



PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
BOYCE THOMPSON ARBORETUM MANSION PROPERTY

38645 EAST ARBORETUM WAY
SUPERIOR, ARIZONA 85173

ATLAS PROJECT NO. 1052000242, PHASE 10
FUNDED BY USEPA GRANT 98T22801

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Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173

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1.0 EXECUTIVE SUMMARY

At the request of the Copper Corridor Blight Busters (CCBB) Coalition, Atlas Technical Consultants LLC (Atlas) has performed a Phase I Environmental Site Assessment (ESA) for the property located at 38645 East Arboretum Way in Superior, Pinal County, Arizona 85173 (the Subject Property). The ESA was funded by the United States Environmental Protection Agency (USEPA) Brownfield grant 98T22801.

The Subject Property consists of approximately 32.09 acres of land containing the vacant, former Boyce Thompson Arboretum Mansion building with surrounding parking areas. This ESA was performed in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard Practice E 1527-21. Any exceptions to, or deletions from, these practices are described in Section 2.0 of this report.

Based on the scope of work for this Phase I ESA, this assessment has revealed no *recognized environmental conditions* in connection with the Subject Property; however, the companion asbestos, lead-based paint (LBP) and microbial assessments that were conducted under a separate authorization, should be consulted prior to disturbing building materials.

The Subject Property consists of approximately 32.09 acres of land containing the vacant Boyce Thompson Arboretum Mansion facility, which is comprised of 11 buildings, a campground area with recreational vehicle utility hookups, horse stable, paved roads, and vegetated land.

The Subject Property is located within an area characterized primarily by public land, vegetated land and residential uses.

Below is a summary of the findings, opinions, conclusions, and recommendations of this report:

Findings

- The Subject Property consists of approximately 32.09 acres of land containing the vacant, former Boyce Thompson Arboretum Mansion building with surrounding parking areas.
- No deviations from the ESA scope of work have occurred; however, separate assessments of asbestos and LBP took place simultaneously with this ESA. Those separate reports should be consulted prior to disturbing building materials.
- Historically, the Subject Property was undeveloped land prior to the 1920s. Since the 1920s, the Subject Property has been primarily used for residential purposes or vegetated land. In later years, the main building was used as a hotel, residence and museum.
- Since at least 1920s, the immediate surrounding properties were largely vacant vegetated land. Residential development of the northern adjacent properties began circa 1980s.
- No Voluntary Environmental Mitigation Use Restrictions (VEMURs) or Declaration of Environmental Use Restrictions (DEURs) were identified for the Subject Property.
- The Subject Property and adjacent properties were not identified on the regulatory databases reviewed.
- According to the site contact, Mr. Darin Almejo (Facilities Manager), the Subject Property most likely has a septic system; however, Mr. Almejo had no knowledge of its exact location, capacity, where the discharge point is located or whether there is an associated leach field. During the site reconnaissance, Atlas observed evidence of a possible septic system located near Building 9.

Opinions

- The review of on-site, off-site and historical resources and conditions did not identify *historical recognized environmental conditions, controlled recognized environmental conditions, or de minimis conditions* that were considered likely to have a negative environmental impact on the Subject Property; however, assessments of

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potential contaminants that are excluded from The ASTM Standard, such as asbestos, LBP and mold should be considered if disturbance of the building materials and/or occupancy are planned.

- Based on the residential use of the buildings located on the Subject Property, the septic system does not represent a REC.

Conclusions

- This assessment has revealed no *recognized environmental conditions*, *historical recognized environmental conditions*, *controlled recognized environmental conditions*, or vapor migration issues in connection with the Subject Property.
- This ESA was conducted in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) criteria for due diligence property evaluation. It is not intended to address all potential environmental contaminants such as asbestos, LBP, radon and microbial impacts.

Recommendations

Based on information collected from the Phase I ESA, Atlas recommends the following:

- If the exact location of the septic system is identified and no longer in use, the septic system should be removed and/or abandoned in accordance with Pinal County requirements.
- The companion assessments of other potential contaminants should be consulted prior to disturbing building materials.

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1.1 General Information

Project Information:
Boyce Thompson Arboretum Mansion Property

Site Information:
38645 East Arboretum Way
Superior, Arizona 85173

Consultant Information:
Atlas Technical Consultants LLC (Atlas)
9185 South Farmer Avenue, Suite 111
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Telephone: (480) 894-2056
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Client Information:
Pinal County Copper Corridor Blight Busters
Finance Department
1400 East Ash Street
Globe, Arizona 8550

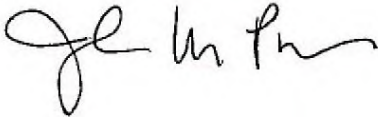
Reconnaissance Date: February 7, 2024
Site Assessor: Ms. McKenzie Wenger
Senior Reviewer: Ms. Julie Powers
Environmental Professionals: Ms. McKenzie Wenger and
Ms. Julie Powers

Environmental Professional Statement:

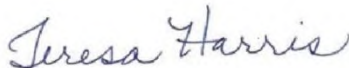
We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in § 312.10 part of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



McKenzie Wenger, Project Scientist
Site Assessor / Environmental Professional



Ms. Julie M. Powers, Principal Scientist
Senior Reviewer / Environmental Professional



Teresa Harris, Principal Scientist
Client Manager / Environmental Professional

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1.2 Findings and Conclusions Summary

Atlas has performed this Phase I Environmental Site Assessment (ESA) of the Subject Property in conformance with the scope and limitations of ASTM Standard Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no *recognized environmental conditions* in connection with the Subject Property. Atlas does recommend consulting the separate assessments of other potential pollutants conducted simultaneously with this ESA.

Table 1.2

FINDINGS AND CONCLUSIONS SUMMARY							
Report Section		Further Action?	De minimis Condition	REC and/or CREC	Historical REC	ASTM Non-Scope Condition	Description
4.0	User Provided Information	No					
5.1.1	Federal Database Findings	No					
5.1.2	State and Tribal Database Findings	No					
5.1.3	Local Environmental Record Sources	No					
5.3	Historical Records Sources	No					
6.2	Hazardous Substance Use, Storage and Disposal	No					
6.3	Underground Storage Tanks	No					
6.4	Aboveground Storage Tanks	No					
6.5	Other Petroleum Products	No					
6.6	Polychlorinated Biphenyls (PCBs)	No					
6.7	Unidentified Substance Containers	No					
6.8	Nonhazardous Solid Waste	No					
6.9	Wastewater	No					
6.10	Waste Pits, Ponds and Lagoons	No					
6.11	Sumps	No					
6.12	Septic Systems	Yes					See Note 1.
6.13	Stormwater Management System	No					
6.14	Wells	No					
6.15	Pesticides and Herbicides	No					
6.16	Refrigerant-Containing Appliances	No					
6.17	Railroad Spurs	No					
6.18	Pipeline Markers	No					
6.19	Hydraulic Equipment	No					
6.20	Other Condition, Feature or Operation	No					
7.0	Subsurface Vapor Migration	No					
8.0	Interviews	No					

Note 1: According to the site contact, Mr. Darin Almejo (Facilities Manager), the Subject Property most likely has a septic system; however, Mr. Almejo had no knowledge of its location, capacity, where the discharge point is located or whether there is an associated leach field. Atlas observed evidence of a possible septic system located near Building 9. Based on the residential use of the buildings located on the Subject Property, the septic system does not represent a REC.

1.3 Significant Data Gap Summary

Data gaps may have been encountered during the performance of this Phase I ESA and are discussed within the section of the report where they were encountered. However, according to ASTM Standard Practice E1527-21, data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap." No *significant data gaps* were identified in this report.

Table 1.3

SIGNIFICANT DATA GAP SUMMARY		
Report Section		Description
3.5	Current Uses of Adjoining Properties	No <i>significant data gap</i> identified.

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SIGNIFICANT DATA GAP SUMMARY		
Report Section		Description
4.2	Environmental Liens or Activity and Use Limitations (AULs)	No <i>significant data gap</i> identified.
5.1	Standard Environmental Records	No <i>significant data gap</i> identified.
5.2	Physical Setting Sources	No <i>significant data gap</i> identified.
5.3	Historical Records Sources	No <i>significant data gap</i> identified.
6.1	Methodology and Limiting Conditions	No <i>significant data gap</i> identified.
8.0	Interviews	No <i>significant data gap</i> identified.

1.4 Recommendations

Based on information collected from the Phase I ESA, Atlas recommends the following:

- If the exact septic system location is found and no longer in use, the septic system should be removed and/or abandoned in accordance with Pinal County requirements.
- The companion assessments of other potential contaminants should be consulted, prior to disturbing building materials.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA was to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and *historical recognized environmental conditions* (HRECs- in connection with the Subject Property at the time of the site reconnaissance. The scope of work for this Phase I ESA may also include certain potential environmental conditions beyond the scope of ASTM Standard Practice E1527-21 as listed below. This report documents the findings, opinions and conclusions of the Phase I ESA.

2.2 Scope

This ESA was conducted in accordance with the ASTM Standard Practice E1527-21, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Please note that as of the writing of this proposal, the United States Environmental Protection Agency (EPA) published its final action to amend the Standards and Practices for All Appropriate Inquiries to reference a standard practice recently made available by ASTM International on December 13, 2022. Specifically, their final rule amends the All Appropriate Inquiries Rule (AAI rule) to reference ASTM International's E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and allow for its use to satisfy the requirements for conducting all appropriate inquiries under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Significant additions, deletions, or exceptions to ASTM Standard Practice E1527-21 are noted below or in the applicable sections of this report. The table below summarizes the scope of this ESA, including additional services for conditions beyond the scope of ASTM Standard Practice if authorized by Client.

The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the Subject Property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- Usage of the Subject Property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Observations and interviews regarding current Subject Property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, nonhazardous solid wastes and wastewater.
- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties in, on or at the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the Subject Property.
- Potential for subsurface vapor migration in, on or at the Subject Property as described in Section 7.0.

The scope of the assessment also included consideration of the following potential environmental issues or conditions that are beyond the scope of ASTM Standard Practice E1527-21:

- Wetlands document review, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the Subject Property is identified as having a wetland.
- Flood plain document review, consisting of a review of a reasonably ascertainable flood plain map of the surrounding area to note if the Subject Property is identified as being located within a flood plain.
- Regulatory Agency File and Records Review, consisting of conducting a file review (i.e., via Freedom of Information Act (FOIA) request or alternative method/source) for the Subject Property and/or one adjoining property at one regulatory agency, as warranted by the findings of the ESA.
- Visual observation of suspect asbestos-containing materials (ACM), consisting of providing an opinion on the condition of suspect ACM on the Subject Property based upon visual observation during the site reconnaissance. No sampling of suspect ACM was conducted.
- Radon document review, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the Subject Property. No radon sampling was conducted.
- Lead in Drinking Water Data review, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the Subject Property meets the drinking water standards for lead.
- Visual observation of Lead-based paint (LBP), consisting of providing an opinion on the potential for suspect LBP based on the construction date of buildings on the Subject Property and visual observation of the condition of suspect LBP.

2.3 Significant Assumption

The assumptions made by the *Environmental Professional* in this report were not considered as having significant impact on the determination of *recognized environmental conditions* associated with the Subject Property.

2.4 Limitations and Exceptions

Atlas has prepared this ESA report using reasonable efforts to identify RECs, CRECs, and HRECs associated with hazardous substances or petroleum products in, on, or at the Subject Property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

Users of this report should refer to ASTM Standard Practice E1527-21, References, Terminology and Appendix J -Scope of Work for further information regarding limitations to the scope of this project.

This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other Subject Property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

Atlas makes no representation or warranty that the past or current operations at the Subject Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, Atlas makes no warranty that the Subject Property is free from existing or threatened pollution, and Atlas is not responsible for consequences or conditions arising from facts not fully disclosed to Atlas during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by Atlas' observations or other credible referenced sources reviewed during the assessment. Atlas shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

Atlas makes no warranty, guarantee or certification regarding the quality, accuracy or reliability of any prior report provided to Atlas and discussed in this ESA report.

Atlas expressly disclaims any and all liability for any errors or omissions contained in any prior reports provided to Atlas and discussed in this ESA report.

Atlas used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the Subject Property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, contractual agreement(s) with client, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of Atlas.

Atlas is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the Subject Property in this report, represent a comprehensive definition or precise delineation of Subject Property ownership or boundaries.

The "Environmental Professional Statement" in this report does not "certify" the findings contained in this report and is not a legal opinion of such Environmental Professional. The statement is intended to document Atlas' opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the Environmental Professional were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E1527-21 and the scope of work for this assessment.

Per ASTM Standard Practice E1527-21, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of RECs in connection with the Subject Property. Failure by the User to fully comply with the requirements may impact

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their ability to use this report to help qualify for Landowner Liability Protections (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Atlas makes no representations or warranties regarding a User's qualification for protection under any federal, state, or local laws, rules, or regulations.

In accordance with the ASTM Standard Practice E1527-21, this report is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the Subject Property (or, for transactions not involving an acquisition, such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report. Reports older than one year may not meet the ASTM Standard Practice E1527-21 and, therefore, the entire report must be updated to reflect current conditions and property-specific information.

SHELF LIFE SUMMARY		
ASTM E1527-21 Section 4.6(i)-(v)	Report Section	Date
Interviews (owners, operators, occupants)	8	February 7, 2024
Review of Government Records	5.1	February 8, 2024
Visual Inspections	6	February 7, 2024
Searches for recorded environmental cleanup liens ¹	3.1	February 8, 2024
Declaration by the Environmental Professional	Signature Page	March 7, 2024
Report Viability Date (180 days prior to acquisition ²)		August 5, 2024
¹ Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a User responsibility; however, if the User has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report.		
² An environmental site assessment meeting or exceeding this practice is presumed to be valid when it is completed less than 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition, the date of the intended transaction). Under "all appropriate inquiries" 40 C.F.R part 312, EPA defines the date of acquisition as the date on which a person acquires title to the property.)		

2.5 Consultant Qualifications

The qualifications of the environmental professionals and personnel conducting the site reconnaissance and interviews are provided in the Resumes Appendix I.

2.6 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by, the Copper Corridor Blight Busters (CCBB) Coalition and third parties authorized in writing by the aforementioned parties and Atlas, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within the authorized scope of the assessment. Any use by or distribution of this report to third parties, without the express written consent of Atlas, is at the sole risk and expense of such third party.

Atlas makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied. Unless otherwise agreed upon in writing by Atlas and a third party, Atlas' liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a total maximum amount of \$100,000.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Subject Property is located at 38645 East Arboretum Way in Superior, Pinal County, Arizona 85173. According to the Pinal County Assessor's Office (PCAO), the Subject Property is identified as Assessor's Parcel Number (APN) 105-13-002 and consists of approximately 32.09 acres of land. Specifically, the Subject Property is located in the southeast quarter of the southeast quarter of Section 06, Township 02 South, Range 12 East of the Gila and Salt River Baseline Meridian. The Site Vicinity Map is included in Appendix A, the Site Plan in Appendix B, and Site Photographs are provided in Appendix C. Information obtained from Allands of Goodyear, Arizona includes the Subject Property legal description, which is included in Appendix G.

3.2 Surrounding Area General Characteristics

The Subject Property is located within an area characterized primarily by public land, residential land, and vacant land. Surface topography across the Subject Property, and in the surrounding area, is undulating with a general slope to the south-southwest. Specific adjacent and abutting properties are summarized in Section 3.5.

3.3 Current Use of the Subject Property

The Subject Property consists of approximately 32.09 acres of land containing the vacant Boyce Thompson Arboretum Mansion facility, which is comprised of 11 buildings, a campground area with recreational vehicle utility hookups, horse stable, paved roads, and vegetated land.

Building 1 was the main residence and is a two-story house with a brick and mortar perimeter and wood frame interior construction. Building 1 has a stucco exterior with interior finishes that include plaster walls, ceramic tile, carpet and ceiling tiles. Building 1 was constructed in the 1920s.

Building 2 is a one-story cottage house with wood framing built into rock. The exterior finish is stucco and interior finishes include plaster walls and ceiling with hardwood floors.

Building 3 is a single-wide trailer with a metal siding exterior. Interior finishes include carpet floor and wood panel walls.

Building 4 is a restroom facility constructed of concrete mastery unit (CMU) and concrete floors.

Building 5 was a former residence with a collapsed floor that made it unsafe to enter. The exterior finish is stucco and interior finishes include plaster walls and ceiling with wood floors.

Building 6 was a former residence. The exterior finish is stucco and interior finishes include wood panel walls, plaster ceiling with 9"x9" vinyl floor tile.

Building 7 is a storage shed with wood framing and metal siding. The interior is unfinished and the building stores metal, wood, polyvinylchloride (PVC) pipes and other miscellaneous items.

Building 8 is an abandoned double-wide trailer with a metal siding exterior. Interior finishes include carpet floor and wood panel walls.

Building 9 is a storage shed with wood framing and metal siding.

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Building 10 is an abandoned well house with stucco exterior and wood frame construction. The floor is concrete.

Building 11 is an abandoned double-wide trailer with a metal siding exterior. Interior finishes include carpet, vinyl floor tiles, and wood panel walls.

Vehicular access to the main residence Subject Property is gained from East Arboretum Way.

The Site Plan is included in Appendix B. Site Photographs are provided in Appendix C. A legal description is provided in Appendix G.

3.4 Description of Subject Property Improvements

The following table provides general descriptions of the Subject Property improvements.

