

SPECIAL STIPULATIONS:

1. No sign shall occupy or project into public property/easements.
2. The sign permit decal issued with this permit must be affixed to the sign included on the permit application at the time of completion.
3. A final inspection, including electrical where applicable, is required.
4. Illumination for all directly illuminated on premise signs and outdoor advertising signs exceeding 301 square feet must conform to City Code 23-100 and Phoenix Zoning/Sign ordinance.
5. This sign permit does not authorize occupancy. Any use of premises shall be subject to a valid Certificate of Occupancy.

All sign permits require a sign final inspection! Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS to schedule an inspection. Clic

Valuation: \$0

Owner Information

Name NEXT GEN COMMERCIAL LLC
 Address 4425 N 24TH ST STE 225 PHOENIX AZ 85016

Certificate of Occupancy Type: **COFC**

Contractor Information

Name LAMAR CENTRAL OUTDOOR LLC Ins Type Contact Phone
 Address 845 AIRPARK DR City/St/Zip BULLHEAD CITY AZ 86429 Exp Phone

Instructions and Comments

Permit Issued By SMON Entered By 808

Inspections Required: SIGN

Call 602-495-0800 or go online to www.phoenix.gov/BUSINESS before 8PM to request for a next day inspection

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Permit Fees

<u>Fee Code</u>	<u>Description</u>	<u>Total Amount</u>	<u>Paid</u>
SGBILLBD	SIGN (BILL BOARD) PERMIT	600.00	<input type="checkbox"/>
PMTRCDCHG*	PERMIT RECORD CHANGE	37.50	<input type="checkbox"/>
		<hr/>	
		Permit Fee Total:	\$637.50



City of Phoenix
Planning And Development Department

PERMIT

To find out about Phoenix construction code adoption news and to research your permits or projects, please visit <http://www.phoenix.gov/PDD>

Permitted Building Construction hours are (non-Holiday weekdays):
6:00 a.m. and 7:00 p.m. from May 1 to September 30
7:00 a.m. and 7:00 p.m. from October 1 to April 30

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-78

STATUS: OPEN

POST THIS PERMIT ON JOB SITE

Before you start to dig, call Blue Stake 602-263-1100

ONLINE
COPY

NOTICE - This permit authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. Plan approval and permit issuance does not authorize violation of any city code or ordinance. The contractor(s) doing the work and the property owner or tenant/occupant authorizing the work are all legally responsible for complying with all codes and ordinances. This permit expires by limitation and is null and void if work has not started within or ceased for any reason for 180 days, or if work is not completed by the expiration date printed above. Work after this time or beyond the scope of this permit requires a new supplemental permit. This permit can be suspended or revoked for failing to follow the approved plans or for violation of any City code or ordinance. Work within the public right-of-way shall comply with all City standard details and specifications. The contractor is responsible for maintaining streets and sidewalks safe and usable at all times. All barricades shall be approved in advance and shall comply with the City Traffic Barricade Manual.

Permit Fees

Fee Code

Description

Total Amount

Paid

Permit Fee Total:

G3 – City of Phoenix Fire Department Request



PHOENIX
FIRE DEPARTMENT
FIRE PREVENTION



FACSIMILE TRANSMITTAL SHEET

TO: LUCAS DRAKE

FROM:

Rosa Arguelles

COMPANY: GEO TEK

SECTION:

FIRE PREVENTION

FAX NUMBER: 480-505-9431

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER: 480-505-9422

SENDER'S REFERENCE NUMBER:

(602)261-8025 Fax (602- 271-9243

RE: 2453 W PARKSIDE LN

DATE: 11-19-19

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

No records were found for the above referenced address.



City of Phoenix
 Phoenix Fire Department
 Fire Prevention Division
 150 S. 12th Street
 Phoenix, AZ 85034
 Fax (602) 271-9243



Fire Prevention Records Request

Please provide the following information. Failure to supply complete information may result in a delayed response to your request. Payment must be received before records are provided. Fees:
 Research fee \$29 per address, plus the city of Phoenix copy fee \$.24 per page.

Today's Date:	11/19/19	Requested By:	Lucas Drake
Company:	GroTek		
Phone:	480-505-9422 ex 4024	Fax:	480-505-9431

Check reports requested:

<input type="checkbox"/> General Inspections	<input checked="" type="checkbox"/> Hazardous Materials Permits	<input checked="" type="checkbox"/> Other Sanborn Maps
<input checked="" type="checkbox"/> Certificate of Occupancy	<input checked="" type="checkbox"/> UG / AG Storage Tanks	<input type="checkbox"/> How Far Back?
<input type="checkbox"/> Complaints	<input type="checkbox"/> Environmental Only	<input type="checkbox"/> Letter Required

Instructions: If addresses are on the same street, put in numerical order, otherwise put streets in alphabetical order.

1. Address	2453 West Parkside Lane Phoenix, AZ 85307	2. Address	SWC of I-17 and West Division Ave Phoenix, AZ
Occ. File	Dead File	1987	1997
3. Address		4. Address	
Occ. File	Dead File	1987	1997

Num. of Pages:	Copy Fee:	Research Fee:	Total Due:	1 st Notification	2 nd Notification
----------------	-----------	---------------	------------	------------------------------	------------------------------

Per Arizona Revised Statute §39-121.03 "Commercial Purpose" means the use of a public record for the purpose of sale or resale or for the purpose of producing a document containing all or part of the copy, printout or photograph for sale or the obtaining of names and addresses from such public records for the purpose of solicitation or the sale of such names and addresses to another for the purpose of solicitation or for any purpose for which the purchaser can reasonably anticipate the receipt of monetary gain from the direct or indirect use of such public record.

Purpose: ~~Non-Commercial Usage~~ Commercial Usage
 Phase 1 environmental site assessment

[Signature]
 Requesting Party's Signature

Disclaimer: The City of Phoenix, a municipal corporation, its agents, and employees, have provided the most complete information or documents available and assume no liability for incomplete or inaccurate documents or information.

G4 – Maricopa County Septic Search Results

Environmental Services



Language English

Select Search Type
 ENV - ENVSeptic

In the fields provided, type any Keyword Values for the documents you want to retrieve. The use of * as a wildcard operator is permitted.

EnvSepticDocType

EnvPermitNumber

ParcelNumber

EnvStreetNo

EnvStreetDir

EnvStreet

EnvCity

EnvZip

EnvLotNumber

EnvSubdivision

Search Results

EnvSepticDocType	EnvPermitNumber	ParcelNumber	EnvStreetNo	EnvStreetDir	EnvStreet	EnvCity	EnvZip	EnvLotNumber	EnvSubdivision
NOTICE OF TRANSFER	OWR-17-00954	209-03-011A	77	W	CHICAGO ST	CHANDLER	85225		

G5 – ADEQ MegaSearch Results



MEGASEARCH

Records Center Database

Drywell

UST/LUST

Waste Programs

Hazardous Waste (Accounts)

Hazardous Waste (Manifests)

Special Waste (Manifests)

Water Quality App/Permit/Stormwater

Waste Water Facilities

Water Quality Monitoring

Revenue Management System

State Assurance Fund

Solid Waste

Solid Waste Facilities/Pro

Surface Water

Air Permit Compliance

Vehicle Emissions Inspect

Superfund Remediation

Voluntary Remediation

Select / Deselect ALL

- Records Center Database Results

No Records found in Records Center Database for your selection.

- Drywell Database Results

No Records found in Drywell Database for your selection.

- Underground Storage/LUST Database Results

No Records found in Underground Storage Database for your selection.

- Waste Programs Database Results

No Records found in Waste Programs Database for your selection.

- Hazardous Waste (Accounts) Database Results

No Records found in Hazardous Waste (Accounts) Database for your selection.

- Hazardous Waste (Manifests) Database Results

No Records found in Hazardous Waste (Manifests) Database for your selection.

- Special Waste (Manifests) Database Results

No Records found in Special Waste (Manifests) Database for your selection.

- Water Quality (Applications) Database Results

No Records found in Water Quality (Applications) Database for your selection.

- Water Quality (Permits) Database Results

No Records found in Water Quality (Permits) Database for your selection.

- Water Quality (Stormwater) Database Results

No Records found in Water Quality (Stormwater) Database for your selection.

- Waste Water Facilities Database Results

No Records found in Waste Water Facilities Database for your selection.

- Water Quality Monitoring Database Results

No Records found in Water Quality Monitoring Database for your selection.

- Revenue Management System Database Results

No Records found in Revenue Management System Database for your selection.

- State Assurance Fund Database Results

No Records found in State Assurance Fund Database for your selection.

- Solid Waste Database Results

No Records found in Solid Waste Database for your selection.

- Solid Waste Facilities Database Results

No Records found in Solid Waste Facilities Database for your selection.

- Solid Waste Programs Database Results

No Records found in Solid Waste Programs Database for your selection.

- Surface Water Database Results

No Records found in Surface Water Database for your selection.

- Air Permit Compliance Database Results

No Records found in Air Permit Compliance Database for your selection.

- Vehicle Emissions Inspection Database Results

No Records found in Vehicle Emissions Inspection Database for your selection.

- Superfund Remediation Database Results

No Records found in Superfund Remediation Database for your selection.

- Voluntary Remediation Database Results

No Records found in Voluntary Remediation Database for your selection.

Submit Records Request

APPENDIX H

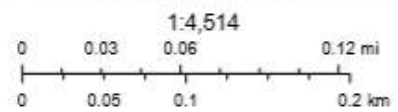
H - HISTORICAL DOCUMENTS

HI – Historical Aerials

Historical Aerial Photography 2018



11/21/2019, 2:30:02 PM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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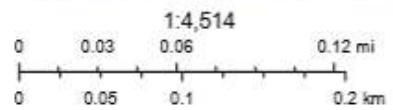
Historical Aerial Photography 2015



11/21/2019, 2:19:34 PM

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NBCC, (c) OpenStreetMap contributors, and the GIS User Community

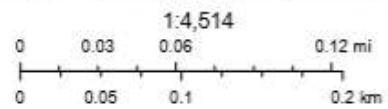
Historical Aerial Photography 2013



11/21/2019, 2:16:36 PM

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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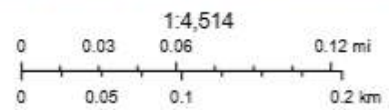
Historical Aerial Photography 2012



11/21/2019, 2:16:00 PM

Image

- Red: Band_1
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- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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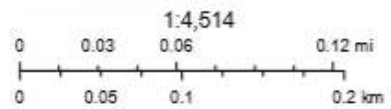
Historical Aerial Photography 2010



11/21/2019, 2:14:30 PM

Image

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- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

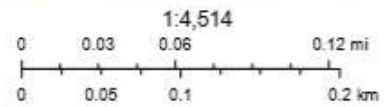
Historical Aerial Photography 2008



11/21/2019, 2:12:00 PM

Image

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- Green: Band_2
- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

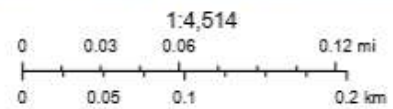
Historical Aerial Photography 2007



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Image

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- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

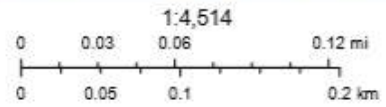
Historical Aerial Photography 2006



11/21/2019, 2:09:40 PM

Image

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- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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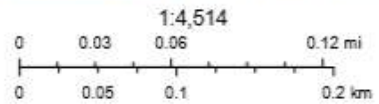
Historical Aerial Photography 2004



11/21/2019, 2:08:04 PM

Image

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- Blue: Band_3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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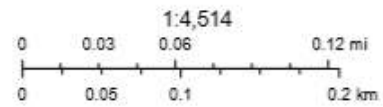
Historical Aerial Photography 2001



11/21/2019, 2:07:17 PM

Image

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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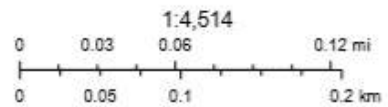
Historical Aerial Photography 2000



11/21/2019, 1:58:53 PM

Image

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Low : 0



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

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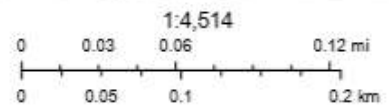
Historical Aerial Photography 1996



11/21/2019, 1:58:09 PM

Image

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Historical Aerial Photography 1991



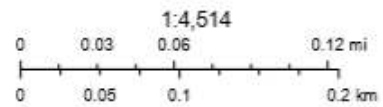
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Image

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Low : -1



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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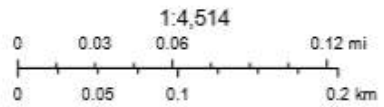
Historical Aerial Photography 1986



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Image

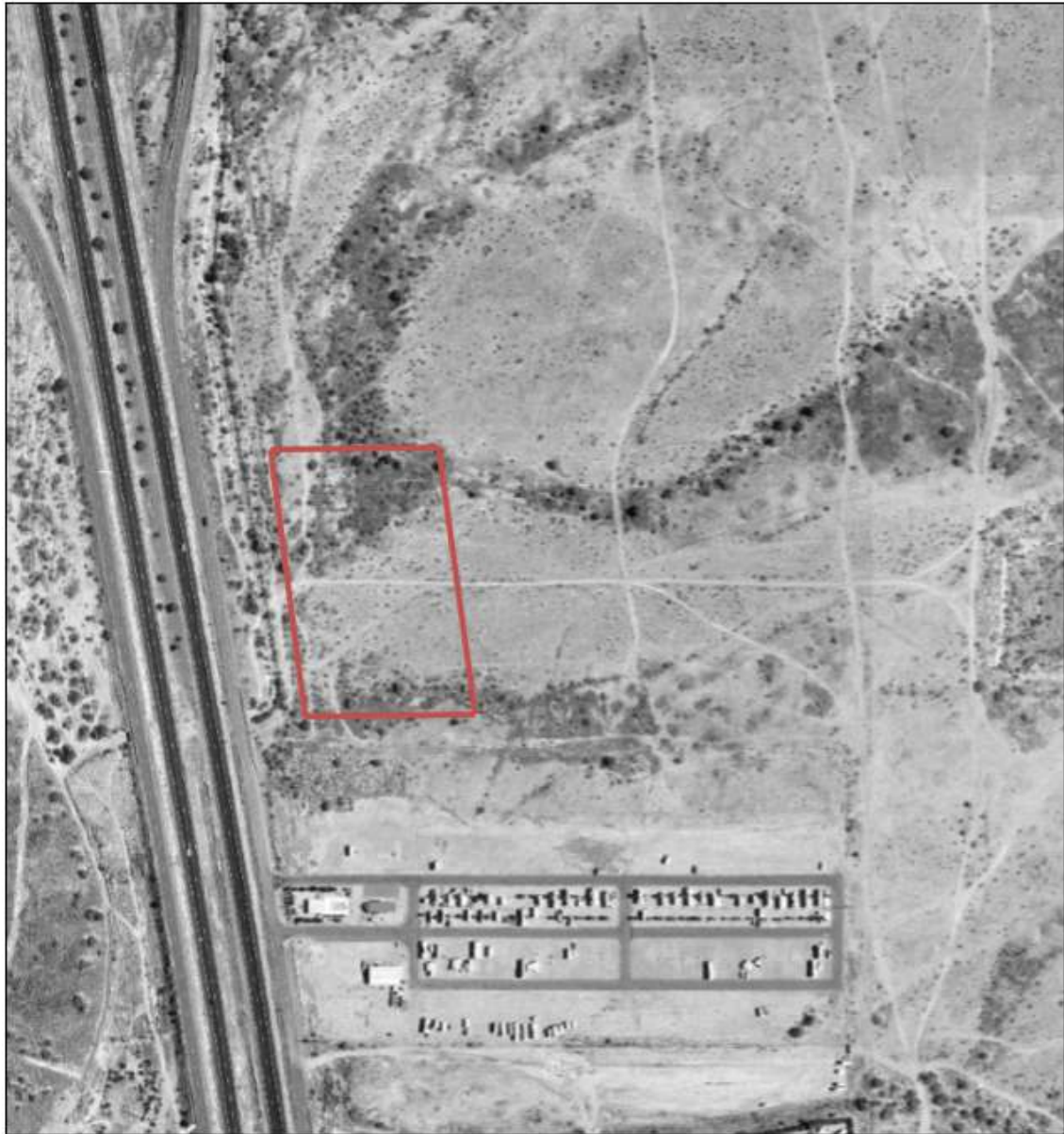
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Historical Aerial Photography 1982



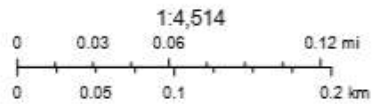
11/21/2019, 1:55:46 PM

Image

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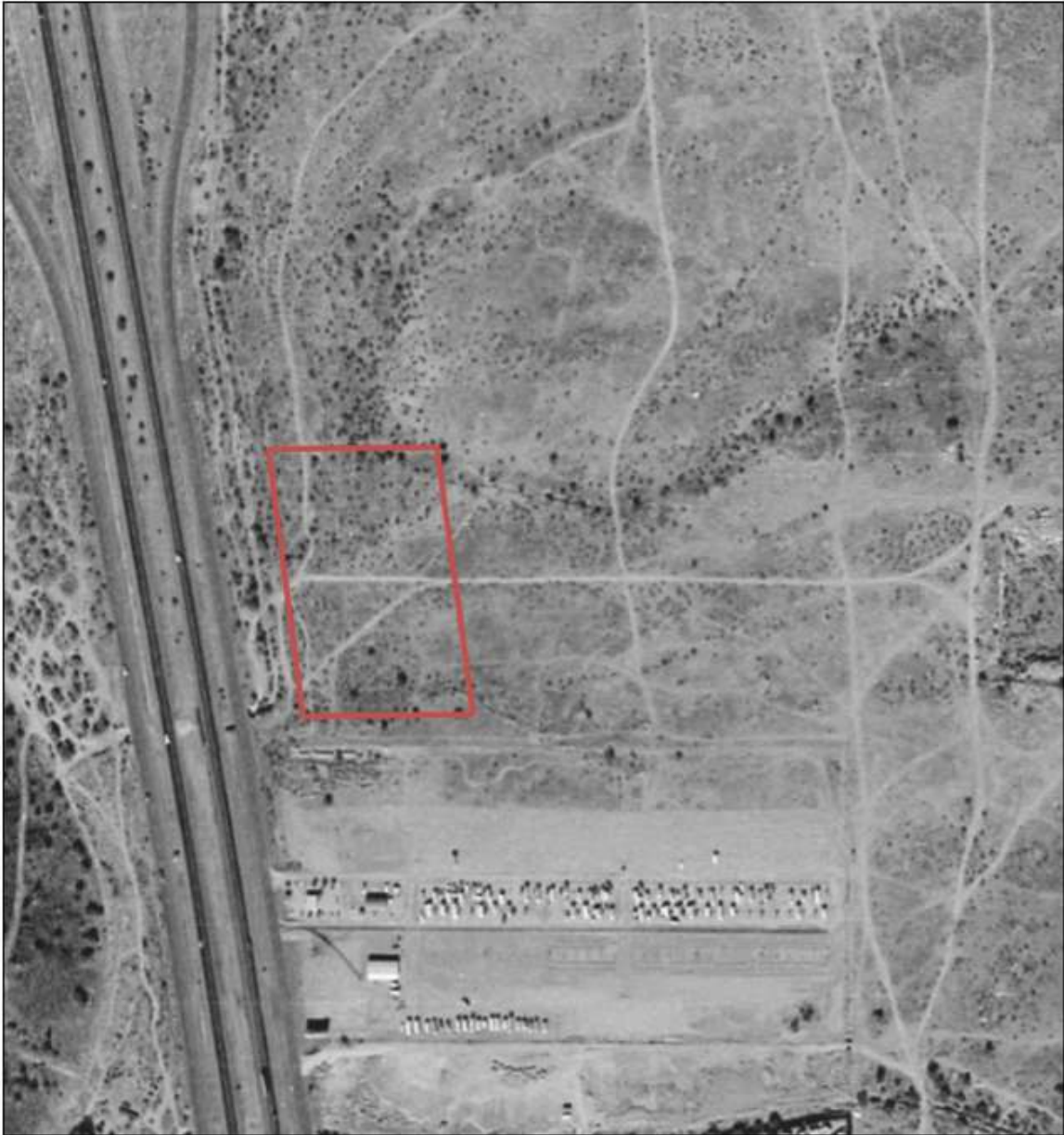
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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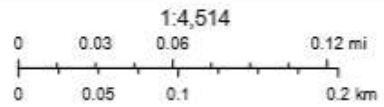
Historical Aerial Photography 1979