Table 3.4

PROPERTY IMPROVEMENTS	
Size of Subject Property (approximate)	32.09 acres
General Topography of Subject Property	Undulating with a general slope to the south-southwest.
Adjoining and/or Access/Egress Roads	The Subject Property can be accessed from East Arboretum Way
Paved or Concrete Areas (including parking)	North Picket Post Road is asphalt-paved road that crosses the Subject Property.
Unimproved Areas	The majority of the Subject Property is undeveloped desert scape, the exception of the 11 buildings and the paved roads.
Landscaped Areas	Grass, trees, gravel, and shrubs are located surrounding the Subject Property buildings.
Surface Water	Silver Creek Wash goes through the northern portion
Potable Water Source	Arizona Water Company
Sanitary Sewer Utility	None
Storm Sewer Utility	None
Electrical Utility	Arizona Public Service (APS)
Natural Gas Utility	Southwest Gas
Current Occupancy Status	Not Applicable (N/A)
Unoccupied Buildings/Spaces/Structures	11
Number of Occupied Buildings	None
Building Name or General Building Description	Vacant former Boyce Thompson Arboretum Mansion.
Number of Floors	Building 1 - two Buildings 2 through 11 - one
Total Square Feet of Space (approximate)	Building 1 - 6,000 SF Building 2 - 1,000 SF Building 3 - 700 SF Building 4 - 350 SF Building 5 - 250 SF Building 6 - 450 SF Building 7 - 100 SF Building 8 - 1,800 SF Building 9 - 120 SF Building 10 - 50 SF Building 11 - 1,200 SF
Construction Completion Date (year)	Building 1 the main residence was constructed circa 1920s. The mobile homes were constructed in 1965 and 1974.
Construction Type	Wood framing and built in rock or prefabricated; Refer to Section 3.3 for building specific details.

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PROPERTY IMPROVEMENTS	
Interior Finishes Description	Plaster ceiling and walls, ceiling tiles, carpet, vinyl floor tiles, wood floors, and concrete floors; ; Refer to Section 3.3 for building specific details.
Exterior Finishes Description	Refer to Section 3.3 for building specific details.
Cooling System Type	Buildings 1 and 3 – Split Systems (not active) Buildings 2, 4, 5, 6, 7, 8, 9, 10, and 11 – None
Heating System Type	Building 1 – Furnace (not active) Building 2 – In-wall heaters (not active) Buildings 3 through 11 – None
Emergency Power	None

3.5 Current Uses of Adjoining Properties

The following summarizes current uses of the adjoining properties, including environmental conditions, features, or operations that were observed or suspected to be present:

Table 3.5

Direction from Subject Property	Address	Occupant(s) Name	Current Use	Potential Environmental Conditions
North	East Arboretum Way	Private Residences	Residential	None
East	East Arboretum Way	Not applicable (N/A)	Roadway	None
	37615 East Arboretum Way	Boyce Thompson Arboretum	Botanical Garden	None
South	37615 East Arboretum Way	Boyce Thompson Arboretum	Botanical Garden	None
West	37615 East Arboretum Way	Boyce Thompson Arboretum	Botanical Garden	None

The immediate surrounding area is characterized by residential and commercial properties. None of the adjacent properties appear to represent a REC to the Subject Property.

4.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by the CCBB (User) with regard to the regard to User Responsibilities outlined in ASTM Standard Practice E1527-21. Documentation may be found in Appendix D or where referenced in this report.

4.1 Title Records

The User had no information to provide regarding title records.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

The User has no information regarding Subject Property environmental liens or activity and use limitations (AULs). Atlas contracted Allands to perform an environmental lien search for the Subject Property. According to Allands, no environmental liens or AULs (such as engineering controls, land use restrictions or institutional controls) were identified for the Subject Property. A copy of the report is included in Appendix G. The review of the environmental lien and AUL search did not identify past uses indicating *recognized environmental conditions* in connection with the Subject Property.

4.3 Specialized Knowledge or Experience of the User

The User stated that they have no specialized knowledge or experience related to the Subject Property or nearby properties.

4.4 Significant Valuation Reduction for Environmental Issues

The User has no information regarding a significant valuation reduction for environmental issues associated with the Subject Property, if any.

4.5 Owner, Property Manager and Occupant Information

The Subject Property is owned by *Arizona State Parks Board* and is currently unoccupied.

4.6 Reason for Performing Phase I ESA

According to information obtained, this Phase I ESA is being conducted to identify *recognized environmental conditions* associated with the Subject Property, if any.

4.7 ASTM Phase I User Questionnaire

A User Questionnaire was completed during an in person interview of site representative, Ms. Shelbi Storms, with the Boyce Thompson Arboretum, on February 15, 2024. Provided information is summarized in the applicable sections of this report.

4.8 Commonly Known or Reasonably Ascertainable Information

The User does not have any commonly known or reasonably ascertainable information material to RECs other than the general information documents regarding the Subject Property.

4.9 Other User Provided Documents

No other documents were provided by the User.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources (EDR) of Shelton, Connecticut, was reviewed for information regarding reported use or release of hazardous substances and petroleum products on or near the Subject Property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report, were considered sufficient for *recognized environmental condition (REC)*, *controlled recognized environmental condition (CREC)*, *historical recognized environmental condition (HREC)* or *de minimis condition* determinations without conducting supplemental agency file reviews. Atlas also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the Subject Property, based on the partial street address, city, or zip code. Any unmappable site that was identified by Atlas as being within the approximate minimum search distance from the Subject Property, based on the site reconnaissance and/or cross-referencing to mapped listings is included in the discussion within this section. The complete regulatory agency database report may be found in Appendix E.

According to the database report, no mapped sites were identified within the searched vicinity of the Subject Property.

5.1.1 Federal Agency Database Findings

According to our review of the information provided in the EDR database, the Subject Property was not identified in the federal databases reviewed. No other sites were identified in the federal agency databases reviewed.

5.1.2 State and Tribal Database Findings

According to our review of the information provided in the EDR database, the Subject Property was not identified on the state and tribal databases reviewed.

No other sites were identified in the state and tribal agency databases reviewed.

5.1.3 Local Environmental Records Sources

Pinal County

Atlas submitted a public records request via the Pinal County website for any records pertaining to the Subject Property. On February 8, 2024, Atlas received a response from Pinal County Government Public Records, stating the no records of hazardous materials or septic systems were found for the Subject Property.

Arizona Department of Environmental Quality (ADEQ)

Atlas contacted the ADEQ Records Center to inquire about records for the Subject Property. On February 12, 2024, Atlas received a response from Ms. Misha Ruffin, Research Analyst for ADEQ, which stated there were no records found for the Subject Property.

Atlas conducted a search via the ADEQ Megasearch webpage for the Subject Property address and historical addresses. No records were available for the Subject Property address.

Atlas did review the ADEQ eMaps website for the Subject Property location. According to the results, no information was found for the Subject Property location. A copy of the eMap is included in Appendix L.

City of Superior

A public records request was sent to the City of Superior via email for any records of ASTs, USTs, LUST, releases, remediations, spills, hazardous waste, septic tanks, building records, building permits, certificates of occupancy, water permits, stormwater permits records of original connection dates for water and sewer utilities, and/or any other environmentally-related records for the Subject Property. As of February 26, 2024, Atlas have not received a response. If/when a response is received, the information will be forwarded to the CCBB Coalition.

Water Services

Potable water is provided to the vicinity of the Subject Property by the Arizona Water Company. According to the most recent 2022 Water Quality Report, the water provided to the Subject Property meets federal and state requirements for drinking water, including those for copper and lead. A copy of the 2022 Water Quality Report is included in Appendix L.

Other Local Environmental Records Sources

The National Clandestine Lab Registry database for seized drug laboratory sites was reviewed in the EDR Radius Map Report with GeoCheck, dated February 8, 2024; the Subject Property was not listed. The EDR Radius Map Report is included in Appendix E.

5.2 Physical Setting Sources

5.2.1 Topography

The United States Geological Survey (USGS), *Picketpost Mountain, Arizona* Quadrangle 7.5 minute series topographic map, published in 2021, was reviewed for this ESA. The elevation of the Subject Property is approximately 2,488 feet above mean sea level with a general slope in the vicinity to the south-southwest. A copy of the topographic map is included in Appendix A.

5.2.2 Geology

Bedrock in the vicinity of the Subject Property consists of Precambrian era and system and Y Sedimentary rocks series. Depth to bedrock was not included, nor did Atlas discover a source indicating the depth to bedrock in the vicinity of the Subject Property.

5.2.3 Soils

According to the United States Department of Agriculture (USDA) Web Soil Survey website, the soil series for the Subject Property area are classified as Deloro-Andrada-Sasabe, Rock outcrop-Lampshire complex and Bodecker soils and Riverwash. The soils are described as well drained. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

5.2.4 Hydrology

No past groundwater investigations have been identified for the Subject Property; thus, no site-specific groundwater information was available. According to Arizona Department of Water Resources (ADWR) publications, along with wells listed in the EDR database, the depth to groundwater in the vicinity of the Subject Property is approximately 50 feet below ground surface (bgs). Flow direction was not reported. Actual groundwater flow direction is often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study. The actual groundwater flow direction under the Subject Property can be accurately determined only by installing groundwater monitor wells, which was beyond the scope of this project.

Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5.2.5 Other Physical Setting Sources

Flood Plain Map

Atlas attempted to review the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Pinal County. However, FEMA has not completed a study to determine flood hazards for the selected location; therefore, a flood map has not been published.

Wetlands Map

Atlas reviewed the United States Fish & Wildlife Service (USFWS) National Wetlands Inventory (NWI) Wetlands Online Mapper website for documented wetlands at the Subject Property. Wetlands were not depicted on the Subject Property. A riverine is depicted in to cross the northern portion of the Subject Property, known as the Silver King Wash. A riverine is depicted on the southern adjacent property, known as Queen Creek, and a freshwater pond is depicted on the west adjacent property. A copy of the wetlands map is included in Appendix L.

5.3 Historical Records Sources

As part of this Phase I ESA, Atlas attempted to develop a history of the previous uses of the Subject Property and surrounding area to help identify past uses that may have resulted in one or more RECs at the Subject Property. Efforts were made to identify the uses of the Subject Property back to the Subject Property's first use or back to 1940, whichever is earlier.

Reasonably ascertainable information concerning the history and background of the Subject Property begins in 1901 and includes USGS topographic maps, aerial photographs, fire insurance maps, reverse city directories, online property information (including available property tax information and zoning/land use records), environmental Liens Report, the EDR Exclusive Historical Record database, and personal knowledge of individuals familiar with the Subject Property. Copies of the aerial photographs and other historical documents are included in Appendix F and G.

Historical aerial photographs for the Subject Property were obtained from EDR and online resources (i.e., local assessor's database, Historic Aerials, and Google Earth) and reviewed by Atlas. The scale of the photographs reviewed allowed for the interpretation of general site development/configuration of the Subject Property. Aerial photographs were reviewed for the following years: 1936, 1938, 1945, 1953, 1961, 1962, 1980, 1981, 1992, 1997, 2003, 2005, 2007, 2009, 2010, 2013, 2015, 2019, 2021, and 2024.

Historical topographic maps of the Subject Property were obtained from EDR and online resources (i.e., local assessor's database, Historic Aerials, USGS) and reviewed by Atlas to evaluate past uses of the Subject Property. Topographic maps were reviewed for the following years: 1900, 1902, 1948, 1949, 1961, 1970, 1981, 2004, 2014, 2018, and 2021.

A search for fire insurance maps for the Subject Property and the surrounding area was conducted by EDR. Fire insurance maps were not available for the Subject Property and the vicinity.

Reverse city directories were available for the Subject Property and adjacent properties from 2005 to 2020, in approximate 5-year intervals.

Atlas reviewed an Environmental Liens and AUL report from Allands and reviewed reasonably ascertainable tax files at the PCAO for historical ownership information pertaining to the Subject Property. According to information obtained, the Subject Property was conveyed to *Arizona State Parks Board* on July 15, 2008. No historical tax file information was available for the Subject Property.

Atlas attempted to identify historical zoning/land use records from the PCAO for information regarding past uses of the Subject Property and the surrounding area. The Subject Property is currently designated with a use code for Government Category: State, Parks and Reserves. Historical zoning/land use information was not readily available.

No EDR Exclusive Historical Record database listings were available for the Subject Property or the surrounding area.

No other readily available historical sources were reviewed.

Interval gaps (greater than five years) were encountered during the research of historical use information for the Subject Property and surrounding area. However, based on the review of available historical sources, environmental databases, interviews, and other documentation and no significant land-use changes during these intervals, these data gaps did not have an impact on the REC determinations of this assessment and are not significant data gaps.

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Table 5.3

HISTORICAL RECORDS SOURCES & AVAILABILITY					
Years	Aerial Photographs	Fire Insurance Maps	Topographic Maps	City Directories	Other Resource
Not Available		X			
Prior to 1940	X		X	X	
1940 - 1945	X				
1946 - 1950		X	X	X	
1951 - 1955	X		X		
1956 - 1960		X	X		
1961 - 1965	X		X		
1966 - 1970			X		
1971 - 1975					
1976 - 1980	X				
1981 - 1985	X		X	X	
1986 - 1990					
1991 - 1995	X				
1996 - 2000	X				
2001 - 2005	X		X	X	
2006 - 2010	X		X	X	
2011 - 2015	X		X	X	
2016 - 2020	X		X	X	
After 2020	X		X		X

5.3.1 Past Uses of Subject Property

Table 5.3.1

PAST USES OF SUBJECT PROPERTY		
Year Interval	Summary	Historical Source(s)
1900 through 1902	Topographic maps depict no site specific features for the Subject Property.	Topographic Maps
1920s through 1970	According to the site contact, the main residence the mansion was constructed in the 1920s. By 1936, the southwest portion of the Subject Property is developed with the Mansion building and two possible smaller residential type buildings. Further to the north of these buildings is a smaller residential type building. The remaining portion of the Subject Property is vacant vegetated land with an intermittent stream feature, known as Silver King Wash, crossing the northern portion of the Subject Property. One or two roads cross the Subject Property. In the later years, additional residential buildings occupy the western portion of the Subject Property. The roads to the buildings are more defined in the later years.	Aerial Photographs Topographic Maps Interview
1980 through 1992	By 1980, the Subject Property is largely vegetated land developed with the 11 buildings observed during the site reconnaissance. Approximately 12-15 trailers/buildings are located to the northeast of the main residence.	Aerial Photographs Topographic Maps
1997 to 2024	The Subject Property generally appears as it did during the site reconnaissance and is developed with 11 buildings with remaining portions being vacant vegetated land. The 2020 City Directory identified the following tenants for the Subject Property: Gene Perry, Michael Cude, Richard Rose, Tawnya Cude and Tina Rose. According to the site contact, the former main residence has been used as a hotel,	Aerial Photographs Topographic Maps City Directories Local Records Site Visit Interview

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PAST USES OF SUBJECT PROPERTY		
Year Interval	Summary	Historical Source(s)
	residence and museum in the past.	

Historically, the Subject Property was undeveloped land prior to the 1920s. Since the 1920s, the Subject Property has been primarily used for residential purposes or vegetated land. In later years, the main building was used as a hotel, residence and museum.

5.3.2 Past Uses of Adjoining Properties

Table 5.3.2-1

NORTH		
Year Interval	Summary	Historical Source(s)
1900 through 1970	The north adjacent property is largely native desert land beyond the road, currently identified as Arboretum Way.	Topographic Maps Aerial Photographs
1981 to 2024	Beyond Arboretum Way are residential properties and native desert land. In later years, additional residential properties area apparent.	Aerial Photographs Topographic Maps Site Visit

Table 5.3.2-2

EAST		
Year Interval	Summary	Historical Source(s)
1900 through 1970	The east adjacent property is largely native desert land, which is currently identified as Boyce Thompson Arboretum . Further east is a road, currently identified as Arboretum Way.	Topographic Maps Aerial Photographs Site Visit
1981 through 2024	The east adjacent property is largely native desert land, which is currently identified as Boyce Thompson Arboretum . Further east is a road that leads to a large building. The 2020 City Directory identified the following tenant at 37615 East Arboretum Way: Boyce Thompson Arboretum State.	Topographic Maps Aerial Photographs City Directories Site Visit

Table 5.3.2-3

SOUTH		
Year Interval	Summary	Historical Source(s)
1900 through 2024	The south adjacent property is largely native desert land, which is currently identified as Boyce Thompson Arboretum . The 2020 City Directory identified the following tenant at 37615 East Arboretum Way: Boyce Thompson Arboretum State.	Topographic Maps Aerial Photographs City Directories Site Visit

Table 5.3.2-4

WEST		
Year Interval	Summary	Historical Source(s)
1900 through 2024	The west adjacent property is largely native desert land, which is currently identified as Boyce Thompson Arboretum.	Topographic Maps Aerial Photographs City Directories

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WEST		
Year Interval	Summary	Historical Source(s)
	The 2020 City Directory identified the following tenant at 37615 East Arboretum Way: Boyce Thompson Arboretum State.	Site Visit

The adjacent properties are largely vacant land. In the 1980s, residential development of the north adjacent properties began.

5.3.3 Past Uses of Surrounding Area

Table 5.3.3

Past Uses of Surrounding Area		
Year Interval	Summary	Historical Source(s)
1900 through 2024	Largely undeveloped native desert land. An intermittent creek known as Queen Creek appears to the south.	Topographic Maps Aerial Photographs Site Visit

5.4 Prior Reports

No prior assessment documentation was provided or reviewed.

6.0 SITE RECONNAISSANCE

The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit. Photographs can be found in Appendix C.

6.1 Methodology and Limiting Conditions

Ms. McKenzie Wenger (Environmental Professional) with Atlas, conducted the site reconnaissance on February 7, 2024. The site reconnaissance consisted of visual and/or physical observations of: the Subject Property; adjoining sites as viewed from the Subject Property; and the surrounding area based on visual observations made during the trip to and from the Subject Property. The weather was cloudy with a temperature of 66 degrees Fahrenheit. No limiting conditions were encountered during the site reconnaissance.

6.1.1 General Settings for Exterior and Interior

The Subject Property consists of approximately 32.09 acres of land containing 11 vacant buildings, campground, horse stable, and paved roads. The remaining portion of the Subject Property is vegetated land.

6.2 Hazardous Substance Use, Storage, and Disposal

Atlas observed small quantities (less than five gallons) of commercial cleaning, maintenance, and paint products that were stored in original containers within Building 1, 4, 5, and 6.

6.3 Underground Storage Tanks (USTs)

Atlas did not observe evidence of petroleum-containing USTs located in, on or at the Subject Property.

6.4 Aboveground Storage Tanks (ASTs)

Atlas observed two ASTs used for water, according to Mr. Almejo. The tank capacities are unknown. The tanks appeared to be abandoned at the time of the site visit. One diesel AST was observed in an old air compressor equipment. The equipment is used for decoration and is not in use.

6.5 Other Petroleum Products

Atlas did not observe the use, storage or disposal of other petroleum products in, on or at the Subject Property.