11/21/2019, 1:54:28 PM

Image

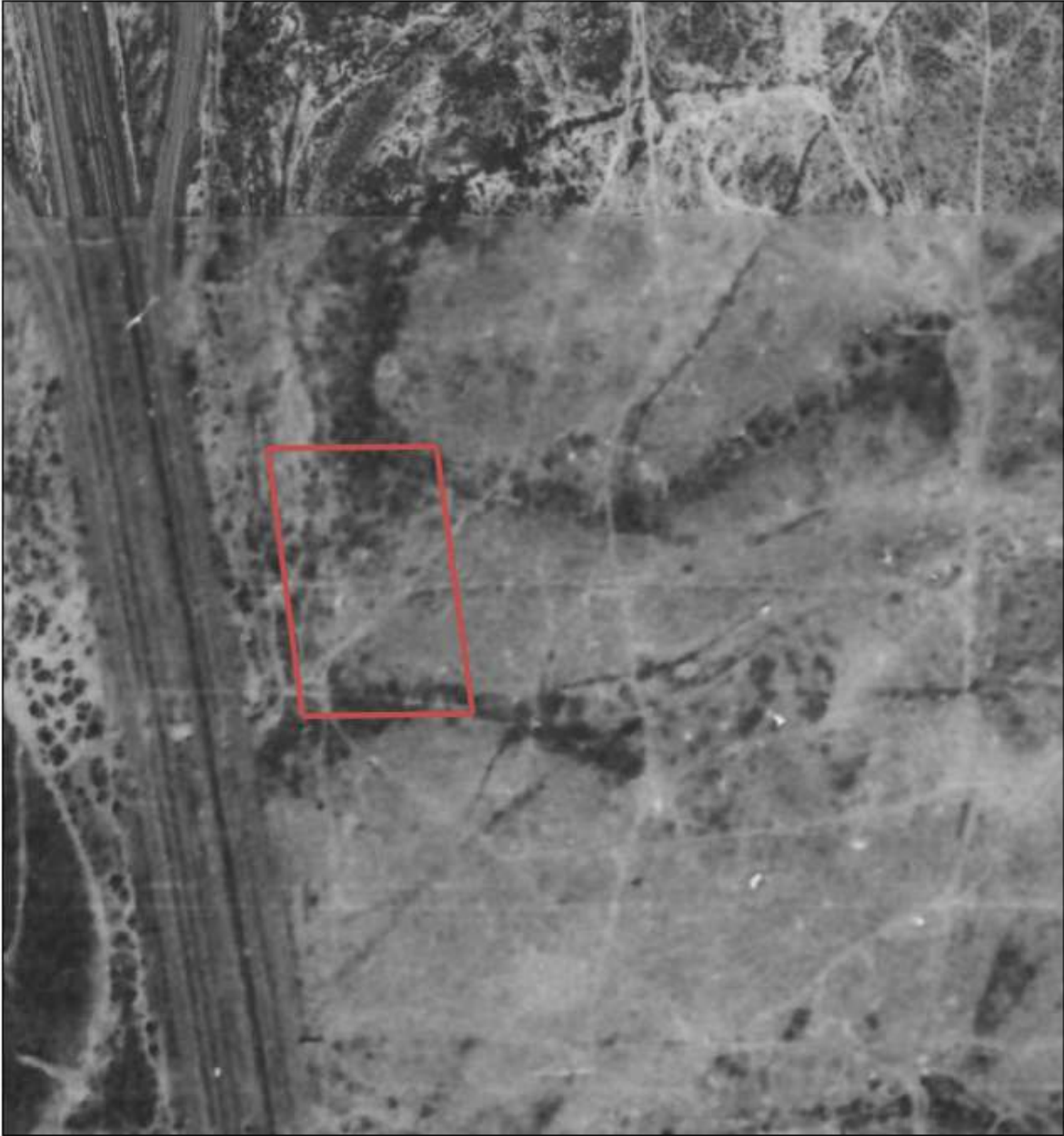
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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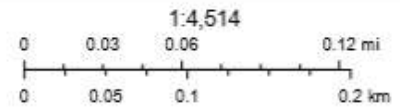
Historical Aerial Photography 1976



11/21/2019, 1:53:54 PM

Image

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Historical Aerial Photography 1969



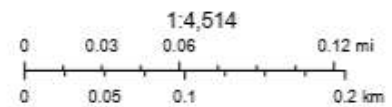
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Image

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Low : 0



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

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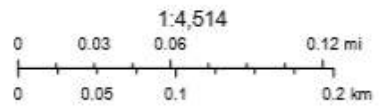
Historical Aerial Photography 1953



11/21/2019, 1:52:28 PM

Image

High : 240
Low : 8



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

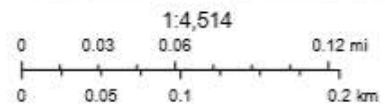
Office of Enterprise Technology/GIS
© 2017 Maricopa County

Historical Aerial Photography 1949



11/21/2019, 3:39:28 PM

- Maricopa County
- Local
- Arterial
- Interstate Highway
- State\US\Other Highway
- Interchange\Ramp
- Image**
- High : 255
- Low : 0



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

H2 – Allands Historical Title Report



14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900
www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

HISTORICAL TITLE REPORT

YOUR FILE NO: 1929-PH

ALLANDS FILE NO: 2019-11-038T

Date of Report: November 15, 2019

Title Plant Date***: November 8, 2019

***The Title Plant Date reflects the most current data made available by the information sources used at the time the research was performed.

ALLANDS hereby reports a Historical Title Report to the land described below, subject to the items as shown in Schedule B. This is a historical title report ONLY and is neither a guarantee of title, a commitment to insure or a policy of title insurance. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of GeoTek.

1. Title to the estate or interest covered by this report is vested in: NEXT GEN COMMERCIAL, L L C, AN ARIZONA LIMITED LIABILITY COMPANY
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Maricopa County, Arizona, described as follows:

Assessor's No.: 209-03-209A

SEE LEGAL DESCRIPTION ATTACHED

SCHEDULE B

1. Memorandum and Notice of Sign Location Lease by and between Next Gen Commercial, L L C, an Arizona limited liability company, Lessor, and Lamar Central Outdoor, L L C, a Delaware limited liability company, Lessee, dated 11-1-2015, recorded 6-14-2017 in Document No. 2017-433751.
2. No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. ***

*** A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorders office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. Effective July 18, 2000, the Declaration of Environmental Use Restriction (DEUR) replaced the Voluntary Environmental Mitigation Use Restriction (VEMUR) as a restrictive use covenant.

CHAIN OF TITLE

1. Conveyance from the United States of America to the state of Arizona by In Lieu Selection List No. 641, Serial No. 031669 on 11-28-1916.
2. Patent from the state of Arizona, by and through its State Land Department to Joseph L. Kramer and Dovie I. Kramer, husband and wife, dated 11-19-79, recorded 11-30-79 in Docket 14061, page 193.
3. Warranty Deed from Joseph L. Kramer and Dovie I. Kramer, husband and wife to Northwest Phoenix Properties, an Arizona limited partnership, dated 6-25-79, recorded 9-25-79 in Docket 13919, page 946.
4. Warranty Deed from Northwest Phoenix Properties, an Arizona limited partnership to North Black Canyon Properties I, an Arizona limited partnership, dated 7-1-79, recorded 4-24-80 in Docket 14375, page 857.
5. Special Warranty Deed from North Black Canyon Properties I, an Arizona limited partnership to Haugen Enterprises, a general partnership, dated 9-7-95, recorded 12-8-95 in Document No. 95-757059.
6. Special Warranty Deed from Haugen Enterprises, an Arizona general partnership to I-1719, L L C, an Arizona limited liability company, dated 5-3-05, recorded 5-3-05 in Document No. 05-579363.
7. Special Warranty Deed from I-1719, L L C, an Arizona limited liability company to 2006 R.E. Investments I, L L C, an Arizona limited liability company, dated 7-18-07, recorded 7-20-07 in Document No. 07-825537.
8. Trustee's Deed Upon Sale of Deed of Trust recorded Document No. 08-114363 vs. 2006 R.E. Investments I, awarding property to Meridian AZ Properties, L L C, a Delaware limited liability company, recorded 10-9-09 in Document No. 09-941242.