6.6 Polychlorinated Biphenyls (PCBs)

Atlas observed four pole-mounted transformers located on the Subject Property. The transformers were not labeled indicating PCB content. The equipment appeared to be in good condition with no evidence of leaks observed. APS maintains ownership and operational responsibility for the transformers.

6.7 Unidentified Substance Containers

Atlas did not observe the presence of unidentified substance containers in, on or at the Subject Property.

6.8 Nonhazardous Solid Waste

Atlas observed multiple piles of nonhazardous solid waste and debris located through the center of the Subject Property. The piles consisted of landscaping debris, metal water tanks. Unusual odors or staining suggestive of contamination was not apparent within or in the vicinity of the dumpsters at the time of the site visit.

6.9 Wastewater

Wastewater generated at the Subject Property is limited to commercial sanitary sewer discharges from toilets and sinks, with no apparent environmental concerns noted.

6.10 Waste Pits, Ponds and Lagoons

Atlas did not observe evidence of waste pits, ponds or lagoons located in, on or at the Subject Property.

6.11 Drains and Sumps

Atlas did not observe evidence of drains or sumps located in, on or at the Subject Property.

6.12 Septic Systems

According to the site contact, the Subject Property most likely has a septic system. However, he has no knowledge of its location, capacity or where it discharge point is located. Atlas observed evidence of a possible septic system near Building 9.

Based on the residential use of the buildings located on the Subject Property, the septic system does not represent a REC. However, if the septic system is no longer in use, it should be removed and abandoned according to local agency requirements.

6.13 Stormwater Management System

Stormwater which gathers on the Subject Property likely infiltrates the ground or flows towards the wash. No other stormwater management systems such as dry wells, drainage grates or storm sewers were observed on the Subject Property.

6.14 Wells

Atlas observed one abandoned potable water well within Building 10. Atlas requested abandonment documentation. However none exist.

There is one potable water well located in the center of the Subject Property and used by Buildings 1 and 2 and for irrigation. There is no registration information for this well.

6.15 Pesticides and Herbicides

Atlas did not observe evidence of the usage of pesticides or herbicides in, on or at the Subject Property.

6.16 Refrigerant-Containing Appliances

Atlas did not observe refrigerant-containing appliances located in, on or at the Subject Property.

6.17 Railroad Spurs

Atlas did not observe evidence of railroad spurs located in, on or at the Subject Property.

6.18 Pipeline Markers

Atlas observed natural gas pipeline markers on the western portion of the Subject Property. The pipeline appeared to be in good condition with no evidence of corrosion.

6.19 Hydraulic Equipment

Atlas observed a small pump/motor in the storage area in Building 1 and is possibly associated with the cooler room. Minimal staining was noted and the equipment was located on concrete, which had no drains. Unusual odors was not apparent within or in the vicinity of the pump at the time of the site visit.

6.20 Other Condition, Feature or Operation

Atlas observed a natural swimming pool to the east of Building 2 and two concrete pads for former structures, along the western and southern boundaries of the Subject Property. These features do not represent a REC at the Subject Property.

7.0 SUBSURFACE VAPOR MIGRATION

Atlas conducted a Tier 1 Vapor Encroachment Screen (VES) in accordance with ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Subject Property Involved in Real Estate Transactions for potential vapor encroachment conditions (VECs). A VEC is the presence or likely presence of COC vapors in the vadose zone of the Subject Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Subject Property. A Tier 2 Non-Invasive Data Collection Screen was performed if prior assessment reports or regulatory documents were readily available.

Atlas considered the nature and extent of on-site and nearby sources of potential subsurface vapor migration by evaluating the current and historical usage of the Subject Property, the construction type and history, the physical setting, and the potential sources of subsurface vapor migration through the review of regulatory agency database information and/or prior reports to identify contaminated properties.

COC include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), volatile inorganic analytes and petroleum hydrocarbons, in most circumstances. Certain metals and radionuclides can represent VECs based on the known volatility of the constituents, but are uncommon. The vadose zone is the zone between the land surface and the water table within which moisture content is less than saturation (except in the capillary fringe) and pressure is less than atmospheric. Conditions may exist where there could be no vadose zone, such as the case of a building foundation sitting below the water table. In this case, it may be possible for COC vapors to adversely impact the indoor air without migrating through a vadose zone.

The default area of concern (AOC) is the approximate minimum search distance measured from the Subject Property boundary to a contaminated property with known or suspected COC contamination of soil and/or groundwater. If COC and/or petroleum hydrocarbon COC are used or stored on the Subject Property, or there is an institutional control recorded on the Subject Property for these COC, then the Subject Property is included in the default AOC.

The default AOC was adjusted accordingly based on review of groundwater flow direction, subsurface characteristics, surficial features, man-made features, known release information, and local knowledge. When groundwater flow direction can be estimated or determined, the crossgradient or downgradient radius distances can be significantly reduced.

The adjusted AOC are defined as the following distances from the Subject Property boundary:

Tier 1 Screening	Petroleum COC AOC Distance (LNAPL)	Petroleum COC AOC Distance (Non-LNAPL)	Non-Petroleum COC AOC Distance
Upgradient	528 feet	528 feet	1,760 feet
Crossgradient	165 feet	95 feet	365 feet
Downgradient	100 feet	30 feet	100 feet

Atlas reviewed potential sources of COC from current and historical Subject Property operations, and known or suspected releases in the surrounding area, using Tier 1 and, if warranted, Tier 2 approaches. Atlas reviewed reported releases within the area of concern of the Subject Property. Reported releases of COCs were not identified, therefore, a VEC does not exist.

8.0 INTERVIEWS

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the Subject Property:

Table 8.0

INTERVIEWS				
Role	Name	Title and/or Company	Date	Response / Interview Type
Site Contact	Mr. Darin Almejo	Facilities Manager / Boyce Thompson Arboretum	February 7, 2024	Yes / In person and Email

Atlas was not provided contact information for the Subject Property owner; therefore, a direct interview was not completed. However, all questions were directed to the site representative, Mr. Almejo. This represents a potential *data gap*; however, based on the review of other historical and regulatory sources, this *data gap* is not considered significant. Pertinent information from the interviews is discussed in applicable sections of this report.

9.0 ADDITIONAL SERVICES

9.1 Mold Screen

Atlas conducted a limited screen survey for readily observable mold and conditions conducive to mold growth on the Subject Property. The screening consisted of document reviews, and physical observations. No documentation was provided to Atlas for review.

Atlas observed suspect water intrusion and mold growth in the abandoned residential building numbers 2 through 11. No water intrusion or suspect mold growth was observed in Building 1. Sampling and analysis of suspect mold growth was not conducted as part of this scope. The sources of water intrusion should be identified and repaired, and any damaged building materials should be replaced prior to re-occupancy.

9.2 Visual Observation of Suspect Asbestos-Containing Material (ACM)

Sampling and analysis of suspect ACM were conducted under a separate scope of work and will be provided under a separate cover. Any suspect ACM should be properly assessed prior to disturbance from construction, renovation, or maintenance activities.

9.3 Radon Document Review

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of thorium or uranium when present in indigenous bedrock, soil or, in rare cases, well water. The United States Environmental Protection Agency (EPA) guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). Radon testing is not a regulatory requirement for private owners of commercial real estate, but comparing testing results to the guidance action level is commonly done to suggest whether or not further action to test or limit radon exposure at a building may be prudent.

Atlas' review of published radon data indicates that the Subject Property is located in EPA Radon Zone 2, an area of moderate propensity with regard to the potential for elevated levels of radon gas. Twenty-eight sites were tested for Pinal County, with an average activity reading of 1.471 pCi/L for the first floor. Based on the moderate background levels on the Subject Property, no additional investigation is recommended at this time.

9.4 Visual Observation of Suspect Lead-Based Paint (LBP)

Sampling and analysis of suspect LBP were conducted under a separate scope of work and will be provided under a separate cover. Any suspect LBP should be properly assessed prior to disturbance from construction, renovation, or maintenance activities.

9.5 Visual Observation of PCB-Containing Building Material

Based on the scope of work for this ESA, sampling and analyses of suspect PCBs was not conducted.

9.6 Lead in Drinking Water Data Review

Lead in drinking water testing was not conducted as part of this Phase I ESA. According to the Arizona Water Company 2022 Annual Water Quality Report for Pinal Valley Arizona (most recent available), the water provided in the vicinity of the Subject Property meets federal and state requirements for drinking water, including those for copper and lead. A copy of the 2022 Water Quality Report is included in Appendix L.

10.0 CONCLUSIONS AND RECOMMENDATIONS

This ESA was performed in conformance with the scope and limitations of ASTM Standard Practice E 1527-21. Any exceptions to, or deletions from, these practices are described in Section 2.0 of this report

Below is a summary of the opinions, conclusions, and recommendations of this report:

Recognized Environmental Conditions (RECs)

- No RECs were identified; however, companion Asbestos and LBP assessments should be considered.

Historical Recognized Environmental Conditions (HRECs)

- No HRECs were identified.

Conditional Recognized Environmental Conditions (CRECs)

- No CRECs were identified.

Vapor Migration

- No Vapor Migration issues were identified.

ASTM Non-Scope Considerations

- No ASTM Non-Scope Considerations were identified.

Recommendations

- If the exact location of the septic system is identified and no longer in use, the septic system should be removed and/or abandoned in accordance with Pinal County requirements.
- The companion assessments for Asbestos and LBP should be consulted prior to disturbing building materials.

11.0 REFERENCES

Allands, Title and Judicial Records for Environmental Liens and Activity and Use Limitations, File Number 2024-02-045E, dated February 8, 2024.

Arizona Department of Water Resources (ADWR).

Arizona Water Company 2022 Annual Water Quality Report for Pinal Valley Arizona, PSWID No. 11-009.

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ASTM International. *E2091-19 Standard Guide for Use of Activity and Use Limitations, Including Institutional and Engineering Controls*. West Conshohocken, PA; ASTM International, 2019. DOI: 10.1520/e2091-19 (<https://doi.org/10.1520/E2091-19>).

ASTM International. *E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. West Conshohocken, PA; ASTM International, 2015. DOI: 10.1520/E2600-15 (<https://doi.org/10.1520/E2600-15>).

EDR, *Certified Sanborn Map Report*, Inquiry Number 7564016.3, dated February 8, 2024.

EDR, *EDR- Historical Topo Map Report*, Inquiry Number 7564016.4, dated February 8, 2024.

EDR, *The EDR Aerial Photo Decade Package*, Inquiry Number 7564016.8, dated February 8, 2024.

EDR, *The EDR-City Directory Image Report*, Inquiry Number 7564016.5, dated February 9, 2024.

EDR, *The EDR Radius Map with GeoCheck*, Inquiry Number 7564016.2s, dated February 8, 2024.

EPA. VISL Calculator, https://epa-visl.ornl.gov/cgi-bin/visl_search.

EPA Cleanups in My Community database, <https://ofmpub.epa.gov/apex/cimc/f?p=cimc:map::::71>.

EPA Envirofacts database, <https://enviro.epa.gov/index.html>.

EPA, Site-Specific National Cleanup Databases, <https://www.epa.gov/cleanups/site-specific-national-cleanup-databases>.

FEMA, FEMA Flood Map Service Center Website <https://msc.fema.gov/portal/home>.

Google Earth, <https://www.google.com/earth/>.

Historic Aerials, <https://www.historicaerials.com/viewer>.

Pinal County Assessor's Webpage, <https://www.pinal.gov/486/Assessor>

USDA. Natural Resources Conservation Service, Web Soil Survey, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

USFWS, National Wetland Inventory Mapper, <http://www.fws.gov/nwi/>.

USGS Historical Topographic Map Explorer, <https://livingatlas.arcgis.com/topoexplorer/index.html>.

USGS Topographic Map, Picketpost Mountain, Arizona Quadrangle Map, 7.5 Minute Series, dated 2021.

12.0 TERMINOLOGY

The following provides definitions and descriptions of key terms and acronyms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527-21. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions, or additional explanation regarding the meaning of terms.

all appropriate inquiries - that inquiry constituting all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.

activity and use limitations - legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

bona fide prospective purchaser liability protection - (42 U.S.C. §9607(r)) - a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made "all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices." Knowledge of contamination resulting from all appropriate inquiries would not generally preclude this liability protection. A person must make all appropriate inquiries on or before the date of purchase. The facility must have been purchased after January 11, 2002.

business environmental risk (BER) - a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM Standard Practice Section 13.

contiguous property owner liability protection - (42 U.S.C. §9607(q)) - a person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiries at the time of acquisition of the property and did not know or have reason to know that the property was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiries must not result in knowledge of contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the contiguous property owner liability protection.

controlled recognized environmental condition (CREC) - a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)

data failure - a failure to achieve the historical research objectives in 8.3.1 through 8.3.2.2 even after reviewing the standard historical sources in 8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

data gap - a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

de minimis condition — is 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 the appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs nor *controlled recognized environmental conditions*.

engineering controls (EC) — physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on a property. Engineering controls are a type of activity and use limitation (AUL).

environmental lien - a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

environmental professional - a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The person may be an independent contractor or an employee of the user.

fill dirt - dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

hazardous substance - a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts:" (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

hazardous waste - any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. §6903, as: "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may - (A) cause, or significantly contribute to an increase in mortality or an increase

in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

hazardous waste/contaminated sites - sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and that release or suspected release has been reported to a government entity.

historical recognized environmental condition (HREC) - a previous release of hazardous substances or petroleum products affecting the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A *historical recognized environmental condition* is not a *recognized environmental condition*.

innocent landowner defense - (42 U.S.C. §§9601(35) & 9607(b)(3)) - a person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest." To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the innocent landowner defense.

Landowner Liability Protections (LLPs) - landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

material threat - a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional (EP), is threatening and might result in impact to public health or the environment.

migrate/migration - refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

petroleum products, n—those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).

property use limitation - limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous substances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

recognized environmental condition(s) (REC) - (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on,

or at the subject property under conditions that pose a material threat of a future release to the environment. *A de minimis* condition is not a *recognized environmental condition*.

safety data sheets - written or printed material that is prepared by chemical manufacturers and importers for distributors and employers use that provides comprehensive information regarding a hazardous chemical pursuant to OSHA's Hazard Communication Standard (HCS), 29 CFR § 1910.1200.

significant data gap - a data gap that affects the ability of the environmental professional to identify a *recognized environmental condition*.

site reconnaissance - that part that is contained in ASTM Section 9 of this practice and addresses what should be done in connection with the site visit. The site reconnaissance includes, but is not limited to, the site visit done in connection with such a Phase I Environmental Site Assessment.

site visit - the visit to the property during which observations are made constituting the site reconnaissance section of this practice.

Subject Property - the property that is the subject of the environmental site assessment described in Section 1.1 that is the subject of this ESA report.

USGS 7.5 Minute Topographic Map - USGS Topographic Map, including the current US Topo 7.5-Minute Series or the historical 7.5-Minute Topographic Series, which is available from the United States Geologic Survey and showing the Subject Property.

Units - The values stated in inch-pound units are to be regarded as the standard. The values given in parentheses are mathematical conversions to SI units that are provided for information only and are not considered standard.

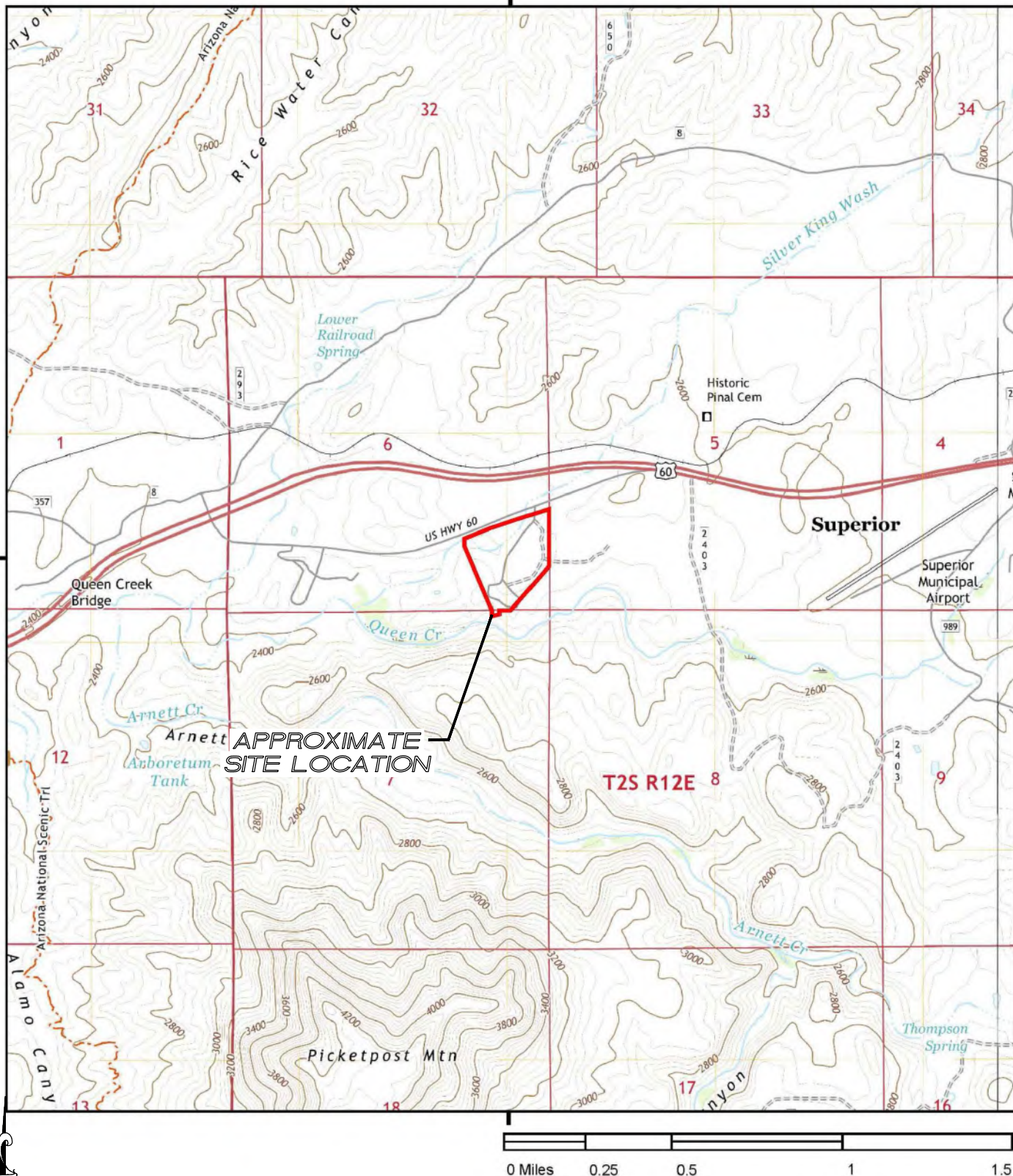
visually and/or physically observed - during a site visit pursuant to this practice, this term means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term "walking through" is not meant to imply that disabled persons who cannot physically walk may not conduct a site visit; they may do so by the means at their disposal for moving through the property and the structures located on it.