CHAIN OF TITLE CONTINUES

CHAIN OF TITLE CONTINUED

9. General Warranty Deed from Meridian AZ Properties, L L C, a Delaware limited liability company to Meridian Land Holdings, L L C, a Delaware limited liability company, dated 4-20-2010, recorded 5-3-2010 in Document No. 2010-374833.
10. Special Warranty Deed from Meridian Land Holdings, L L C, a Delaware limited liability company to Next Gen Commercial, L L C, an Arizona limited liability company, dated 12-22-2010, recorded 12-22-2010 in Document No. 2010-1116059.

209-03-209A Land Parcel

This is a land parcel located at [2453 W PARKSIDE LN PHOENIX 85027](#), and the current owner is NEXT GEN COMMERCIAL LLC. It is located in the Deer Valley Commerce Center Park subdivision and MCR 85529. Its current year full cash value is \$1,420,700.

Property Information

[2453 W PARKSIDE LN PHOENIX 85027](#)

MCR #	85529
Description:	DEER VALLEY COMMERCE CENTER PARK MCR 855-29 LOT 7 EX TH PT LY WLY OF FOL DESC LN COM W4 COR SEC 13 TH E 1361.49F TH FROM TANG BEARING N 6D 55M 22S W ALG CUR TO L RAD 22966.32F AN ARC LEN OF 1185.29F TH N 9D 52M W 102.61F TH N 80D 7M E 248.07F TPOB TH N 7D 1M W 874.11F TH N 449.15F TPOE P/F 07-394950
Lat/Long	33.69559470 -112.11187946
Lot Size	240,216 sq ft.
Zoning	A-1
Lot #	7
High School District	DEER VALLEY UNIFIED #97
Elementary School District	DEER VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PHOENIX
S/T/R	13 4N 2E
Market Area/Neighborhood	15/007
Subdivision (4 Parcels)	DEER VALLEY COMMERCE CENTER PARK

Owner Information

[NEXT GEN COMMERCIAL LLC](#)

Mailing Address 4425 N 24TH ST STE 225, PHOENIX, AZ 85016

Deed Number [101116059](#)

Last Deed Date 12/22/2010

Sale Date n/a

Sale Price n/a

Valuation Information

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

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

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$1,420,700	\$1,279,900	\$1,144,200	\$1,100,200	\$1,171,700
Limited Property Value	\$1,094,942	\$1,042,802	\$993,145	\$945,852	\$900,811
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$164,241	\$156,420	\$148,972	\$141,878	\$135,122
Property Use Code	0031	0031	0031	0031	0031
PU Description	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land	Vacant Industrial Land
Tax Area Code	971300	971300	971300	971300	971300
Valuation Source	Notice	Notice	Notice	Notice	Notice

THOMAS TITLE & ESCROW

When recorded, return to:

104763A-8-2-1--

Thomas Title & Escrow, LLC
16435 N. Scottsdale Road, Suite 405
Scottsdale, Arizona 85254
Attn: Diane Carpenter

mcdevittr

104763

1 OF 1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 22nd day of December, 2010, by MERIDIAN LAND HOLDINGS, LLC, a Delaware limited liability company (hereinafter "Grantor"), for the benefit of NEXT GEN COMMERCIAL, LLC, an Arizona limited liability company ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the real property situated in the County of Maricopa, State of Arizona, and described on Exhibit "A" attached hereto and incorporated herein by reference, together with (i) all structures, buildings and improvements thereon, (ii) all fixtures, hereditaments, privileges, tenements and appurtenances belonging thereto, (iii) all right, title and interest of Grantor in and to all open or proposed highways, streets, roads, avenues, alleys, easements, strips, gores and rights-of-way in, on, across, in front of, contiguous to, abutting or adjoining the real property, and (iv) all mineral rights not previously reserved (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached hereto (the "Permitted Exceptions").

Grantor binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Property as against the acts of Grantor and none other, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year above written.

MERIDIAN LAND HOLDINGS, LLC, a
Delaware limited liability company

By Stephen F. Larson
Printed Name Stephen F. Larson
Title VP

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)


On this 21st day of December, 2010, before me, the undersigned officer, personally appeared Stephen F. Loonan, who acknowledged himself to be the Vice President of MERIDIAN LAND HOLDINGS, LLC, a Delaware limited liability company:

X whom I know personally;
_____ whose identity was proven to me on the oath of _____, a credible witness by me duly sworn;
_____ whose identity I verified on the basis of his _____,

and he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY SEAL:



Notary Public

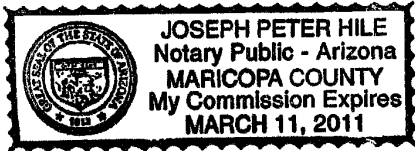


EXHIBIT "A"**Parcel No. 1:**

Lots 2 and 4, of DEER VALLEY COMMERCE CENTER PARK, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 855 of Maps, Page 29.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30, 1979 in Docket 14061, Page 193.

Parcel No. 2:

That portion of Lot 7, DEER VALLEY COMMERCE CENTER PARK, according to Book 855 of Maps, Page 29, records of Maricopa County, Arizona, lying within the Northwest quarter of Section 13, Township 4 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 13 (City of Phoenix Brass Cap), from which point the Northwest corner (GLO Brass Cap) of said Section 13 bears North 89 degrees 50 minutes 31 seconds West (Basis of Bearing) a distance of 2640.15 feet;

Thence South 55 degrees 34 minutes 21 seconds West a distance of 1159.89 feet to the Northeast corner of said Lot 7, being the Point of Beginning;

Thence the following courses along the East line of said Lot 7:

Thence South 10 degrees 02 minutes 00 seconds East, a distance of 299.54 feet;

Thence 203.81 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, through a central angle of 233 degrees 32 minutes 56 seconds, a chord bearing South 10 degrees 02 minutes 00 seconds East and a chord distance of 89.28 feet, from which point the radius point bears South 16 degrees 44 minutes 28 seconds West;

Thence South 10 degrees 02 minutes 00 seconds East, a distance of 280.29 feet to a point on the South line of said Lot 7;

Thence along said South line North 89 degrees 45 minutes 48 seconds West, a distance of 394.29 feet, to the Easterly Right of Way of Interstate 17 as defined in Document No. 2007-0394950, records of Maricopa County, Arizona;

Thence along said Right of Way North 07 degrees 01 minutes 09 seconds West, a distance of 663.46 feet;

Thence leaving said Right of Way, and along the North line of said Lot 7, South 89 degrees 48 minutes 09 seconds East, a distance of 358.79 feet to the Point of Beginning;

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30,1979 in Docket 14061, Page 193.

Parcel No. 3:

Units E-101 through E-112, inclusive, and Units F-101 through F-111, inclusive, of DEER VALLEY COMMERCE CENTER PARK CONDOMINIUMS, BUILDINGS E AND F, according to Declaration of Condominium recorded December 21, 2006 as 2006-1667393 and amended by First Amendment recorded November 9, 2007 as 2007-1208074, of Official Records, , and plat recorded in Book 855 of Maps, Page 28, records of Maricopa County, Arizona;

Together with an undivided interest in the common elements as set forth in said Declaration and Plat and any Annexations thereto.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30,1979 in Docket 14061, Page 193.

Parcel No. 4:

Units G-101 through G-103, inclusive, Units G-105 through G-112, inclusive, and Units H-101 through H-114, inclusive, of DEER VALLEY COMMERCE CENTER PARK CONDOMINIUMS, BUILDINGS G AND H, according to Declaration of Condominium recorded December 21, 2006 as 2006-1667394, and amended by First Amendment recorded November 9, 2007 as 2007-1208075, of Official Records and plat recorded in Book 886 of Maps, Page 29, records of Maricopa County, Arizona;

Together with an undivided interest in the common elements as set forth in said Declaration and Plat and any Annexations thereto.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly

essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30,1979 in Docket 14061, Page 193.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Exceptions

(Permitted Exceptions)

1. Second installment of 2010 taxes, a lien, payable on or before March 1, 2011 and delinquent May 1, 2011. (Second Installment of 2010 taxes to be paid at closing)
2. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof.
3. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
4. The right of the State of Arizona, its lessees or permittees to enter upon lands for the purpose of exploration, development and removal of the reserved substances as provided by ARS 37-231, as reserved in Patent recorded November 30, 1979 in Docket 14061, Page 193.
5. Any charge upon the land levied by the applicable owners' association by reason of its inclusion in Deer Valley Commerce Center Park Master Parcel Owners' Association. (Affects All Parcels).
6. Any charge upon the land levied by the applicable condominium association by reason of its inclusion in Deer Valley Commerce Center Park Condominiums, Buildings E and F Association. (Affects Parcel No. 3)
7. Any charge upon the land levied by the applicable condominium association by reason of its inclusion in Deer Valley Commerce Center Park Condominiums, Buildings G and H Association. (Affects Parcel No. 4)
8. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 855 of Maps, Page 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects All Parcels)
9. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 886 of Maps, page 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No. 3)
10. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 886 of Maps, page 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No. 4)
11. Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded November 21, 2006 as 2006-1529373, Amended by that certain First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded December 6, 2006 as 2006-1596674, of Official Records, Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded November 9, 2007 as 2007-1208073 and Amendment recorded as 2010-548049, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. (Affects All Parcels)
12. Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded December 21, 2006 as 2006-1667393, of Official Records, and First Amendment to Condominium Declaration for Deer Valley Commerce Center Park Condominiums, Buildings E and F recorded November 9, 2007 as 2007-1208074, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to

the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. (Affects Parcel No. 3)