12.0 APPENDICES

- Appendix A - Site Vicinity Map
- Appendix B - Site Plan
- Appendix C - Site Photographs
- Appendix D - User Provided Documentation
- Appendix E - Regulatory Database Report
- Appendix F - Aerial Photographs
- Appendix G - Historical Research Documentation
- Appendix H - Prior Reports
- Appendix I - Resumes
- Appendix J - Scope of Work
- Appendix K - Laboratory Reports
- Appendix L - Other Supporting Documentation

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173

APPENDIX A
SITE VICINITY MAP



SOURCE: USGS TOPO MAP, PICKETPOST MOUNTAIN & SUPERIOR, AZ QUADS, 2021

SITE VICINITY MAP

BOYCE THOMPSON ARBORETUM MANSION PROPERTY
38645 E. ARBORETUM WAY
SUPERIOR, AZ

PROJECT NUMBER: 1052000242-10

DATE: 2/26/24

FIGURE

APPROVED BY: MW

DRAWN BY: BK

1



9185 S. Farmer Ave., Ste. #111
Tempe, Arizona 85284-2912

Ph: (480) 894-2056 *** Fax: (480) 894-2497

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173

APPENDIX B

SITE PLAN

S:\Projects-BST\Gila County\1052000242 Gila County Grant\Phase 10 BTA Mansion P1_ACM_XRF\CADD\SITEPLAN.dwg



NOT TO SCALE
SOURCE: GOOGLE EARTH PRO (5/12/23)
NOTE: ALL LOCATIONS ARE APPROXIMATE



SITE PLAN

BOYCE THOMPSON ARBORETUM MANSION PROPERTY
38645 E. ARBORETUM WAY
SUPERIOR, AZ

PROJECT NUMBER: 1052000242-10	DATE: 2/26/24	FIGURE 2
APPROVED BY: MW	DRAWN BY: BK	
ATLAS 9185 S. Farmer Ave., Ste. #111 Tempe, Arizona 85284-2912 Ph: (480) 894-2056 *** Fax: (480) 894-2497		

APPENDIX C
SITE PHOTOGRAPHS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 1: View of the Subject Property entrance from East Arboretum Way.



Photo 2: Looking east toward the southern portion of the Subject Property.



Photo 3: Landscaping debris and clay soil piles on the west portion of the Subject Property.



Photo 4: Looking north along the west portion of the Subject Property.



Photo 5: Campground area with recreational vehicle utility hookups.



Photo 6: Livestock shelter.

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Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 7: Concrete pad and water storage tank along the southeast Subject Property boundary.



Photo 8: Looking east toward the northern portion of the Subject Property.



Photo 9: Silver King Wash on the north portion of the Subject Property.



Photo 10: Garden area on the north portion of the Subject Property.



Photo 11: Looking northeast along Picket Post Road.



Photo 12: Former swimming pool area, east of Building 2.

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Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 13: Natural gas pipeline and marker.



Photo 14: Possible former septic, near Building 9.



Photo 15: Landscaping clippings and water storage tank on the west portion of the Subject Property.



Photo 16: Concrete pad on the west portion of the Subject Property.



Photo 17: Historical air compressor with attached diesel fuel tank. Not in service and used for decoration.



Photo 18: Debris piles located in the central area of the Subject Property.

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Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 19: Well located in the center of the Subject Property.



Photo 20: View of Building 1, facing west.



Photo 21: Typical bedroom in Building 1.



Photo 22: Sun room in Building 1.



Photo 23: Building 1 Ballroom.



Photo 24: Compressor in the kitchen storage room of Building 1.

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Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 25: View of Building 2, facing southwest.



Photo 26: Interior of Building 2.



Photo 27: Building 3.



Photo 28: Interior of Building 3.



Photo 29: Building 4.



Photo 30: Interior of Building 4.

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Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 31: Building 5.



Photo 32: Interior of Building 5.



Photo 33: Building 6.



Photo 34: Interior of Building 6.



Photo 35: Building 7.



Photo 36: Interior of Building 7.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
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Photo 37: Building 8.



Photo 38: Interior of Building 8.



Photo 39: Building 9.



Photo 40: Building 10 – Abandoned well house



Photo 41: Inside Building 10.



Photo 42: Building 11

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173



Photo 43: Inside Building 11.

APPENDIX D

USER PROVIDED DOCUMENTATION
(This Appendix intentionally left blank)

APPENDIX E
REGULATORY DATABASE REPORT

BTA Mansion Property

38645 E Arboretum Way
Superior, AZ 85173

Inquiry Number: 7564016.2s

February 08, 2024

The EDR Radius Map™ Report with GeoCheck®



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

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

38645 E ARBORETUM WAY
SUPERIOR, AZ 85173

COORDINATES

Latitude (North):	33.2805500 - 33° 16' 49.98"
Longitude (West):	111.1501000 - 111° 9' 0.36"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	486022.5
UTM Y (Meters):	3682207.5
Elevation:	2488 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50000748 PICKETPOST MOUNTAIN, AZ
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20190617
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
38645 E ARBORETUM WAY
SUPERIOR, AZ 85173

Click on Map ID to see full detail.

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

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

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

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

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

Lists of Federal CERCLA sites with NFRAP

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

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

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

Lists of Federal RCRA generators

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

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

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

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

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

Lists of state- and tribal hazardous waste facilities

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

Lists of state and tribal landfills and solid waste disposal facilities

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

Lists of state and tribal leaking storage tanks

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

Lists of state and tribal registered storage tanks

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

State and tribal institutional control / engineering control registries

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

Lists of state and tribal voluntary cleanup sites

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

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Tracking System

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE..... Solid Waste Tire Facilities

EXECUTIVE SUMMARY

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

Local Lists of Hazardous waste / Contaminated Sites

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

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

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

EXECUTIVE SUMMARY

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

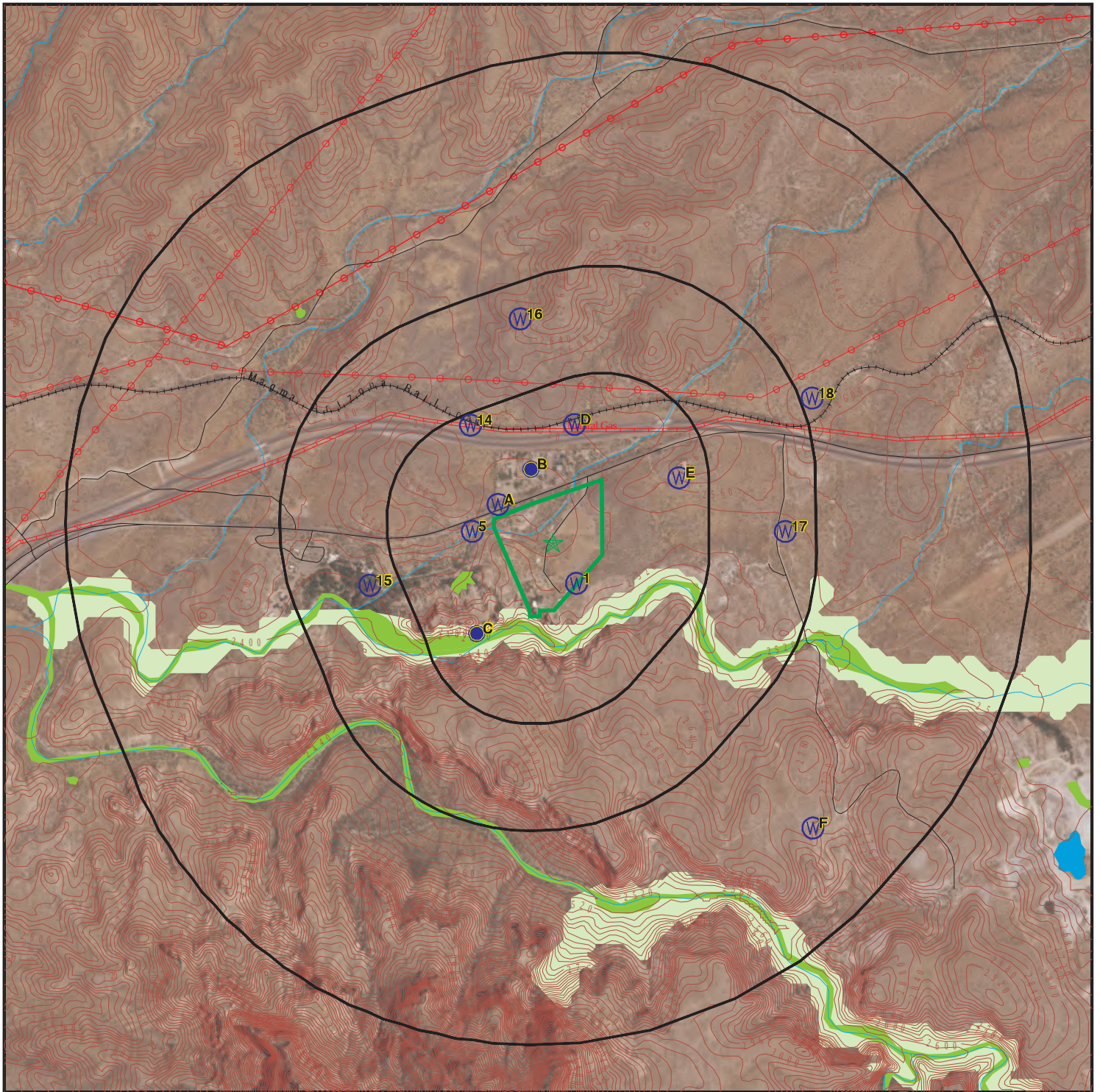
Surrounding sites were not identified.

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

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7564016.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

DOD Sites: AZ DEQ

Water Quality Assurance Revolving Fund Areas

AZ NPL

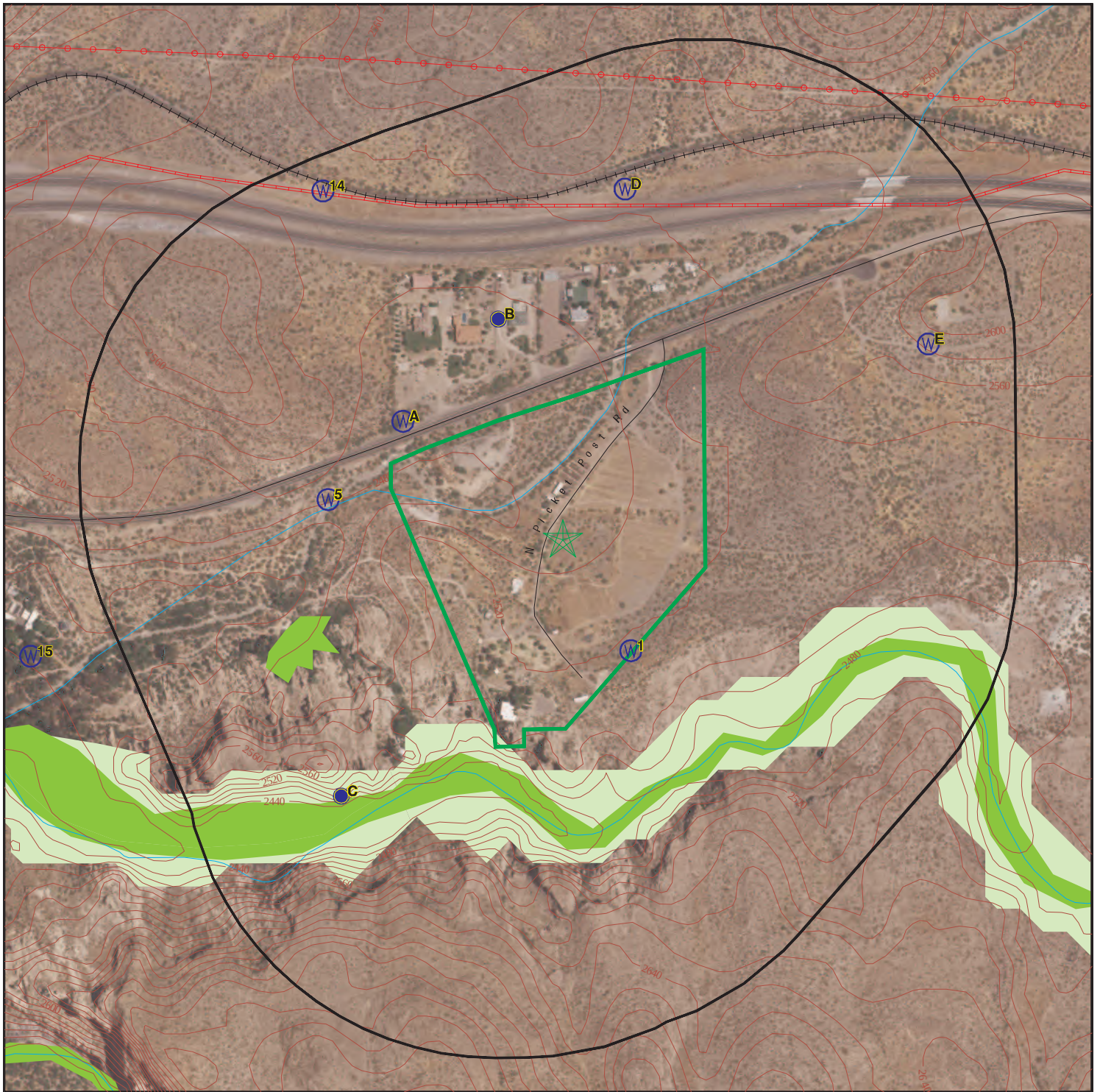
0 1/4 1/2 1 Miles

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

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior AZ 85173
LAT/LONG: 33.28055 / 111.1501

CLIENT: Atlas
CONTACT: Mckenzie Wenger
INQUIRY #: 7564016.2s
DATE: February 08, 2024 3:54 pm

DETAIL MAP - 7564016.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

DOD Sites: AZ DEQ

Water Quality Assurance Revolving Fund Areas

AZ NPL



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

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior AZ 85173
LAT/LONG: 33.28055 / 111.1501

CLIENT: Atlas
CONTACT: Mckenzie Wenger
INQUIRY #: 7564016.2s
DATE: February 08, 2024 3:56 pm

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

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

Date of Government Version: 12/26/2023	Source: EPA
Date Data Arrived at EDR: 01/02/2024	Telephone: N/A
Date Made Active in Reports: 01/24/2024	Last EDR Contact: 02/01/2024
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/08/2024
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 12/26/2023	Source: EPA
Date Data Arrived at EDR: 01/02/2024	Telephone: N/A
Date Made Active in Reports: 01/24/2024	Last EDR Contact: 02/01/2024
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/08/2024
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 12/20/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/20/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

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

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

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: 800-424-9346
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 02/01/2024
Number of Days to Update: 16	Next Scheduled EDR Contact: 04/22/2024
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/04/2023	Source: EPA
Date Data Arrived at EDR: 12/06/2023	Telephone: 800-424-9346
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 12/06/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 04/01/2024
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 12/06/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 04/01/2024
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 12/06/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 04/01/2024
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 12/06/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 04/01/2024
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (415) 495-8895
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 12/06/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 04/01/2024
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

Date of Government Version: 08/03/2023	Source: Department of the Navy
Date Data Arrived at EDR: 08/07/2023	Telephone: 843-820-7326
Date Made Active in Reports: 10/10/2023	Last EDR Contact: 02/02/2024
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/20/2024
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 08/21/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/21/2023	Telephone: 703-603-0695
Date Made Active in Reports: 11/07/2023	Last EDR Contact: 11/17/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/04/2024
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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

Date of Government Version: 08/21/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/21/2023	Telephone: 703-603-0695
Date Made Active in Reports: 11/07/2023	Last EDR Contact: 11/17/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/04/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 09/18/2023

Date Data Arrived at EDR: 09/20/2023

Date Made Active in Reports: 12/11/2023

Number of Days to Update: 82

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 12/13/2023

Next Scheduled EDR Contact: 04/01/2024

Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

AZ NPL: NPL Detail Listing

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

Date of Government Version: 03/31/2023

Date Data Arrived at EDR: 05/25/2023

Date Made Active in Reports: 08/14/2023

Number of Days to Update: 81

Source: Department of Environmental Quality

Telephone: 602-771-4609

Last EDR Contact: 11/08/2023

Next Scheduled EDR Contact: 02/26/2024

Data Release Frequency: Varies

WQARF: Water Quality Assurance Revolving Fund Sites

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

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

Date of Government Version: 03/31/2023

Date Data Arrived at EDR: 05/24/2023

Date Made Active in Reports: 08/14/2023

Number of Days to Update: 82

Source: Department of Environmental Quality

Telephone: 602-771-4360

Last EDR Contact: 11/08/2023

Next Scheduled EDR Contact: 02/26/2024

Data Release Frequency: Annually

Lists of state- and tribal hazardous waste facilities

SPL: Superfund Program List

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

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

Date of Government Version: 08/25/2004

Date Data Arrived at EDR: 04/04/2018

Date Made Active in Reports: 05/17/2018

Number of Days to Update: 43

Source: Department of Environmental Quality

Telephone: 602-771-4360

Last EDR Contact: 01/22/2024

Next Scheduled EDR Contact: 05/06/2024

Data Release Frequency: No Update Planned

SHWS: ZipAcids List

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

Date of Government Version: 01/03/2000

Date Data Arrived at EDR: 04/11/2000

Date Made Active in Reports: 05/16/2000

Number of Days to Update: 35

Source: Department of Environmental Quality

Telephone: 602-771-4360

Last EDR Contact: 12/05/2023

Next Scheduled EDR Contact: 03/25/2024

Data Release Frequency: No Update Planned

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Directory of Solid Waste Facilities

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/28/2023
Date Made Active in Reports: 12/19/2023
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 602-771-2300
Last EDR Contact: 01/02/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

TUCSON LF: City of Tucson Landfills Listing

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

Date of Government Version: 07/11/2022
Date Data Arrived at EDR: 07/13/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 125

Source: Tucson Department of Environmental and General Services
Telephone: 520-791-3171
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank Listing

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

Date of Government Version: 07/13/2023
Date Data Arrived at EDR: 07/25/2023
Date Made Active in Reports: 09/22/2023
Number of Days to Update: 59

Source: Department of Environmental Quality
Telephone: 602-771-4345
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 04/19/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/09/2023	Telephone: 415-972-3372
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 01/17/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 04/29/2024
	Data Release Frequency: Varies

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

Date of Government Version: 04/14/2023	Source: EPA, Region 5
Date Data Arrived at EDR: 05/09/2023	Telephone: 312-886-7439
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 01/17/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 04/29/2024
	Data Release Frequency: Varies

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

Date of Government Version: 04/26/2023	Source: EPA Region 6
Date Data Arrived at EDR: 05/09/2023	Telephone: 214-665-6597
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 01/17/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 04/29/2024
	Data Release Frequency: Varies

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

Date of Government Version: 04/20/2023	Source: EPA Region 10
Date Data Arrived at EDR: 05/09/2023	Telephone: 206-553-2857
Date Made Active in Reports: 07/14/2023	Last EDR Contact: 01/17/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 04/29/2024
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

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

Date of Government Version: 03/08/2023	Source: FEMA
Date Data Arrived at EDR: 03/09/2023	Telephone: 202-646-5797
Date Made Active in Reports: 05/30/2023	Last EDR Contact: 01/11/2024
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

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

Date of Government Version: 10/03/2023	Source: Department of Environmental Quality
Date Data Arrived at EDR: 11/15/2023	Telephone: 602-771-4345
Date Made Active in Reports: 11/16/2023	Last EDR Contact: 01/03/2024
Number of Days to Update: 1	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Annually

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 01/31/2020
Number of Days to Update: 56

Source: Department of Building & Fire Safety
Telephone: 602-364-1003
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: No Update Planned

AST 2: Aboveground Storage Tank Listing

A listing of aboveground storage tank site locations.

Date of Government Version: 07/31/2023
Date Data Arrived at EDR: 09/07/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 74

Source: Department of Environmental Quality
Telephone: 602-771-4380
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AZURITE: Remediation and DEUR/VEMUR Tracking System

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

Date of Government Version: 11/10/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/06/2024
Number of Days to Update: 88

Source: Department of Environmental Quality
Telephone: 602-771-4397
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Varies

AUL: DEUR Database

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

Date of Government Version: 11/10/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/06/2024
Number of Days to Update: 88

Source: Department of Environmental Quality
Telephone: 602-771-4397
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Remediation Program Sites

Sites involved in the Voluntary Remediation Program.

Date of Government Version: 12/21/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/30/2023	Telephone: 602-771-4411
Date Made Active in Reports: 06/12/2023	Last EDR Contact: 12/18/2023
Number of Days to Update: 74	Next Scheduled EDR Contact: 04/08/2024
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/12/2023
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/01/2024
	Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Tracking System

Information relating to Brownfields sites in Arizona.

Date of Government Version: 09/08/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 09/09/2022	Telephone: 602-771-4401
Date Made Active in Reports: 12/08/2022	Last EDR Contact: 12/18/2023
Number of Days to Update: 90	Next Scheduled EDR Contact: 04/08/2024
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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

Date of Government Version: 08/15/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/30/2023	Telephone: 202-566-2777
Date Made Active in Reports: 12/01/2023	Last EDR Contact: 12/14/2023
Number of Days to Update: 93	Next Scheduled EDR Contact: 03/25/2024
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWTIRE: Solid Waste Tire Facilities

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

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 11/14/2023
Number of Days to Update: 7

Source: Department of Environmental Quality
Telephone: 602-771-4132
Last EDR Contact: 11/06/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

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

Location of open dumps on Indian land.

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

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

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

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

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

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

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

IHS OPEN DUMPS: Open Dumps on Indian Land

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

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

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

Date of Government Version: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CDL: Clandestine Drug Labs

A listing of drug lab seizures in Arizona.

Date of Government Version: 10/28/2019

Date Data Arrived at EDR: 10/30/2019

Date Made Active in Reports: 12/12/2019

Number of Days to Update: 43

Source: Board of Technical Registration

Telephone: 602-364-4931

Last EDR Contact: 12/12/2023

Next Scheduled EDR Contact: 04/01/2024

Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

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

Date of Government Version: 11/17/2023

Date Data Arrived at EDR: 11/17/2023

Date Made Active in Reports: 02/07/2024

Number of Days to Update: 82

Source: Drug Enforcement Administration

Telephone: 202-307-1000

Last EDR Contact: 11/17/2023

Next Scheduled EDR Contact: 03/04/2024

Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 11/14/2023

Date Data Arrived at EDR: 12/22/2023

Date Made Active in Reports: 01/24/2024

Number of Days to Update: 33

Source: Environmental Protection Agency

Telephone: 202-564-6023

Last EDR Contact: 02/01/2024

Next Scheduled EDR Contact: 04/08/2024

Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 09/18/2023

Date Data Arrived at EDR: 09/20/2023

Date Made Active in Reports: 11/14/2023

Number of Days to Update: 55

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Last EDR Contact: 12/13/2023

Next Scheduled EDR Contact: 04/01/2024

Data Release Frequency: Quarterly

SPILLS: Hazardous Material Logbook

Chemical spills and incidents referred to the Emergency Response Unit.

Date of Government Version: 11/15/2001

Date Data Arrived at EDR: 06/28/2007

Date Made Active in Reports: 07/24/2007

Number of Days to Update: 26

Source: Department of Environmental Quality

Telephone: 602-771-4153

Last EDR Contact: 11/13/2023

Next Scheduled EDR Contact: 03/04/2024

Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/11/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

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

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

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 09/28/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/10/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

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

Date of Government Version: 09/18/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

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

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

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

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

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

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

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

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/13/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 10/19/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Annually

RMP: Risk Management Plans

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

Date of Government Version: 09/01/2023
Date Data Arrived at EDR: 09/27/2023
Date Made Active in Reports: 12/21/2023
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/12/2024
Next Scheduled EDR Contact: 04/19/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

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

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-564-6023
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 02/01/2024
Number of Days to Update: 16	Next Scheduled EDR Contact: 05/13/2024
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 03/20/2023	Source: EPA
Date Data Arrived at EDR: 04/04/2023	Telephone: 202-566-0500
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 01/05/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/26/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

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

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

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

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

Date of Government Version: 07/20/2023	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 09/01/2023	Telephone: 301-415-0717
Date Made Active in Reports: 09/20/2023	Last EDR Contact: 01/11/2024
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/29/2024
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

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

Date of Government Version: 12/31/2021	Source: Department of Energy
Date Data Arrived at EDR: 04/14/2023	Telephone: 202-586-8719
Date Made Active in Reports: 07/10/2023	Last EDR Contact: 11/27/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 03/11/2024
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 11/27/2023
Number of Days to Update: 251	Next Scheduled EDR Contact: 03/11/2024
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 02/02/2024
Number of Days to Update: 96	Next Scheduled EDR Contact: 05/13/2024
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

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

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/19/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/08/2024
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

DOT OPS: Incident and Accident Data

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

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/11/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 5

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

BRS: Biennial Reporting System

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

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

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

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

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

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/02/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

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

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

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/09/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/26/2024
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

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

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

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

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

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

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

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

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

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

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

MINES VIOLATIONS: MSHA Violation Assessment Data

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

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Administration
Telephone: 202-693-9424
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2023
Date Data Arrived at EDR: 08/22/2023
Date Made Active in Reports: 11/07/2023
Number of Days to Update: 77

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/17/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

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

Date of Government Version: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

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

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

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

Date of Government Version: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 12

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 11/28/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/20/2023
Next Scheduled EDR Contact: 03/04/2024
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 11/03/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 12

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023

Date Data Arrived at EDR: 09/13/2023

Date Made Active in Reports: 12/11/2023

Number of Days to Update: 89

Source: Department of Defense

Telephone: 703-704-1564

Last EDR Contact: 01/05/2024

Next Scheduled EDR Contact: 04/22/2024

Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

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

Date of Government Version: 09/23/2023

Date Data Arrived at EDR: 10/03/2023

Date Made Active in Reports: 01/04/2024

Number of Days to Update: 93

Source: Environmental Protection Agency

Telephone: 202-564-2280

Last EDR Contact: 12/28/2023

Next Scheduled EDR Contact: 04/15/2024

Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

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

Date of Government Version: 05/06/2021

Date Data Arrived at EDR: 05/21/2021

Date Made Active in Reports: 08/11/2021

Number of Days to Update: 82

Source: Environmental Protection Agency

Telephone: 202-564-0527

Last EDR Contact: 11/15/2023

Next Scheduled EDR Contact: 03/04/2024

Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

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

Date of Government Version: 11/10/2023

Date Data Arrived at EDR: 11/10/2023

Date Made Active in Reports: 02/07/2024

Number of Days to Update: 89

Source: EPA

Telephone: 800-385-6164

Last EDR Contact: 11/10/2023

Next Scheduled EDR Contact: 02/26/2024

Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

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

Date of Government Version: 09/23/2023

Date Data Arrived at EDR: 10/03/2023

Date Made Active in Reports: 12/21/2023

Number of Days to Update: 79

Source: Environmental Protection Agency

Telephone: 703-603-8895

Last EDR Contact: 12/28/2023

Next Scheduled EDR Contact: 04/15/2024

Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

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

Date of Government Version: 09/23/2023

Date Data Arrived at EDR: 10/03/2023

Date Made Active in Reports: 12/21/2023

Number of Days to Update: 79

Source: Environmental Protection Agency

Telephone: 202-272-0167

Last EDR Contact: 12/28/2023

Next Scheduled EDR Contact: 04/15/2024

Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS TSCA: PFAS Manufacture and Imports Information

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

Date of Government Version: 12/28/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2023	Telephone: 202-272-0167
Date Made Active in Reports: 01/04/2024	Last EDR Contact: 12/28/2023
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

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

Date of Government Version: 12/28/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2023	Telephone: 202-566-0250
Date Made Active in Reports: 01/04/2024	Last EDR Contact: 12/28/2023
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 12/28/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2023	Telephone: 202-272-0167
Date Made Active in Reports: 01/04/2024	Last EDR Contact: 12/28/2023
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

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

Date of Government Version: 06/24/2020	Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021	Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/22/2024
Number of Days to Update: 601	Next Scheduled EDR Contact: 05/06/2024
	Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

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

Date of Government Version: 09/23/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-272-0167
Date Made Active in Reports: 10/10/2023	Last EDR Contact: 12/28/2023
Number of Days to Update: 7	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS NPDES: Clean Water Act Discharge Monitoring Information

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

Date of Government Version: 09/23/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-272-0167
Date Made Active in Reports: 01/04/2024	Last EDR Contact: 12/28/2023
Number of Days to Update: 93	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 09/23/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-272-0167
Date Made Active in Reports: 12/21/2023	Last EDR Contact: 12/28/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 09/23/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-272-0167
Date Made Active in Reports: 12/21/2023	Last EDR Contact: 12/28/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 09/23/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-272-0167
Date Made Active in Reports: 12/21/2023	Last EDR Contact: 12/28/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

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

Date of Government Version: 09/23/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-267-2675
Date Made Active in Reports: 12/21/2023	Last EDR Contact: 12/28/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 12/27/2023
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: Varies

PCS: Permit Compliance System

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

Date of Government Version: 12/16/2016	Source: EPA, Office of Water
Date Data Arrived at EDR: 01/06/2017	Telephone: 202-564-2496
Date Made Active in Reports: 02/07/2024	Last EDR Contact: 12/27/2023
Number of Days to Update: 2588	Next Scheduled EDR Contact: 04/15/2024
	Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

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

Date of Government Version: 12/31/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2024	Telephone: 202-564-4700
Date Made Active in Reports: 01/16/2024	Last EDR Contact: 01/03/2024
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/29/2024
	Data Release Frequency: Varies

PFAS: PFAS Contamination Site Listing

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

Date of Government Version: 09/22/2021	Source: Department of Environmental Quality
Date Data Arrived at EDR: 05/03/2022	Telephone: 602-364-3118
Date Made Active in Reports: 07/20/2022	Last EDR Contact: 01/26/2024
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/13/2024
	Data Release Frequency: Varies

AQUEOUS FOAM: Aqueous Film Forming Foam Listing

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

Date of Government Version: 11/14/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/22/2022	Telephone: 602-771-6145
Date Made Active in Reports: 04/26/2022	Last EDR Contact: 01/26/2024
Number of Days to Update: 35	Next Scheduled EDR Contact: 05/13/2024
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Arizona Airs Database

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

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 20

Source: Department of Environmental Quality
Telephone: 602-771-2344
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Semi-Annually

AQUIFER: Aquifer Protection Permits List

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

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/06/2024
Number of Days to Update: 89

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 02/05/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Semi-Annually

DOD: Department of Defense Sites

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

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

Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Annually

DRY WELLS: Drywell Registration

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

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 08/20/2019
Number of Days to Update: 68

Source: Department of Environmental Quality
Telephone: 602-771-4686
Last EDR Contact: 11/08/2023
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Semi-Annually

DRYCLEANERS: Drycleaner Facility Listing

A listing of drycleaner facilities in Arizona.

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

Source: Department of Environmental Quality
Telephone: 602-771-4335
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: No Update Planned

EMAP: All Places of Interest Listing

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

Date of Government Version: 09/08/2022
Date Data Arrived at EDR: 09/13/2022
Date Made Active in Reports: 11/28/2022
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 602-771-4380
Last EDR Contact: 11/21/2023
Next Scheduled EDR Contact: 03/11/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ENF: Enforcement and Violation Listing

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

Date of Government Version: 10/20/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 602-771-4424
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information for ust sites.

Date of Government Version: 09/13/2023
Date Data Arrived at EDR: 09/14/2023
Date Made Active in Reports: 12/04/2023
Number of Days to Update: 81

Source: Department of Environmental Quality
Telephone: 602-771-4258
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

AZ MANIFEST: Manifest Information

Hazardous waste manifest information

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

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Annually

NPDES: Notice of Intent Construction Stormwater General Permits Database

NPDES permit sites

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 21

Source: Department of Environmental Quality
Telephone: 602-771-4424
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

VAPOR: Vapor Intrusion

A listing of vapor intrusion site locations

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

Source: Department of Environmental Quality
Telephone: 602-771-4197
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Varies

UIC: Underground Injection Control Wells

Underground injection control wells.

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

Source: Arizona Geological Survey
Telephone: 520-770-3500
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

WWFAC: Waste Water Treatment Facilities

Statewide list of waste water treatment facilities.

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

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST FINDER RELEASE: UST Finder Releases Database

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

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

UST FINDER: UST Finder Database

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

Date of Government Version: 06/08/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/04/2023	Telephone: 202-564-0394
Date Made Active in Reports: 01/18/2024	Last EDR Contact: 11/09/2023
Number of Days to Update: 106	Next Scheduled EDR Contact: 02/19/2024
	Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

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

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

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

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

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

RGA LF: Recovered Government Archive Solid Waste Facilities List

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

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

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

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

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

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

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

OTHER DATABASE(S)

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 01/31/2024
Number of Days to Update: 85

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/09/2022
Next Scheduled EDR Contact: 02/26/2024
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

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

Electric Power Transmission Line Data

Source: Endeavor Business Media

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

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Child Care Facilities & Group Homes

Source: Department of Health Services

Telephone: 602-674-4220

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

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

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters

Source: State Land Department

Telephone: 602-542-4094

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BTA MANSION PROPERTY
38645 E ARBORETUM WAY
SUPERIOR, AZ 85173

TARGET PROPERTY COORDINATES

Latitude (North):	33.28055 - 33° 16' 49.98"
Longitude (West):	111.1501 - 111° 9' 0.36"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	486022.5
UTM Y (Meters):	3682207.5
Elevation:	2488 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50000748 PICKETPOST MOUNTAIN, AZ
Version Date:	2021

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

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

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

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

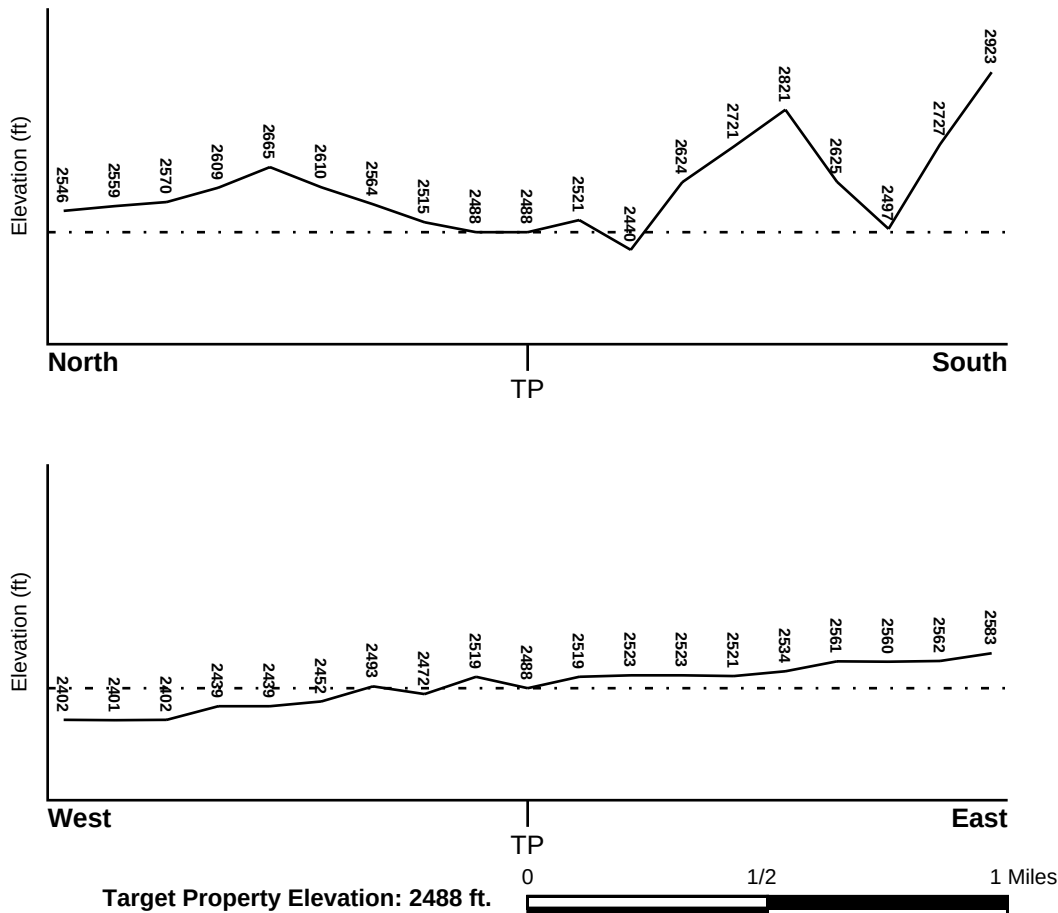
TOPOGRAPHIC INFORMATION

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

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

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

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

FEMA FLOOD ZONE

Flood Plain Panel at Target Property

FEMA Source Type

Not Reported

Additional Panels in search area:

FEMA Source Type

Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
NOT AVAILABLE

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

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

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

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

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

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

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

ROCK STRATIGRAPHIC UNIT

Era: Precambrian
System: Precambrian
Series: Y Sedimentary rocks
Code: Y (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: NAKAI

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

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

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

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 9.00 Min: 7.90
2	18 inches	34 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 6.00 Min: 2.00	Max: 9.00 Min: 7.90
3	34 inches	60 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 9.00 Min: 7.90

OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: gravelly - sandy loam

Surficial Soil Types: gravelly - sandy loam

Shallow Soil Types: gravelly - sandy clay loam

Deeper Soil Types: fine sandy loam
very cobbly - loamy coarse sand

LOCAL / REGIONAL WATER AGENCY RECORDS

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
C7	USGS40000052009	1/8 - 1/4 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

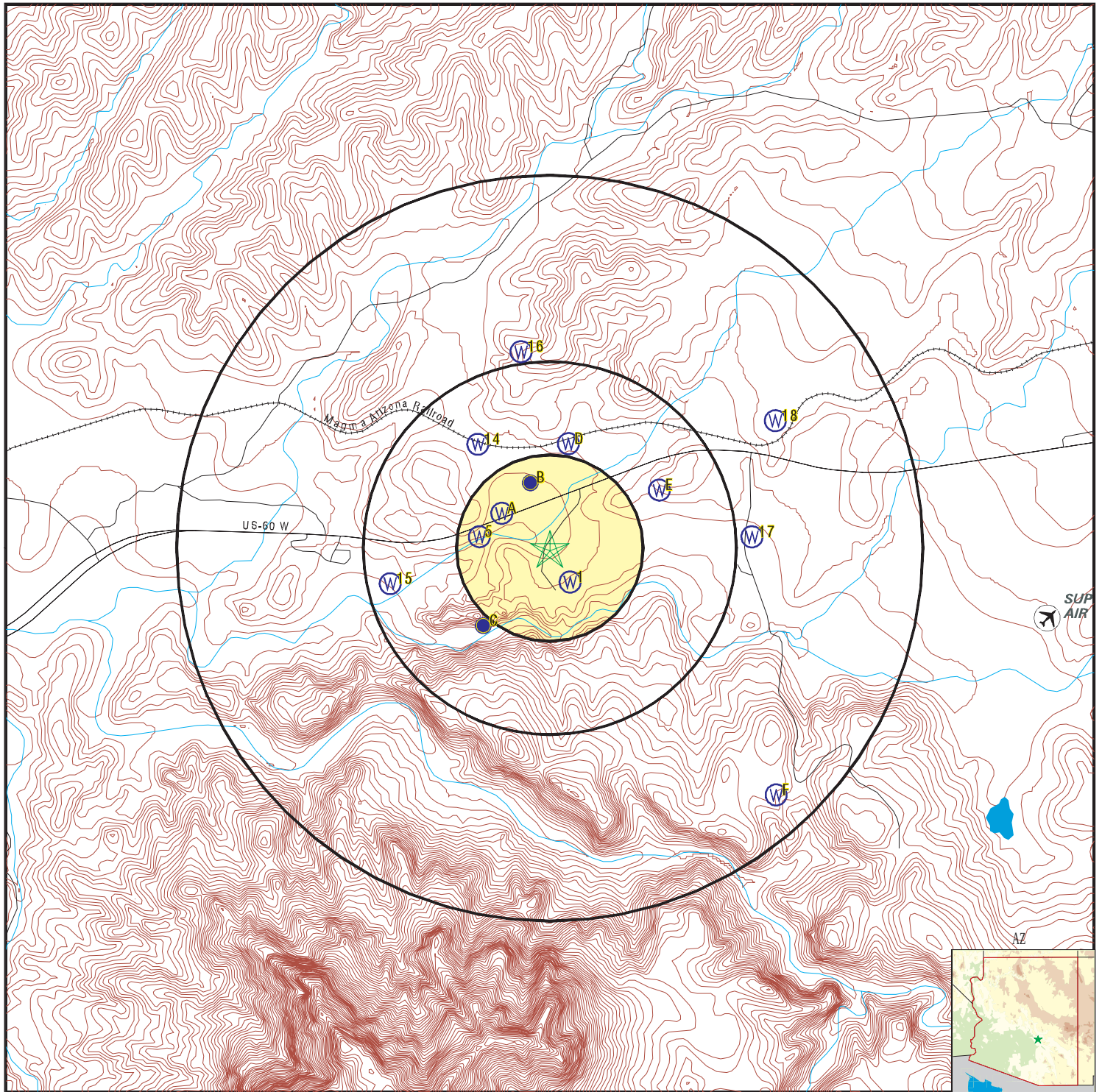
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B6	AZ0411059	1/8 - 1/4 Mile North

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

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	AZDWR1200048500	0 - 1/8 Mile SSE
A2	AZDWR1200164709	1/8 - 1/4 Mile NW
A3	AZDWR1200164708	1/8 - 1/4 Mile NW
B4	AZDWR1200020882	1/8 - 1/4 Mile NNW
5	AZDWR1200220650	1/8 - 1/4 Mile West
D8	AZDWR1200092216	1/4 - 1/2 Mile North
D9	AZDWR1200166611	1/4 - 1/2 Mile North
C10	AZDEQ3000018150	1/4 - 1/2 Mile SW
C11	AZDWR1200153841	1/4 - 1/2 Mile SW
E12	AZDWR1200036655	1/4 - 1/2 Mile ENE
E13	AZDWR1200158132	1/4 - 1/2 Mile ENE
14	AZDWR1200224615	1/4 - 1/2 Mile NW
15	AZDWR1200217536	1/4 - 1/2 Mile WSW
16	AZDWR1200224614	1/2 - 1 Mile North
17	AZDWR1200093366	1/2 - 1 Mile East
18	AZDWR1200092144	1/2 - 1 Mile ENE
F19	AZDWR1200068518	1/2 - 1 Mile SE
F20	AZDWR1200086106	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 7564016.2s



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

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



SITE NAME: BTA Mansion Property
 ADDRESS: 38645 E Arboretum Way
 Superior AZ 85173
 LAT/LONG: 33.28055 / 111.1501

CLIENT: Atlas
 CONTACT: Mckenzie Wenger
 INQUIRY #: 7564016.2s
 DATE: February 08, 2024 3:56 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SSE
0 - 1/8 Mile
Higher

AZ WELLS AZDWR1200048500

Program:	55	Registry ID:	507771
Owner Name:	AVENDANO, DANIEL,D	Well Type:	EXEMPT - DOMESTIC STOCK
Well Type Group:	EXEMPT	Water Use:	DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	81
Application:	16-APR-84	Approved:	Not Reported
Installed Date:	20-APR-84	Well Depth (ft):	95
Casing Type:	STEEL - PERFORATED OR SLOTTED CASING		
Water Level (ft):	50	AMA or INA:	PHOENIX
Casing Depth (ft):	12	Casing Diameter (in):	6
RGR Pump Data:	NO	Pump Type:	OTHER
Pump Power:	ELECTRIC MOTOR < 1 HP	Pump Rate:	10
Tested Rate:	10	Draw Down:	4
Completion:	X	Well Cancelled:	Not Reported
Driller Log:	X	Watershed:	UPPER GILA RIVER

A2
NW
1/8 - 1/4 Mile
Lower

AZ WELLS AZDWR1200164709

Program:	55	Registry ID:	635629
Owner Name:	ARIZONA STATE PARKS	Well Type:	EXEMPT
Well Type Group:	EXEMPT	Water Use:	IRRIGATION, STOCK, DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	0
Application:	14-JUN-82	Approved:	Not Reported
Installed Date:	10-APR-73	Well Depth (ft):	125
Casing Type:	OTHER - BLACK STEEL - IRON - SEAMLESS		
Water Level (ft):	35	AMA or INA:	PHOENIX
Casing Depth (ft):	20	Casing Diameter (in):	6
RGR Pump Data:	YES	Pump Type:	NO PUMP CODE LISTED
Pump Power:	NO POWER CODE LISTED	Pump Rate:	35
Tested Rate:	35	Draw Down:	0
Completion:	Not Reported	Well Cancelled:	Not Reported
Driller Log:	Not Reported	Watershed:	UPPER GILA RIVER

A3
NW
1/8 - 1/4 Mile
Lower

AZ WELLS AZDWR1200164708

Program:	55	Registry ID:	635628
Owner Name:	ARIZONA STATE PARKS	Well Type:	EXEMPT
Well Type Group:	EXEMPT	Water Use:	IRRIGATION, STOCK, DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	0
Application:	14-JUN-82	Approved:	Not Reported
Installed Date:	01-OCT-40	Well Depth (ft):	130
Casing Type:	OTHER - BLACK STEEL - IRON - SEAMLESS		
Water Level (ft):	40	AMA or INA:	PHOENIX
Casing Depth (ft):	20	Casing Diameter (in):	6
RGR Pump Data:	NO	Pump Type:	NO PUMP CODE LISTED
Pump Power:	NO POWER CODE LISTED	Pump Rate:	35

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Tested Rate:	35	Draw Down:	0
Completion:	Not Reported	Well Cancelled:	Not Reported
Driller Log:	Not Reported	Watershed:	UPPER GILA RIVER

**B4
NNW
1/8 - 1/4 Mile
Higher**

AZ WELLS AZDWR1200020882

Program:	55	Registry ID:	218525
Owner Name:	RICHARD & TINA ROSE	Well Type:	EXEMPT
Well Type Group:	EXEMPT	Water Use:	DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	619
Application:	03-DEC-08	Approved:	04-DEC-08
Installed Date:	16-JAN-09	Well Depth (ft):	200
Casing Type:	PLASTIC OR PVC	Water Level (ft):	45
AMA or INA:	PHOENIX	Casing Depth (ft):	200
Casing Diameter (in):	5	RGR Pump Data:	NO
Pump Type:	Not Reported	Pump Power:	Not Reported
Pump Rate:	0	Tested Rate:	0
Draw Down:	0	Completion:	Not Reported
Well Cancelled:	Not Reported	Driller Log:	X
Watershed:	UPPER GILA RIVER		

**5
West
1/8 - 1/4 Mile
Lower**

AZ WELLS AZDWR1200220650

Program:	55	Registry ID:	917759
Owner Name:	BOYCE THOMPSON SOUTHWESTER ARBORETUM	Well Type Group:	EXEMPT
Well Type:	EXEMPT	Basin Name:	PHOENIX AMA
Water Use:	IRRIGATION	Application:	22-JAN-15
Driller License #:	823	Installed Date:	Not Reported
Approved:	22-JAN-15	Casing Type:	STEEL - PERFORATED OR SLOTTED CASING
Well Depth (ft):	305	AMA or INA:	PHOENIX
Water Level (ft):	81	Casing Diameter (in):	7
Casing Depth (ft):	300	Pump Type:	SUBMERSIBLE
RGR Pump Data:	NO	Pump Rate:	35
Pump Power:	ELECTRIC MOTOR 1 - 5 HP	Draw Down:	10
Tested Rate:	22	Well Cancelled:	Not Reported
Completion:	X	Watershed:	UPPER GILA RIVER
Driller Log:	X		

**B6
North
1/8 - 1/4 Mile
Higher**

FRDS PWS AZ0411059

Epa region:	09	State:	AZ
Pwsid:	AZ0411059	Pwsname:	PICKET POST WATER CO.
Cityserved:	Not Reported	Stateserved:	AZ
Ziperved:	Not Reported	Fipscounty:	07
Status:	Closed	Retpopsrvd:	20
Pwssvconn:	16	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact:	PICKET POST WATER CO.	Contactorgname:	Not Reported
Contactphone:	602-689-5610	Contactaddress1:	Not Reported
Contactaddress2:	PICKET POST BOX 444	Contactcity:	SUPERIOR
Contactstate:	AZ	Contactzip:	85273
Pwsactivitycode:	I		

PWS ID:	AZ0411059	PWS type:	System Owner/Responsible Party
PWS name:	W.Z. ROSE	PWS address:	BOX 444, PICKET POST ROAD
PWS city:	SUPERIOR	PWS state:	AZ
PWS zip:	85273	PWS ID:	AZ0411059
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000020
System name:	PICKET POST WATER CO.	System address:	Not Reported
System address:	PICKET POST BOX 444	System city:	SUPERIOR
System state:	AZ	System zip:	85273

County FIPS:	04	City served:	SUPERIOR
Population served:	Under 101 Persons	Treatment:	Untreated
Latitude:	331700	Longitude:	1110900

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

Violation ID:	9426710	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	COLIFORM (TCR)
Violation type:	Monitoring, Routine Major (TCR)		
Violation start date:	020194	Violation end date:	022894
Violation period (months):	001	Violation awareness date:	031494
Major violator:	Yes	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

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

Violation ID:	9426711	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	COLIFORM (TCR)
Violation type:	Monitoring, Routine Major (TCR)		
Violation start date:	030194	Violation end date:	033194
Violation period (months):	001	Violation awareness date:	041294
Major violator:	Yes	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

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

Violation ID:	9443618	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	COLIFORM (TCR)
Violation type:	Monitoring, Routine Major (TCR)		
Violation start date:	100193	Violation end date:	103193
Violation period (months):	001	Violation awareness date:	121793
Major violator:	Yes	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

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

Violation ID:	9443637	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	COLIFORM (TCR)
Violation type:	Monitoring, Routine Major (TCR)		
Violation start date:	010194	Violation end date:	013194
Violation period (months):	001	Violation awareness date:	021494

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Major violator:	Yes	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

**C7
SW
1/8 - 1/4 Mile
Higher**

FED USGS USGS40000052009

Organization ID:	USGS-AZ	Organization Name:	USGS Arizona Water Science Center
Monitor Location:	D-02-12 07ABA	Type:	Well
Description:	OLD HOLE DEPTH 21 FT -- PROBABLY REDRILLED		
HUC:	15050100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Units:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19250000	Well Depth:	43
Well Depth Units:	ft	Well Hole Depth:	43
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	15	Level reading date:	1997-12-15
Feet below surface:	10.29	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1993-12-02	Feet below surface:	12.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-11-18	Feet below surface:	22.3
Feet to sea level:	Not Reported	Note:	The site had been pumped recently.
Level reading date:	1991-11-19	Feet below surface:	10.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-12-13	Feet below surface:	10.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-12-04	Feet below surface:	9.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-12-07	Feet below surface:	10.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-06-06	Feet below surface:	15.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-12-24	Feet below surface:	9.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-06-09	Feet below surface:	30.80
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	1986-12-02	Feet below surface:	10.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1986-06-05	Feet below surface:	11.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1985-12-18	Feet below surface:	10.20
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1985-06-24	Feet below surface:	28.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-07-11	Feet below surface:	10.40
Feet to sea level:	Not Reported	Note:	Not Reported

D8 North 1/4 - 1/2 Mile Higher

AZ WELLS AZDWR1200092216

Program:	55	Registry ID:	552444
Owner Name:	KENNECOTT EXPLORATN,	Well Type:	SPCL - EXPLORATION
Well Type Group:	OTHER	Water Use:	NO WATER USE
Basin Name:	PHOENIX AMA	Driller License #:	28
Application:	03-OCT-95	Approved:	Not Reported
Installed Date:	25-JAN-96	Well Depth (ft):	80
Casing Type:	NO CASING CODE LISTED	Water Level (ft):	0
AMA or INA:	PHOENIX	Casing Depth (ft):	0
Casing Diameter (in):	0	RGR Pump Data:	NO
Pump Type:	NO PUMP CODE LISTED	Pump Power:	NO POWER CODE LISTED
Pump Rate:	0	Tested Rate:	0
Draw Down:	0	Completion:	N
Well Cancelled:	Y	Driller Log:	X
Watershed:	UPPER GILA RIVER		

D9 North 1/4 - 1/2 Mile Higher

AZ WELLS AZDWR1200166611

Program:	55	Registry ID:	635758
Owner Name:	BRUCE MEDBURY	Well Type:	EXEMPT
Well Type Group:	EXEMPT	Water Use:	DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	0
Application:	14-JUN-82	Approved:	Not Reported
Installed Date:	26-JUL-68	Well Depth (ft):	96
Casing Type:	STEEL - PERFORATED OR SLOTTED CASING	AMA or INA:	PHOENIX
Water Level (ft):	37	Casing Diameter (in):	12
Casing Depth (ft):	25	Pump Type:	NO PUMP CODE LISTED
RGR Pump Data:	NO	Pump Rate:	0
Pump Power:	NO POWER CODE LISTED	Draw Down:	0
Tested Rate:	0	Well Cancelled:	Not Reported
Completion:	Not Reported	Watershed:	UPPER GILA RIVER
Driller Log:	Not Reported		