13. Covenants, conditions, restrictions, easements, liabilities and obligations in the document recorded December 21, 2006 as 2006-1667394, of Official Records, and First Amendment to Condominium Declaration for Deer Valley Commerce Center Park Condominiums, Buildings G and H recorded November 9, 2007 as 2007-1208075, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. (Affects Parcel No. 4)

14. An easement for highway and incidental purposes recorded as Docket 4617, Page 112, of Official Records.

15. An easement for telecommunications facilities, electrical and gas facilities, other appurtenances and incidental purposes recorded December 1, 2006 as 2006-1574148, of Official Records.
(Affects Lot 2 of Parcel No. 1)

16. An easement for transmission and distribution of electricity, telecommunication lines, facilities, fixtures and incidental purposes recorded June 12, 2007 as 2007-0675856, of Official Records.
(Affects All Parcels)

17. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded April 3, 2007 as 2007-394950, of Official Records.
(Affects Parcel No. 2)

18. Rights of the following parties in Possession as disclosed by an inspection of said Land:

- a) Caveo
- b) Easy Energy

19. The following matters disclosed by an ALTA/ACSM survey made by Superior Surveying Services Inc., on December 17, 2010, designated Job No. 101231:

- a) Encroachment of a fence along the Westerly property line of Lot 7
- b) Encroachment of a Trash Enclosure on to the Easement as shown as Exception No. 9

0514846-5-1-1
castilloe

When recorded return to:
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

Lease # 417-00208-01

MEMORANDUM AND NOTICE OF SIGN LOCATION LEASE

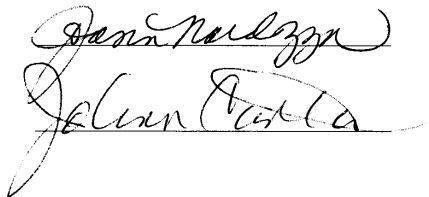
NEXT GEN COMMERCIAL, LLC, an Arizona limited liability company ("Lessor") and **LAMAR CENTRAL OUTDOOR, LLC**, a Delaware limited liability company ("Lessee") are parties to that certain **SIGN LOCATION LEASE** dated November 11th, 2015 (as amended, the "Lease"), which provides for Lessee to construct and operate a billboard on an approximately 2,000 square foot area of property as set forth on Exhibit "A" attached hereto (the "Leased Premises").

WHEREAS, the Lease provided for an initial term of Twenty (20) years, and provided that Lessee is not in default (beyond any applicable notice and cure period), Lessee has two (2) renewal terms of Ten (10) years each and the Lease may be continued in force thereafter in accordance with the provisions set out as well as other rights and obligations of the parties thereto.

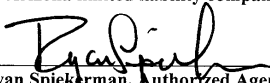
NOW, THEREFORE, for the consideration set out in the Lease, Lessor hereby grants, leases and lets to Lessee all rights as specified therein in and upon said Leased Premises, subject to all of the provisions and conditions set out in the Lease for all purposes and the Lease is made a part hereof to the same extent and with the same force and effect as though the same were fully and completely incorporated herein.

IN WITNESS WHEREOF, this instrument is duly executed on the date hereinabove specified.

EXECUTED BY LESSOR IN THE PRESENCE OF:



NEXT GEN COMMERCIAL, LLC,
an Arizona limited liability company



Ryan Spiekerman, Authorized Agent

ACKNOWLEDGEMENT OF LESSOR

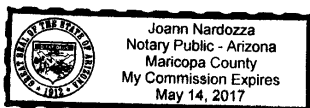
STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 12th day of April, 2017 by Ryan Spiekerman, as Authorized Agent of Next Gen Commercial, LLC, an Arizona limited liability company, on behalf of said limited liability company.

Witness my hand and official seal, this 12th day of April, 2017


Notary Public

My Commission Expires: 5/14/17



EXECUTED BY LESSEE IN THE PRESENCE OF:

LAMAR CENTRAL OUTDOOR, LLC,
a Delaware limited liability company

Bey
Bradford Terry

[Signature]
OFFICER'S SIGNATURE
Christina Butler VP/GM
OFFICER'S PRINTED NAME & TITLE

ACKNOWLEDGEMENT OF LESSEE

STATE OF Arizona
COUNTY/PARISH OF Maricopa

The foregoing instrument was acknowledged before me this 17th day of April, 2017 by Christina Butler, who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal, this 17 day of April, 2017.

[Signature]
Notary Public

My Commission Expires: October 17, 2020

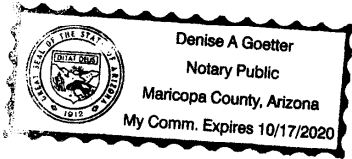
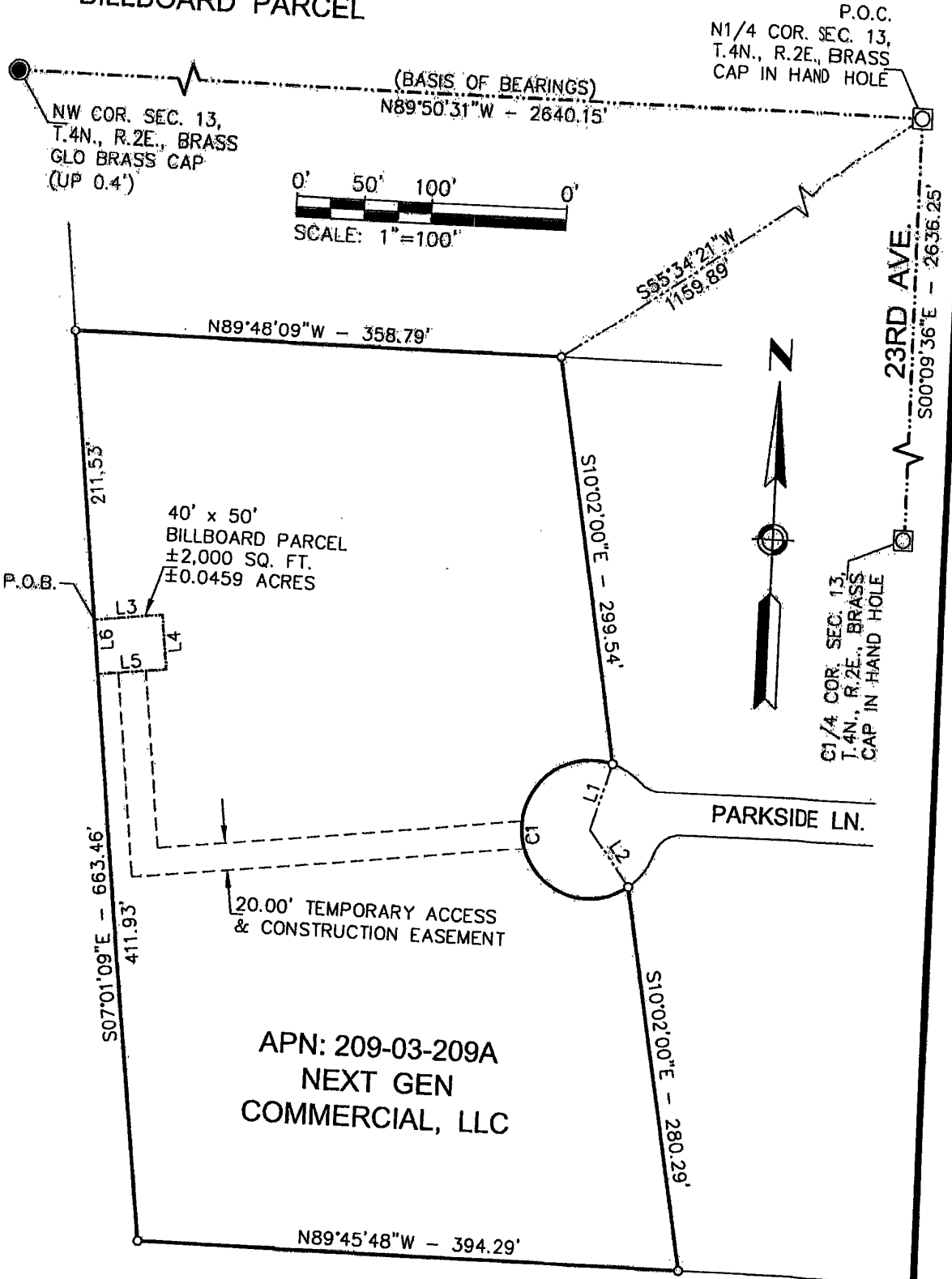


EXHIBIT A

[Legal Description of Lessor's Property]

Lot 7 of Deer Valley Commerce Center Park, according to plat recorded in Book 855 of Maps, Page 29, in the office of the County Recorder of Maricopa County, Arizona.