C10 SW 1/4 - 1/2 Mile Lower

AZ WELLS AZDEQ3000018150

DWR Number:	55-624605	DEQ Well #:	26904
Agency Well #:	26904	Start Date:	01-JAN-25
End Date:	Not Reported	Station Alt Name:	D-02-12 07ABA
well Depth:	Not Reported	Drill Depth:	21
Watershed:	MIDDLE GILA	Basin:	Phoenix AMA
Aquifer Type:	Not Reported	Water Use:	Site Water Use Is Unknown

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Type: Well, For Single Wells Other Than Wells Of The Collector Or Ranney Type

C11
SW
1/4 - 1/2 Mile
Lower

AZ WELLS AZDWR1200153841

Program:	55	Registry ID:	624605
Owner Name:	BOYCE THOMPSON SW AR,	Well Type:	NON-EXEMPT
Well Type Group:	NON-EXEMPT	Water Use:	INDUSTRIAL, DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	0
Application:	11-JUN-82	Approved:	Not Reported
Installed Date:	01-JAN-25	Well Depth (ft):	21
Casing Type:	STEEL - PERFORATED OR SLOTTED CASING		
Water Level (ft):	18	AMA or INA:	PHOENIX
Casing Depth (ft):	21	Casing Diameter (in):	4
RGR Pump Data:	YES	Pump Type:	NO PUMP CODE LISTED
Pump Power:	NO POWER CODE LISTED	Pump Rate:	175
Tested Rate:	175	Draw Down:	0
Completion:	Not Reported	Well Cancelled:	Not Reported
Driller Log:	Not Reported	Watershed:	UPPER GILA RIVER

E12
ENE
1/4 - 1/2 Mile
Higher

AZ WELLS AZDWR1200036655

Program:	55	Registry ID:	234308
Owner Name:	BOYCE THOMPSON SOUTHWESTERN ARBORETUM		
Well Type:	EXEMPT	Well Type Group:	EXEMPT
Water Use:	DOMESTIC	Basin Name:	PHOENIX AMA
Driller License #:	771	Application:	19-APR-21
Approved:	26-APR-21	Installed Date:	Not Reported
Well Depth (ft):	600	Casing Type:	PLASTIC OR PVC
Water Level (ft):	248	AMA or INA:	PHOENIX
Casing Depth (ft):	600	Casing Diameter (in):	5
RGR Pump Data:	NO	Pump Type:	Not Reported
Pump Power:	Not Reported	Pump Rate:	0
Tested Rate:	0	Draw Down:	0
Completion:	Not Reported	Well Cancelled:	Not Reported
Driller Log:	X	Watershed:	UPPER GILA RIVER

E13
ENE
1/4 - 1/2 Mile
Higher

AZ WELLS AZDWR1200158132

Program:	55	Registry ID:	618724
Owner Name:	BOYCE THOMPSON SW ARBORETUM	Well Type:	EXEMPT
Well Type Group:	EXEMPT	Water Use:	DOMESTIC
Basin Name:	PHOENIX AMA	Driller License #:	0
Application:	10-JUN-82	Approved:	Not Reported
Installed Date:	01-NOV-63	Well Depth (ft):	120
Casing Type:	NO CASING CODE LISTED	Water Level (ft):	45
AMA or INA:	PHOENIX	Casing Depth (ft):	120
Casing Diameter (in):	8	RGR Pump Data:	NO

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Pump Type: NO PUMP CODE LISTED
Pump Rate: 21
Draw Down: 0
Well Cancelled: Not Reported
Watershed: UPPER GILA RIVER

Pump Power: NO POWER CODE LISTED
Tested Rate: 21
Completion: X
Driller Log: Not Reported

14
NW
1/4 - 1/2 Mile
Higher

AZ WELLS AZDWR1200224615

Program: 55
Owner Name: RESOLUTION COPPER MINING, LLC
Well Type Group: MONITOR
Basin Name: PHOENIX AMA
Application: 09-SEP-16
Installed Date: Not Reported
Casing Type: Not Reported
AMA or INA: PHOENIX
Casing Diameter (in): 0
Pump Type: Not Reported
Pump Rate: 0
Draw Down: 0
Well Cancelled: Y
Watershed: UPPER GILA RIVER

Registry ID: 919918
Well Type: ENV - MONITOR
Water Use: MONITORING
Driller License #: 83
Approved: 09-SEP-16
Well Depth (ft): 0
Water Level (ft): 0
Casing Depth (ft): 0
RGR Pump Data: NO
Pump Power: Not Reported
Tested Rate: 0
Completion: Not Reported
Driller Log: Not Reported

15
WSW
1/4 - 1/2 Mile
Lower

AZ WELLS AZDWR1200217536

Program: 55
Owner Name: BOYCE THOMPSON SW ARBORETUM
Well Type Group: OTHER
Basin Name: PHOENIX AMA
Application: 16-JAN-19
Installed Date: 15-JAN-19
Casing Type: Not Reported
AMA or INA: PHOENIX
Casing Diameter (in): 0
Pump Type: Not Reported
Pump Rate: 0
Draw Down: 0
Well Cancelled: Y
Watershed: UPPER GILA RIVER

Registry ID: 922508
Well Type: SPCL - GEOTECHNICAL
Water Use: NO WATER USE
Driller License #: 498
Approved: 16-JAN-19
Well Depth (ft): 25
Water Level (ft): 12
Casing Depth (ft): 25
RGR Pump Data: NO
Pump Power: Not Reported
Tested Rate: 0
Completion: A
Driller Log: X

16
North
1/2 - 1 Mile
Higher

AZ WELLS AZDWR1200224614

Program: 55
Owner Name: RESOLUTION COPPER MINING, LLC
Well Type Group: MONITOR
Basin Name: PHOENIX AMA
Application: 09-SEP-16

Registry ID: 919917
Well Type: ENV - MONITOR
Water Use: MONITORING
Driller License #: 83
Approved: 09-SEP-16

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Installed Date:	24-JAN-17	Well Depth (ft):	249
Casing Type:	PLASTIC OR PVC	Water Level (ft):	0
AMA or INA:	PHOENIX	Casing Depth (ft):	95
Casing Diameter (in):	2	RGR Pump Data:	NO
Pump Type:	Not Reported	Pump Power:	Not Reported
Pump Rate:	0	Tested Rate:	0
Draw Down:	0	Completion:	Not Reported
Well Cancelled:	Not Reported	Driller Log:	X
Watershed:	UPPER GILA RIVER		

17
East
1/2 - 1 Mile
Higher

AZ WELLS AZDWR1200093366

Program:	55	Registry ID:	553490
Owner Name:	KENNECOTT EXPLORATN,	Well Type:	SPCL - EXPLORATION
Well Type Group:	OTHER	Water Use:	NO WATER USE
Basin Name:	PHOENIX AMA	Driller License #:	28
Application:	27-DEC-95	Approved:	Not Reported
Installed Date:	05-MAR-96	Well Depth (ft):	80
Casing Type:	NO CASING CODE LISTED	Water Level (ft):	0
AMA or INA:	PHOENIX	Casing Depth (ft):	0
Casing Diameter (in):	0	RGR Pump Data:	NO
Pump Type:	NO PUMP CODE LISTED	Pump Power:	NO POWER CODE LISTED
Pump Rate:	0	Tested Rate:	0
Draw Down:	0	Completion:	N
Well Cancelled:	Y	Driller Log:	X
Watershed:	UPPER GILA RIVER		

18
ENE
1/2 - 1 Mile
Higher

AZ WELLS AZDWR1200092144

Program:	55	Registry ID:	552442
Owner Name:	KENNECOTT EXPLORTN,	Well Type:	SPCL - EXPLORATION
Well Type Group:	OTHER	Water Use:	NO WATER USE
Basin Name:	PHOENIX AMA	Driller License #:	28
Application:	03-OCT-95	Approved:	Not Reported
Installed Date:	28-NOV-95	Well Depth (ft):	0
Casing Type:	NO CASING CODE LISTED	Water Level (ft):	0
AMA or INA:	PHOENIX	Casing Depth (ft):	0
Casing Diameter (in):	0	RGR Pump Data:	NO
Pump Type:	NO PUMP CODE LISTED	Pump Power:	NO POWER CODE LISTED
Pump Rate:	0	Tested Rate:	0
Draw Down:	0	Completion:	N
Well Cancelled:	Y	Driller Log:	X
Watershed:	UPPER GILA RIVER		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

F19
SE
1/2 - 1 Mile
Higher

AZ WELLS AZDWR1200068518

Program: 55
Owner Name: HARBORLITE CORP,
Well Type Group: OTHER
Basin Name: PHOENIX AMA
Application: 30-APR-90
Installed Date: 31-MAY-90
Casing Type: NO CASING CODE LISTED
AMA or INA: PHOENIX
Casing Diameter (in): 2
Pump Type: NO PUMP CODE LISTED
Pump Rate: 0
Draw Down: 0
Well Cancelled: Y
Watershed: UPPER GILA RIVER

Registry ID: 528041
Well Type: SPCL - EXPLORATION
Water Use: NO WATER USE
Driller License #: 28
Approved: Not Reported
Well Depth (ft): 110
Water Level (ft): 0
Casing Depth (ft): 0
RGR Pump Data: NO
Pump Power: NO POWER CODE LISTED
Tested Rate: 0
Completion: N
Driller Log: X

F20
SE
1/2 - 1 Mile
Higher

AZ WELLS AZDWR1200086106

Program: 55
Owner Name: KENNECOTT EXPLO,
Well Type Group: OTHER
Basin Name: PHOENIX AMA
Application: 23-DEC-94
Installed Date: 22-MAR-95
Casing Type: NO CASING CODE LISTED
AMA or INA: PHOENIX
Casing Diameter (in): 0
Pump Type: NO PUMP CODE LISTED
Pump Rate: 0
Draw Down: 0
Well Cancelled: Not Reported
Watershed: UPPER GILA RIVER

Registry ID: 546429
Well Type: SPCL - EXPLORATION
Water Use: NO WATER USE
Driller License #: 28
Approved: Not Reported
Well Depth (ft): 0
Water Level (ft): 0
Casing Depth (ft): 0
RGR Pump Data: NO
Pump Power: NO POWER CODE LISTED
Tested Rate: 0
Completion: N
Driller Log: X

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for PINAL County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

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

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for PINAL COUNTY, AZ

Number of sites tested: 28

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.471 pCi/L	93%	7%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

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

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

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

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters

Source: State Land Department

Telephone: 602-542-4094

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

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

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

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

STATSGO: State Soil Geographic Database

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

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

SSURGO: Soil Survey Geographic Database

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

Telephone: 800-672-5559

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

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

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

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

STATE RECORDS

Arizona Well Registration Database

Source: Department of Water Resources

Telephone: 602-771-8535

The Wells database contains all wells registered in the state.

Water Well Information

Agency: Department of Environmental Quality

Telephone: 602-771-2300

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Source: Arizona Geological Survey

Telephone: 520-770-3500

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

RADON

State Database: AZ Radon

Source: Arizona Radiation Regulatory Agency

Telephone: 602-255-4845

State Indoor Radon Survey

Area Radon Information

Source: USGS

Telephone: 703-356-4020

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

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

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

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

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

STREET AND ADDRESS INFORMATION

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APPENDIX F
AERIAL PHOTOGRAPHS

BTA Mansion Property

38645 E Arboretum Way

Superior, AZ 85173

Inquiry Number: 7564016.8

February 08, 2024

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

02/08/24

Site Name:

BTA Mansion Property
38645 E Arboretum Way
Superior, AZ 85173
EDR Inquiry # 7564016.8

Client Name:

Atlas
9185 South Farmer Avenue
Tempe, AZ 85284
Contact: Mckenzie Wenger



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
2003	1"=500'	Acquisition Date: January 01, 2003	USGS/DOQQ
1997	1"=500'	Flight Date: May 08, 1997	USGS
1992	1"=500'	Acquisition Date: May 16, 1992	USGS/DOQQ
1981	1"=500'	Flight Date: May 21, 1981	USDA
1961	1"=500'	Flight Date: May 24, 1961	USDA
1953	1"=500'	Flight Date: May 08, 1953	USGS
1945	1"=500'	Flight Date: November 08, 1945	USGS
1938	1"=500'	Flight Date: November 25, 1938	SCS
1936	1"=500'	Flight Date: March 06, 1936	SCS

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INQUIRY #: 7564016.8

YEAR: 2019

— = 500'





INQUIRY #: 7564016.8

YEAR: 2015

— = 500'





INQUIRY #: 7564016.8

YEAR: 2010

500'





INQUIRY #: 7564016.8

YEAR: 2007

— = 500'





INQUIRY #: 7564016.8

YEAR: 2003

— = 500'





INQUIRY #: 7564016.8

YEAR: 1997

— = 500'





INQUIRY #: 7564016.8

YEAR: 1992

— = 500'





INQUIRY #: 7564016.8

YEAR: 1981

— = 500'





INQUIRY #: 7564016.8

YEAR: 1961

— = 500'



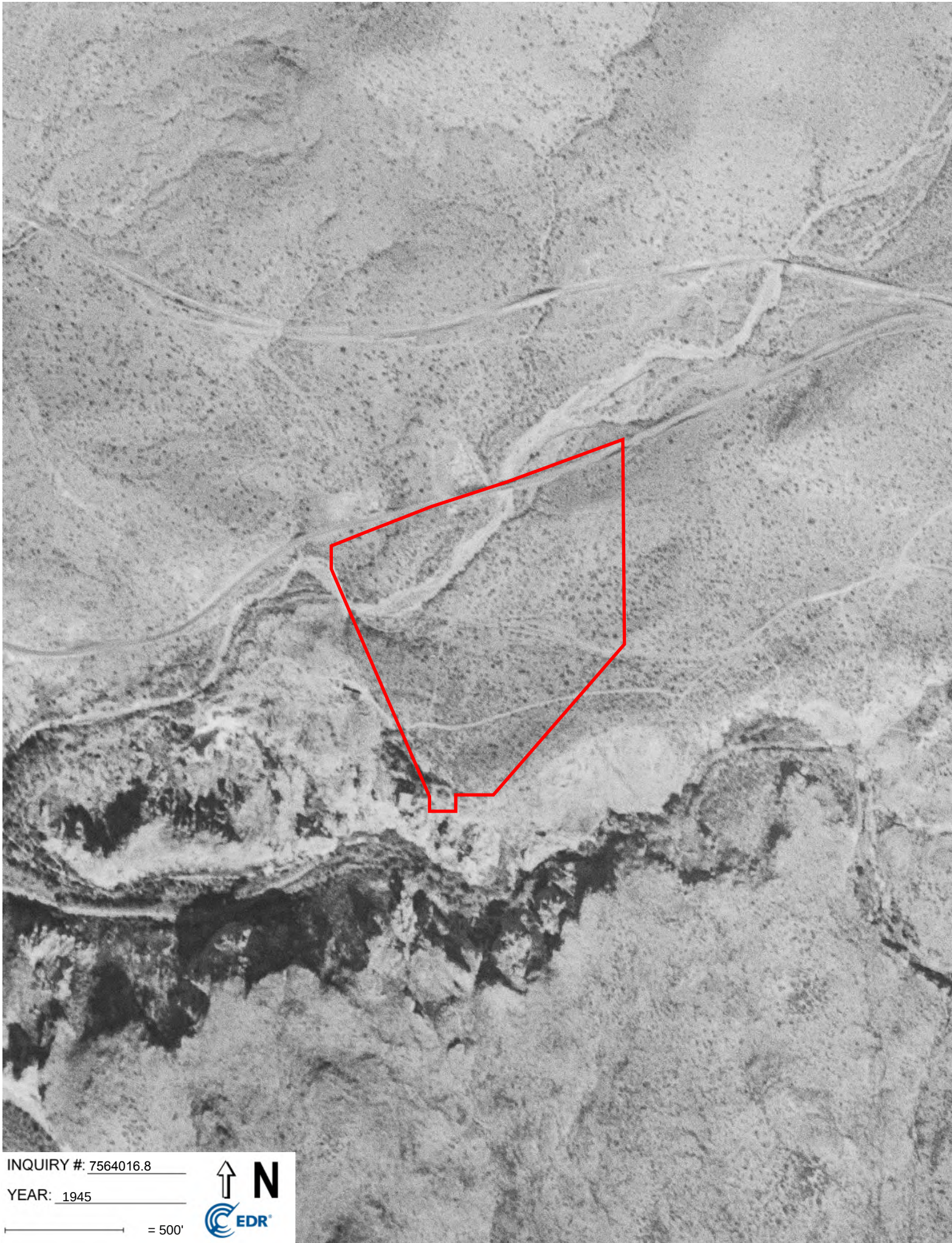


INQUIRY #: 7564016.8

YEAR: 1953

— = 500'





INQUIRY #: 7564016.8

YEAR: 1945

— = 500'





INQUIRY #: 7564016.8

YEAR: 1938

— = 500'





INQUIRY #: 7564016.8

YEAR: 1936

— = 500'



APPENDIX G
HISTORICAL RESEARCH DOCUMENTATION



Allands

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

**TITLE AND JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS AND
ACTIVITY AND USE LIMITATIONS; VOLUNTARY ENVIRONMENTAL
MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR) AND
DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR)**

YOUR FILE NO: 1052000242, Phase 10

ALLANDS FILE NO: 2024-02-045E

Date of Report: February 8, 2024

Title Plant Date***: February 1, 2024

***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 presents an Environmental Search Report from 1980 to present on the land described below, 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 Atlas.