EXHIBIT BILLBOARD PARCEL



H3– Portions of 2005 WTI Phase I ESA Report

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**VACANT LAND PARCEL
23rd AVENUE, SOUTH OF PINNACLE PEAK ROAD
PHOENIX, ARIZONA**

JOB NO. 2185JK114

*50th
Year of
Quality
Service*




**Western
Technologies
Inc.**

The Quality People
Since 1955

PHOENIX – ARIZONA
3737 East Broadway Road
Phoenix, Arizona 85040-2921
(602) 437-3737 • fax 470-1341

APPROVED AND REVIEWED BY:



Date: 10/26/05

Prepared For:

I-1719, LLC
16611 NORTH 91ST STREET
SCOTTSDALE, ARIZONA

May 26, 2005



Ana Maldonado
Environmental Scientist



David Regonini
Director, Environmental Services

ARIZONA

BULLHEAD CITY
COTTONWOOD
FLAGSTAFF

LAKESIDE
LAKE HAVASU CITY
PHOENIX

PRESCOTT
SIERRA VISTA
TUCSON

COLORADO

DURANGO
GRAND JUNCTION
TELLURIDE

NEVADA
LAS VEGAS

NEW MEXICO
ALBUQUERQUE
FARMINGTON

TEXAS
SAN ANTONIO

UTAH
SALT LAKE CITY

EXECUTIVE SUMMARY

Western Technologies Inc. (WT) conducted a Phase I Environmental Site Assessment (ESA) of vacant land parcel, located between 23rd Avenue and the Black Canyon Highway, ½-mile south of Pinnacle Peak Road in Phoenix, Arizona. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions, in connection with the Property.

The Property contains approximately 18 acres of vacant land with no site occupants or structures. The Property is fronted by 23rd Avenue on its east side, which is a graded roadway. The Black Canyon Highway, also known as Interstate 17, passes along the Property's west boundary. The ground surface was covered with small trees and shrubs with dense patches of dried grasses. Several graded roads and pathways cross the Property in an east-to-west direction. Extensive deposits of soil piles were placed along the south and east sides of the Property and there were shallow excavated depressions of 2 to 3 feet on the southwestern corner of the Site.

The area surrounding the Property contained a mixed use of residential and commercial land. Regionally, the area is dominated by Deer Valley Airport and surrounding commercial/industrial development. Pinnacle Peak Road provides primary access to the area. Land uses surrounding the Property included undeveloped vacant land, land under improvement, commercial offices, and a mobile home residential community.

Historical research did not identify any prior uses or development on the Property. The placement of the observed soil piles appears to have occurred in two stages in the late 1980's and early 1990's.

A review of standard federal and state regulatory agency databases did not identify listings for the Property within designated ASTM search distances. Listings were found for two sites with two leaking USTs within a ½-mile search distance. Both incidents were reported as closed, meaning they had been adequately characterized and remediated. Therefore, the identified leaking USTs do not represent a risk to the Property.

WT has found no evidence of known or suspected environmental conditions associated with the Property. Therefore, WT concludes that this assessment has revealed no evidence of recognized environmental conditions currently in connection with the Property.



satisfaction of the regulatory agency. Based on the status and location of these reported leaking UST incidents, they do not represent a potential to impact the Property.

5.3 Additional Records Reviews

The Maricopa County Environmental Services Department was not contacted regarding septic systems for the Property because there was no assigned address and no evidence of previous structures on-site.

The Phoenix Fire Department was not contacted because there was no assigned address and no evidence of previous structures on-site.

The ADEQ AZURITE Brownfields Tracking System (BTS) was searched regarding information relating to Brownfields and Voluntary Remediation Program sites under ADEQ jurisdiction on or near the Property. A brownfield, or use restrictive site, is an abandoned or under-used property with an active redevelopment potential that is complicated by either real or perceived environmental contamination.

- *The database findings did not identify the Property or adjacent sites within the ADEQ BTS.*

6.0 SUMMARY OF ASSESSMENT

6.1 Findings

This section identifies known or suspect environmental conditions, which may include Recognized Environmental Conditions, historical recognized environmental conditions, and de minimis conditions, or other environmental conditions.

6.1.1 Construction Debris Piles

6.1.2 Off-site regulatory listings

6.2 Opinions

WT states the following opinions regarding the probable impact of the identified known or suspect environmental conditions to the Property.

6.2.1 Debris piles were generally seen along the south portion, adjacent to 23rd Avenue. In general, the debris consists of inert material, such as concrete and asphalt pieces. The debris did not appear to contain liquids, sludges, or containers of potentially regulated materials.

6.2.2 Regulatory listings for two leaking UST sites were located within the minimum ASTM search distances. WT did not find information through this ESA process to



suggest that these off-site locations had contributed to or caused potential impacts leading to recognized environmental conditions on the Property, under current conditions.

6.3 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the vacant native land parcel, located on 23rd Avenue south of Pinnacle Peak Road in Phoenix, Arizona. Any exceptions to or deletions from this practice are described in Section 6.4 of this report.

This assessment has revealed no evidence of recognized environmental conditions currently in connection with the Property, and WT makes no recommendations for further assessment at this time. If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

6.4 Deviations From ASTM E 1527

The following additions, deletions, and deviations from the ASTM E1527 Standard Practice are incorporated into this project:

- The format of this report has been modified from the suggested report outline contained in ASTM E1527 to conform to company practices and procedures.

7.0 QUALIFICATIONS

This ESA was performed by Ana Maldonado and reviewed by David Regonini. These individuals possess sufficient education, training, and experience to qualify as environmental professionals under ASTM E1527, and have the ability to develop conclusions regarding Recognized Environmental Conditions, if any, concerning the Property. Resumes for these individuals are available from this office upon request.

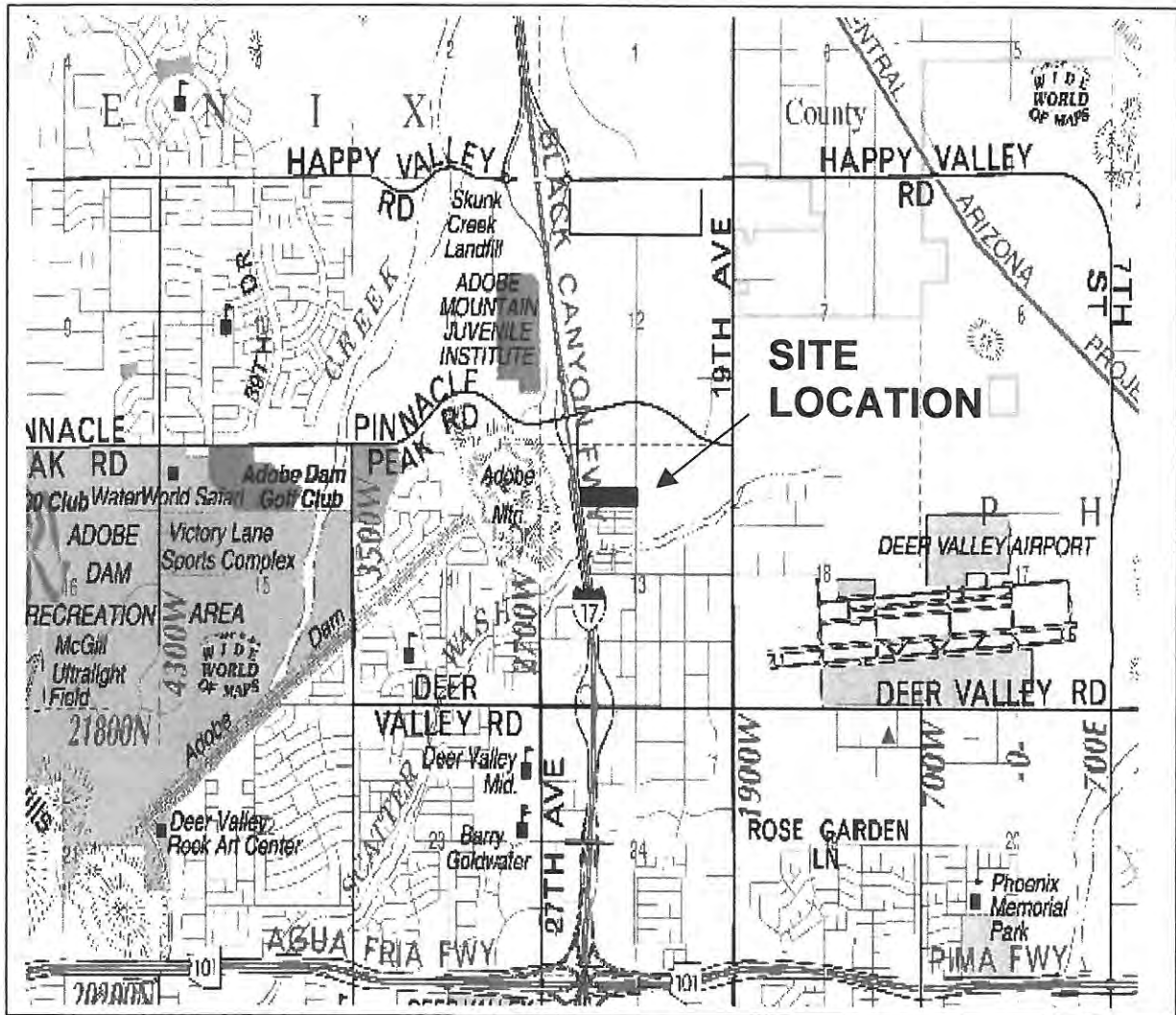
8.0 LIMITATIONS

The scope of this assessment was limited to those elements and tasks as described in the ASTM Standard Practice E1527. The conclusions presented are based upon observations by qualified personnel and their interpretation of information applied by others.

The purpose of this assessment was to assess the likelihood of recognized environmental conditions associated with the Property attributable to past and current uses of the Property and sites within the specified study area. Recognized environmental conditions are: the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a



Figure 1 – Vicinity Map
 23rd Avenue, S. of Pinnacle Peak Road
 Phoenix, Arizona




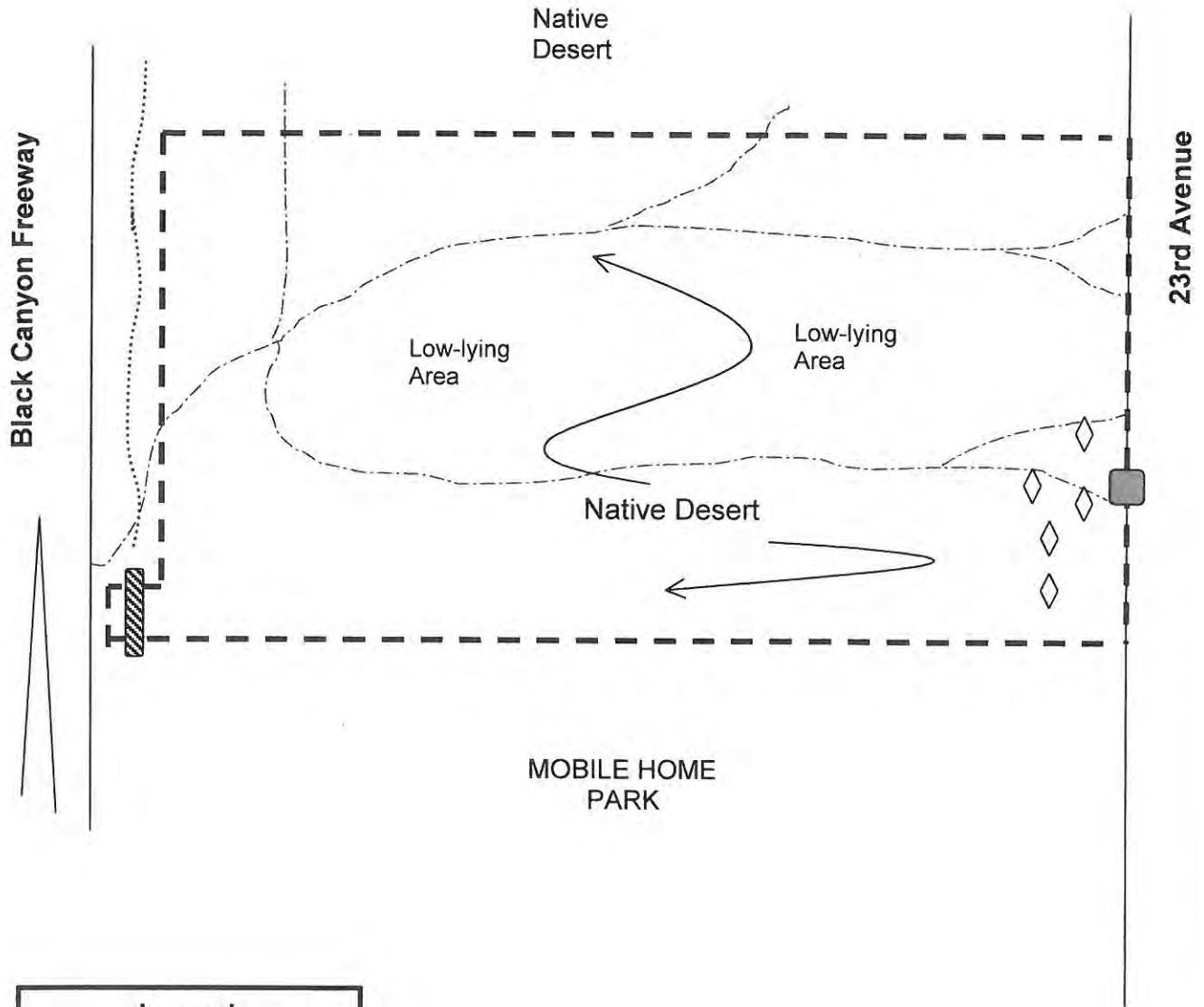
 Not to Scale	I-1719, LLC	
	Phase I Environmental Site Assessment	
	Western Technologies Inc.	
	Job No. 2185JK114	Figure: 1

Figure 2 – Site Plan
 23rd Avenue, South of Pinnacle Peak Road
 Phase I Environmental Site Assessment




Legend	
	Dry Wash
	Dirt Roads
	Property Boundary
	Culvert
	Concrete Washout
	Debris Mounds

 Not to Scale	I-1719, LLC	
	Phase I Environmental Site Assessment	
	Western Technologies Inc.	
	Job No. 2185JK114	Figure: 2

Figure 3 – Aerial Photograph -2005
Parcel 209-03-12
23rd Avenue, South of Pinnacle Peak Road
Phase I Environmental Site Assessment



	I-1719, LLC	
	Phase I Environmental Site Assessment	
	Western Technologies Inc.	
	Job No. 2185JK114	Figure: 3

APPENDIX I

I - ENVIRONMENTAL PROFESSIONAL RESUME

Years of Experience: 31

Education:
B.S., Chemical Engineering, Arizona State University, Tempe, AZ, 1986

Registration:
Professional Engineer, Chemical, Arizona #36622

Training:
40-Hour Health & Safety Training, OSHA

Ms. Fowler is an Arizona-registered Professional Engineer (Chemical) and Environmental Professional with 31 years of professional experience in Arizona. Ms. Fowler has performed and supervised a broad range of environmental services, including but not limited to: Phase I Environmental Site Assessments (ESAs); Phase II ESAs including the development and implementation of work plans to characterize potential subsurface soil and groundwater impact from chemicals such as solvents, petroleum fuels, heavy metals and pesticides; regulatory compliance assessments for various types of facilities;; directing field personnel when performing assessments of properties, remediation, and/or closure of subsurface features such as septic systems, drywells, groundwater wells, and sumps; waste testing and characterization; underground storage tank (UST) closures and leaking UST (LUST) assessments; development of EPA approved closure plan for a former recycling facility handling polychlorinated biphenyls (PCBs); and preparation of Stormwater Pollution Prevention Plans (SWPPPs), Spill Prevention, Control and Countermeasure (SPCC) Plans, and Best Management Practices (BMPs) Plans for various industrial facilities.

Relevant Project Experience

Power Plant, Confidential Client, AZ. Project Manager for a Phase I ESA of power plant located in Northern Arizona. The power plant and support operations included a water pump station, ash landfill, and coal train rail yard. As part of the Phase I ESA, reviewed and summarized hundreds of historical documents and regulatory agency records including tribal records, and prepared the initial Phase I ESA report.

Based on the findings of the Phase I ESA report, prepared a field sampling plan (FSP) to identify the presence, nature, and extent of potential impacts to the subsurface soils at the power plant related to the UST systems. The FSP described sampling, analysis, and quality assurance and control procedures to be used during assessment of the former UST systems. Responsibilities included preparation of a property- and project-specific Health and Safety Plan (HASP); oversight of implementation of FSP and laboratory testing; and preparation of a report summarizing analytical results and providing conclusions regarding the impact of the USTs systems to the power plant.

Two years after the initial Phase I ESA, performed a Phase I ESA of the same power plant based on the previous Phase I ESA report. Updated the report and identified changes at the facility from the previous Phase I ESA.

Industrial Development Authority of the County of Gila (IDA), Globe and Miami, AZ. Coordinated and oversaw the performance of 15 Phase I ESAs, 13 comprehensive or limited asbestos surveys, 12 lead-based paint (LBP) surveys, and 5 Phase II ESAs for properties located in Miami, Claypool, and Globe, Arizona. Was responsible for assigning work, making sure budgets were not exceeded and time frames were met, reviewed regulatory files for the sites and



adjoining properties, and reviewed all reports. Based on the results of the Phase I and II ESAs and the LBP and asbestos surveys, the IDA was able to identify which properties were most amenable for redevelopment.

Marley Park, DMB, Surprise, Arizona. Project Manager for Phase I and II ESAs on a 960-acre agricultural site containing a farm maintenance complex, employee housing area, and farm fields. Environmental issues were identified including toxaphene at elevated levels in the farm fields, elevated concentrations of pesticides and some metals in the farm maintenance complex and employee housing area, buried and vandalized transformers, some of which contained the suspect human carcinogen PCBs, numerous buried trash pits, USTs, and underground and above ground fuel tanks. Oversaw and summarized the results of extensive soil investigations to assess the lateral and vertical extent of chemicals of concern and the remediation of soils containing chemicals of concern above their respective Arizona Department of Environmental Quality (ADEQ) residential soil remediation levels (SRLs). Debris in buried trash pits, buried and vandalized transformers, and soils impacted by oil leaked from the transformers, including PCB-impacted soils, were removed from the property and properly disposed. Worked with ADEQ's Voluntary Remediation Program (VRP) to obtain a determination of No Further Action on the farm fields, farm maintenance complex, and employee housing area which were to be developed for residential use. Obtained Declaration of Environmental Use Restrictions (DEURs) on the portions of the property planned for industrial development, and worked with ADEQ VRP to successfully remove a portion of a property included in the DEUR so the property could be developed into a park.

Valencia Road, Wilmot Road to Kolb Road, EcoPlan, Tucson, AZ. Project Manager responsible for performing a Preliminary Initial Site Assessment (PISA) in support of roadway improvements along Valencia Road between Wilmot Road and Kolb Road in Tucson, Arizona (Project Area). The Project Area included approximately two miles of roadway and adjacent properties. The PISA was conducted to identify properties or facilities with potential to have an environmental impact on the Project Area, and was comprised of a field reconnaissance supplemented by an electronic database search of pertinent environmental records for properties adjoining the Project Area. Results of the PISA were used to assign relevant environmental risk to suspect areas of concern (if any) within the Project Area. These results were used by Pima County Department of Transportation to mitigate environmental liability and health and safety concerns during planning and implementation of roadway improvements.

Two Mile Corridor Study, City of Chandler, Chandler, Arizona. Project Manager for the preparation of Phase I ESA which included portions of over 30 different parcels adjacent to a major roadway. The client was acquiring areas of the various parcels for additional right-of-ways and temporary construction and drainage easements. Oversaw coordinating with client and tenants for access to the relevant areas of each parcel, the reconnaissance of the various parcels, review of applicable historical and regulatory records, and the preparation of a report summarizing the visual assessment and historical and regulatory records reviewed for this Phase I ESA. Properties included a church, agricultural land, residential developments, and an automotive repair facility. This Phase I ESA was utilized by the client to evaluate the monetary value of the portion of each parcel the client was considering acquiring and allowed the client to account for environmental concerns when planning roadway development activities.





WHITNEY F. BARLOW

ENVIRONMENTAL SPECIALIST

Education:

B.A., Environmental Studies
and Urban Planning
Sonoma State University
2011

Personal Experience:

Ms. Barlow joined GeoTek, Inc. in September 2019 as an Environmental Specialist. Her previous environmental experience includes managing extensive Phase I Environmental Site Assessments (ESAs); conducting problem-focused investigations for chemical and biological contaminants including mold, asbestos, & lead, with remediation design & oversight, and post remediation clearance investigations; also, she managed large and small scale water sampling and testing for private, public, commercial and governmental agencies. She prepares proposals, coordinates field work with a variety of subcontractors, conducts site reconnaissances and field observations, conducts sampling, assigns laboratory testing, evaluates results, and prepares technical reports.

CERTIFICATIONS:

- EPA/AHERA Accredited
Asbestos Inspector (AZ/OR/WA)
1628178
- OSHA 40-hour HAZWOPER

YEARS OF EXPERIENCE:

4

Phase I ESAs, Solar Land – throughout Oregon: Staff professional for site reconnaissances for Phase I ESAs on varying acreage from 2 – 1,000 acres of farm, undeveloped or partially developed land. Performed a review of the land to assess the condition of the site and found various wetlands, junk storage, and abandoned buildings and barns. After the Site reconnaissances, Ms. Barlow focused on the report preparation and conducted the research for the Site and surrounding properties that includes reviewing regulatory databases, historical topographic maps, historical aerials, sanborn maps, and city directories following the current ASTM standard.

Phase I ESAs, Unspecified Bank Client – East Coast, USA: Staff professional for site reconnaissances for Phase I ESAs on 100+ shopping centers and commercial buildings. Performed a review of the commercial buildings to assess the condition of the site and interviewed on-site personnel to document site conditions. After the Site reconnaissances, Ms. Barlow focused on the report preparation and conducted the research for the Site and surrounding properties that includes reviewing regulatory databases, historical topographic maps, historical aerials, sanborn maps, and city directories following the current ASTM standard.

Mold Evaluations - Portland, Oregon: Performed an assessment for a housing complex in Portland, Oregon to evaluate the presence of mold spores in indoor air to assess the presence of respirable mold relative to health considerations and evaluate the presence of mold spores on surfaces to assess remediation needs. Activities including conducting a visual inspection of building materials for the presence of mold, remediation oversight, and collection of interior and exterior area samples.

Large Scale Water Testing, Various School Districts – Oregon: Performed water sampling in sinks and drinking fountains for school districts throughout Oregon to evaluate the levels of lead and copper in the water according to the State's standards for drinking water. Activities included

coordinating with on-site personnel, sampling the water from various locations throughout the schools, analyzing the results, recommending removal of piping or fixtures, and report preparation.



ENVIRONMENTAL SPECIALIST

AREAS OF EXPERTISE

Construction Materials Testing

EDUCATION

Bachelor of Science: Environmental,
University of Arizona,
May 2018

REGISTRATIONS AND CERTIFICATIONS

None

Personal Experience:

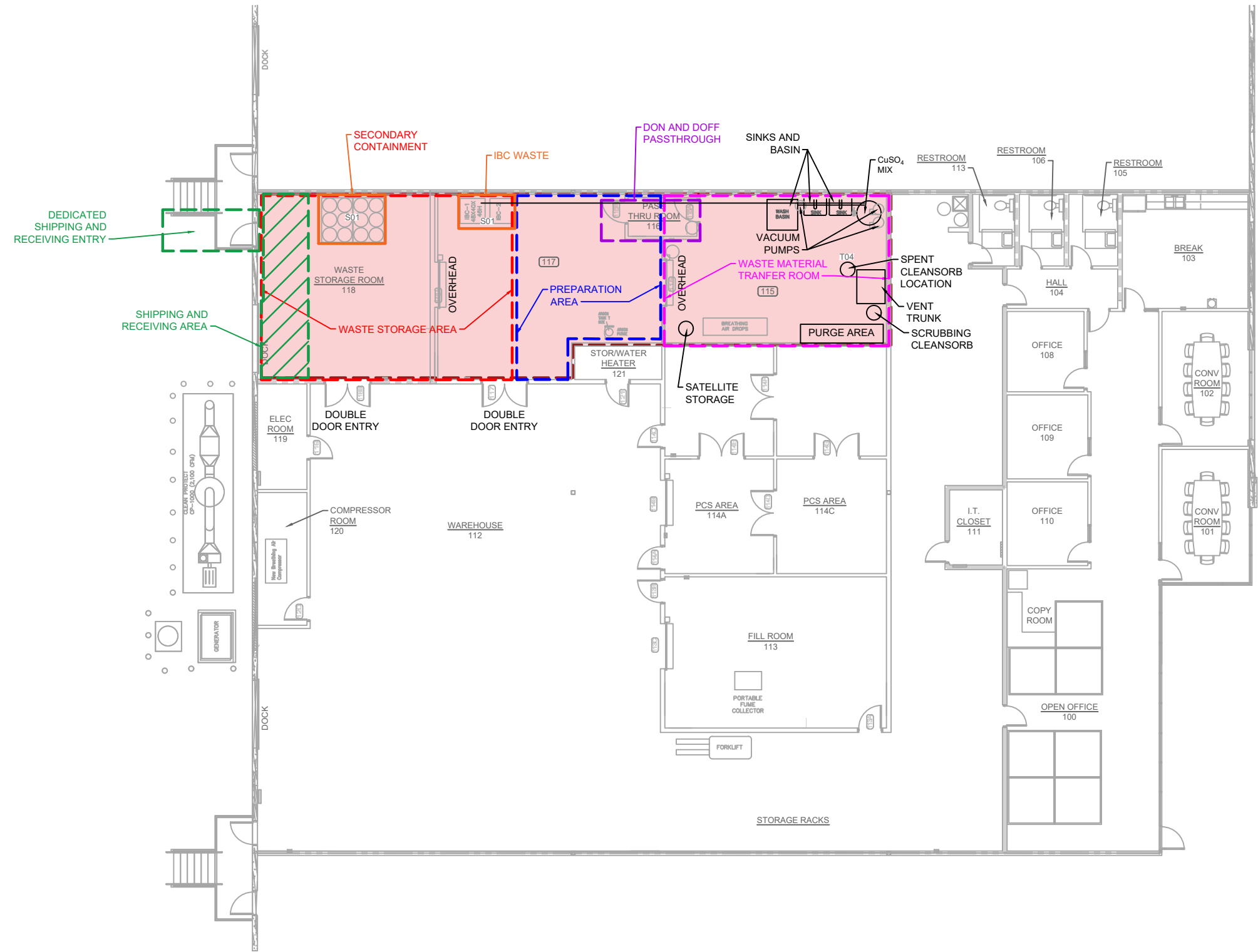
Mr. Drake joined GeoTek, Inc. in August 2018 as an Environmental Specialist. His previous environmental experience includes a month-long soil survey project in Ecuador through University of Arizona. His duties included soil sampling, soil probing, and flora and fauna identification. His course work also included the soil sampling, soil data calculation, water sampling, water data calculations, remediation techniques, and following federal regulations.


Chemical Fire Emergency Response - Coolidge, Arizona: Environmental Specialist for a chemical manufacturing plant emergency fire response. The Site had a large chemical fire from working with oxidizers. The Site had multiple areas of flooding and fire impact. He did safety oversight for potential future risk and chemical exposure. Also, he took air, water, soil, drywell, and sludge samples throughout the site to characterize the possible chemical hazards produced by the fire. He did oversight for the removal of excess sludge and water off site. He was able to get the he chemical manufacturer back to full functionality within three weeks.

Hotel Mold Remediation – Phoenix, Arizona: Environmental Specialist assisting in the removal of mold from a large hotel in southern Phoenix. Directed sub-contractors in mold removal, and the application of containment. He also sampled air to ensure the removal of the contamination. Conducted health and safety oversight through fire watch and during on site demolition.

APPENDIX J.2

Building Plan



 -INDICATES AREA IN WHICH ALL EXTERIOR WALLS AND DOORS ARE BERMED

REVISIONS	
NO.	DATE

DESIGNED BY:
DSW
 DRAWN BY:
BOB

REVIEWED BY:
DSW
 PROJECT NUMBER:
CSC0016.RC

ISSUE DATE:
06/23/2025
 SHEET SIZE:
11"x17"

BUILDING PLAN
 CS CLEAN SOLUTIONS
 26 COMMERCE DRIVE
 DANBURY, CONNECTICUT

FIGURE
2