1. The land referred to in this report is located in Pinal County, Arizona.
2. Assessor's No.: 105-13-002
3. No VEMUR'S, DEUR'S; Environmental Liens, Brownfields, institutional controls, engineering controls, environmental covenants, environmental easements, land use covenants and agreements, environmental land use controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Pinal County Assessor's Office

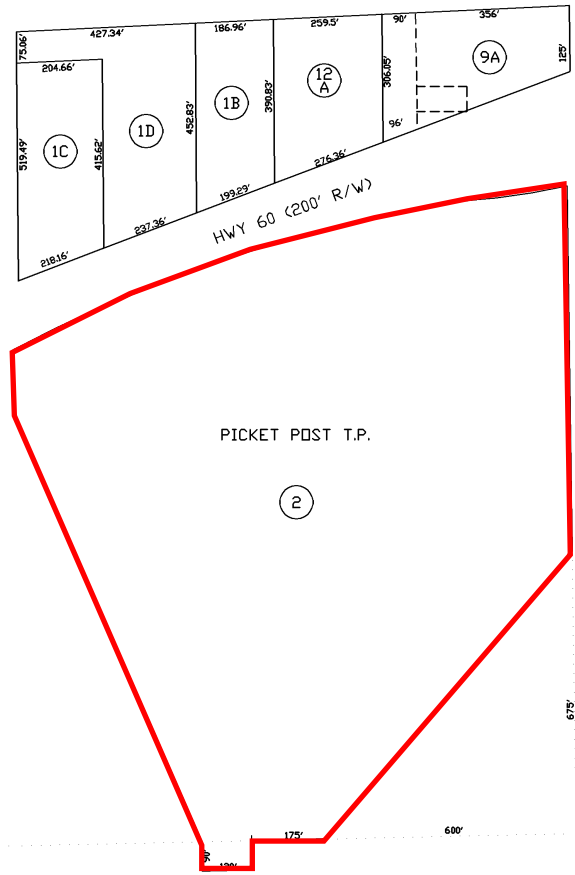
PO Box 709
31 N Pinal St
Florence, AZ 85132
520.866.6361
assessor@pinalcountyz.gov

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

SEC 06 SE, TN.2S RG.12E

SEE BOOK 106

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.



SEE BOOK 104

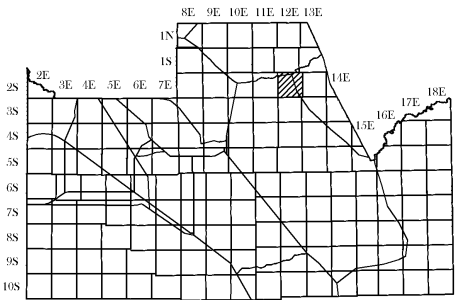
SEE MAP 105-01

SEE MAP 105-01

105-13

AREA CODE
1500

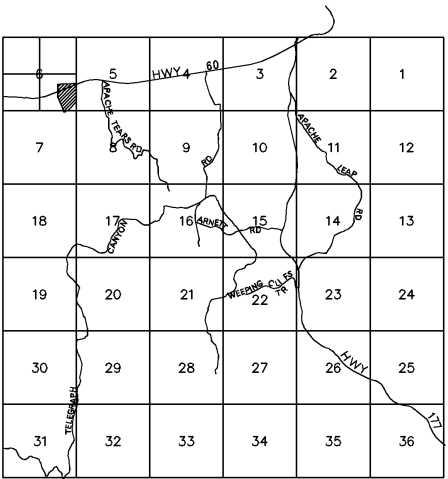
LOCATION MAP



SCALE: 1" = 300'
Update by: Y
2-20-2008



VICINITY MAP



PINAL COUNTY ASSESSORS MAP



PINAL COUNTY

ASSESSOR

PARCEL SEARCH

PARCEL DETAILS

PROPERTY INFORMATION

PARCEL NUMBER

105-13-0020

S/T/R

06/02S/12E

PROPERTY DESCRIPTION

COMM @ SE CIR IF SEC 6-2S-12E W-600 TO POB CONT W-175 S-70 W-120 N-70 N24DEG W-1065.10 N-140.42 N69DEG E-1409.58 S-933.05 S-41DEG W-902.23 TO POB 32.088 AC

SUBDIVISION

N/A

UNIT

N/A

BLOCK

N/A

LOT

N/A

PHASE

N/A

CABINET

N/A

SLIDE

N/A

OWNER INFORMATION

PRIMARY OWNER

ARIZONA STATE PARKS BOARD

NAME 2

N/A

IN C/O

N/A

TAX BILL MAILING ADDRESS

1300 W WASHINGTON ST PHOENIX, AZ 85007

PROPERTY ADDRESS(LOCATION)

38645 E ARBORETUM WAY SUPERIOR, AZ 85173

DATE OF RECORDING

Not Given

SALE AMOUNT

Not Given

DOCUMENT(S)[2008-066969](#)[2004-038563](#)

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the [Treasurer's Office website](#).

Tax Year: 2024 ▼

TAX AREA CODE:[1500](#)**USE CODE:**

9550

PARCEL SIZE

32.09

SIZE INDICATOR

Acres

FULL CASH VALUE

\$771,811.00

LIMITED VALUE(LVP)

\$563,768.00

ASSESSED FCV

\$0.00

ASSESSED LPV

\$0.00

LAND LEGAL CLASS

02RL-Vacant Land / Non-Profit Imp

IMPR. LEGAL CLASS

Not Given

IMPROVEMENTS

IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
1	Mobile Home	1965	0	2	7020
1	Mobile Home	1965	0	2	7020
1	Mobile Home	1974	0	2	7020

ATTACHED PERSONAL PROPERTY

[View Personal Property Attached to This Parcel](#)

EXEMPTIONS

WIDOW

No

WIDOWER

No

DISABLED

No

SENIOR FREEZE

No

DISCLAIMER

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FIDELITY NATIONAL TITLE

Recorded at the request of:
Fidelity National Title Insurance Company

When recorded, mail to:
Fidelity National Title Insurance Company
60 E. Rio Salado Pkwy 11th Floor
Tempe, AZ 85281



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTL**

DATE/TIME: 07/16/08 1455
FEE: \$14.00
PAGES: 2
FEE NUMBER: 2008-066969

55049019

Escrow No.: FT08003779-FT20 / *100M*
Exempt ARS 11-1134173

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

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

Richard C. Rose and Tina R. Rose, husband and wife

does hereby convey to

Arizona State Parks Board

the following real property situated in Pinal County, Arizona:

See legal description attached hereto.

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

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

Dated: July 15, 2008

Richard C. Rose

Richard C. Rose

Tina R. Rose

Tina R. Rose

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

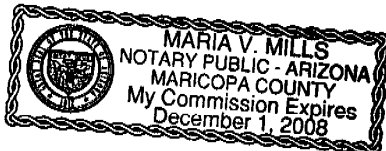
State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 15 day of July, 2008

by Richard C. Rose and Tina R. Rose

(Seal)



Mills

Notary Public

LEGAL DESCRIPTION

EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

All of that portion of the following described property, lying South of the South right-of-way line U.S. Highway #60-70, and Arizona State Highway #789. A tract of land situated in the East half of the Southeast quarter of Section 6, and in the Northeast quarter of the Northeast quarter of Section 7, Township 2 South, Range 12 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

BEGINNING at a point on the South line of said Section 6, a distance of 600 feet West of the Southeast corner of said Section 6;

THENCE West along said section line 175 feet;

THENCE South 70 feet;

THENCE West 120 feet;

THENCE North 70 feet to said section line;

THENCE Northwesterly to a point on the West line of the Southeast quarter of the Southeast quarter of said Section 6, a distance of 975 feet North of the South line of Section 6;

THENCE North to the Northwest corner of the South half of the Northeast quarter of the Southeast quarter of said Section 6;

THENCE East to the East line of said Section 6;

THENCE South along said East Section line to a point 675 feet North of the Southeast corner of said section 6;

THENCE Southwesterly to the POINT OF BEGINNING.

AND SUBJECT TO: Reservations, exceptions and provisions contained in the patent from the United States of America or in the acts authorizing the issuance thereof, reading as follows:

"Subject to any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States of America.



BTA Mansion Property
38645 E Arboretum Way
Superior, AZ 85173

Inquiry Number: 7564016.3
February 08, 2024

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

02/08/24

Site Name:

BTA Mansion Property
38645 E Arboretum Way
Superior, AZ 85173
EDR Inquiry # 7564016.3

Client Name:

Atlas
9185 South Farmer Avenue
Tempe, AZ 85284
Contact: Mckenzie Wenger



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Atlas were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 824D-473A-9F11

PO # NA

Project 1052000242, Phase 10

UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 824D-473A-9F11

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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BTA Mansion Property
38645 E Arboretum Way
Superior, AZ 85173

Inquiry Number: 7564016.4
February 08, 2024

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

02/08/24

Site Name:

BTA Mansion Property
38645 E Arboretum Way
Superior, AZ 85173
EDR Inquiry # 7564016.4

Client Name:

Atlas
9185 South Farmer Avenue
Tempe, AZ 85284
Contact: Mckenzie Wenger



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

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	33.28055 33° 16' 50" North
Project:	1052000242, Phase 10	Longitude:	-111.1501 -111° 9' 0" West
		UTM Zone:	Zone 12 North
		UTM X Meters:	486022.82
		UTM Y Meters:	3682399.49
		Elevation:	2489.80' above sea level

Maps Provided:

2021	1900
2018	
2014	
2004	
1981	
1949	
1948	
1902	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Picketpost Mountain
2021
7.5-minute, 24000



Superior
2021
7.5-minute, 24000

2018 Source Sheets



Picketpost Mountain
2018
7.5-minute, 24000



Superior
2018
7.5-minute, 24000

2014 Source Sheets



Picketpost Mountain
2014
7.5-minute, 24000



Superior
2014
7.5-minute, 24000

2004 Source Sheets



Superior
2004
7.5-minute, 24000
Aerial Photo Revised 2003



Picketpost Mountain
2004
7.5-minute, 24000
Aerial Photo Revised 2003

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1981 Source Sheets

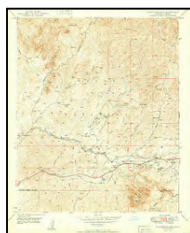


Superior
1981
7.5-minute, 24000
Aerial Photo Revised 1978



Picketpost Mtn
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1949 Source Sheets



Picketpost Mtn
1949
7.5-minute, 24000
Aerial Photo Revised 1945



Superior
1949
7.5-minute, 24000
Aerial Photo Revised 1945

1948 Source Sheets

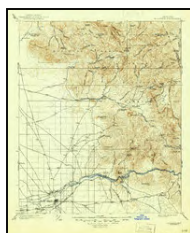


Picketpost Mtn
1948
7.5-minute, 24000
Aerial Photo Revised 1945



Superior
1948
7.5-minute, 24000
Aerial Photo Revised 1945

1902 Source Sheets

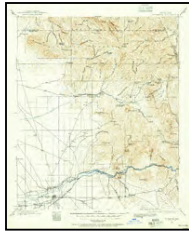


Florence
1902
30-minute, 125000

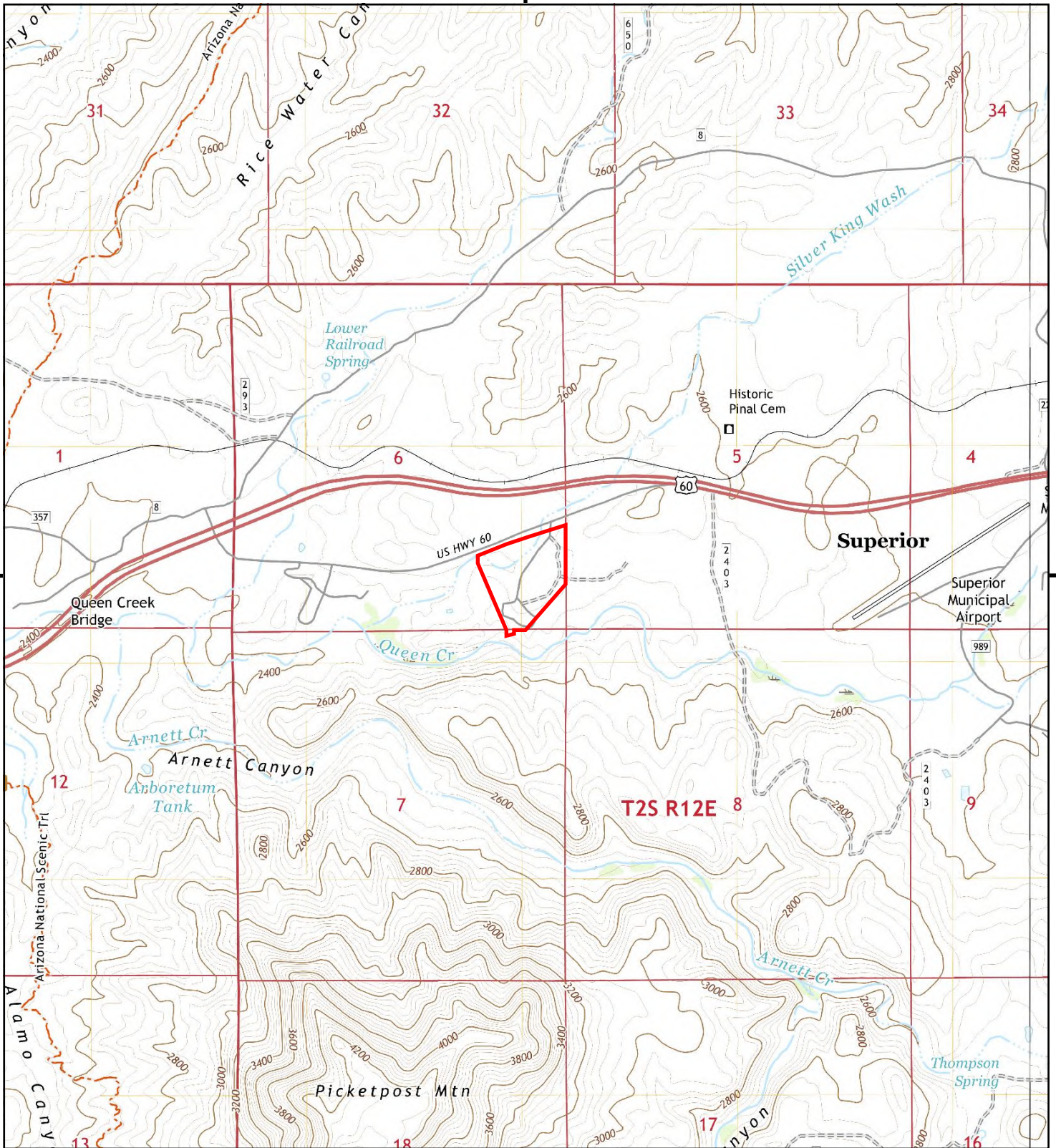
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

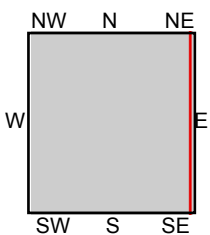
1900 Source Sheets



Florence
1900
30-minute, 125000



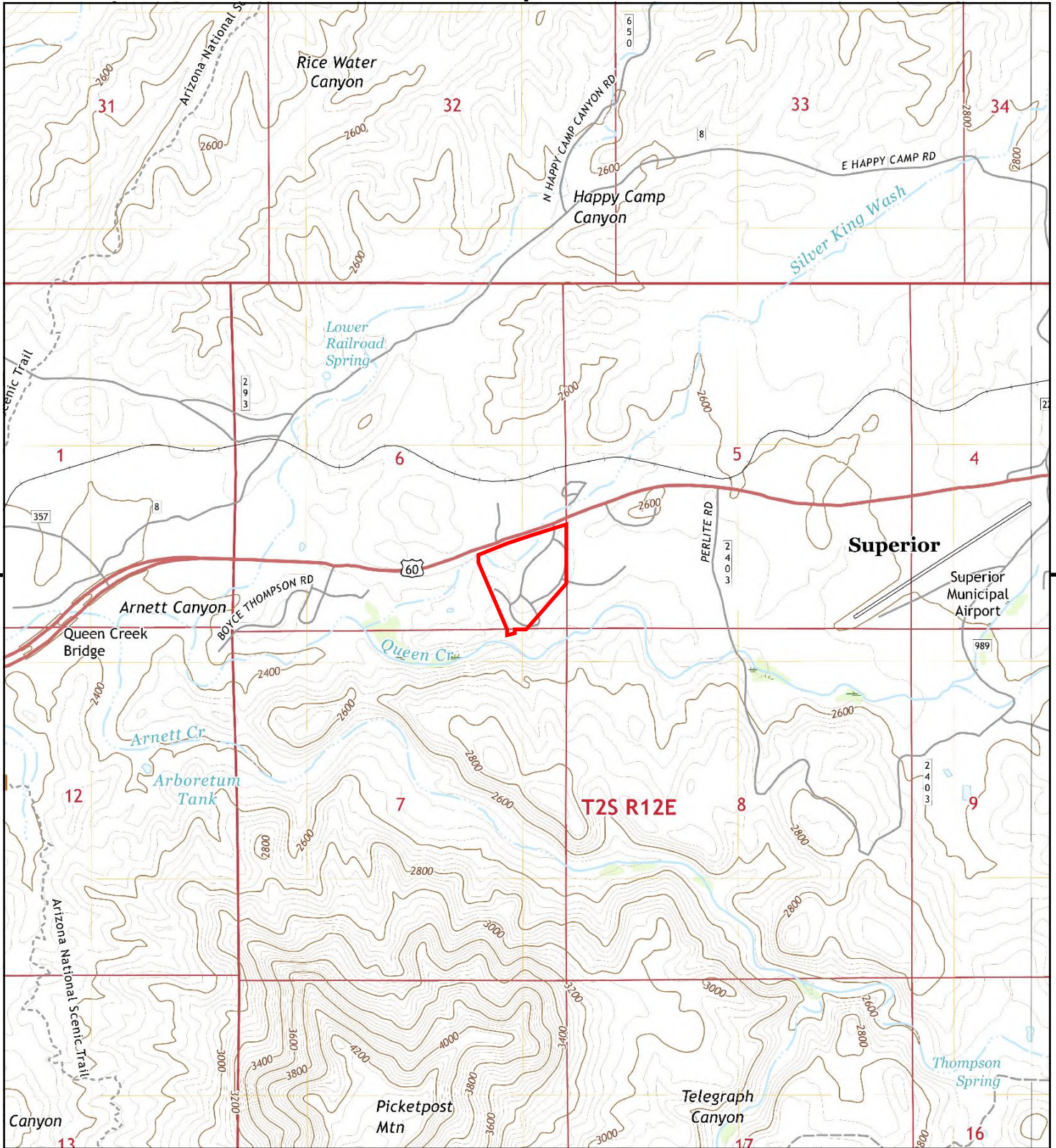
This report includes information from the following map sheet(s).



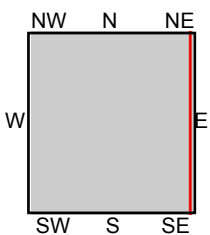
TP, Picketpost Mountain, 2021, 7.5-minute
NE, Superior, 2021, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





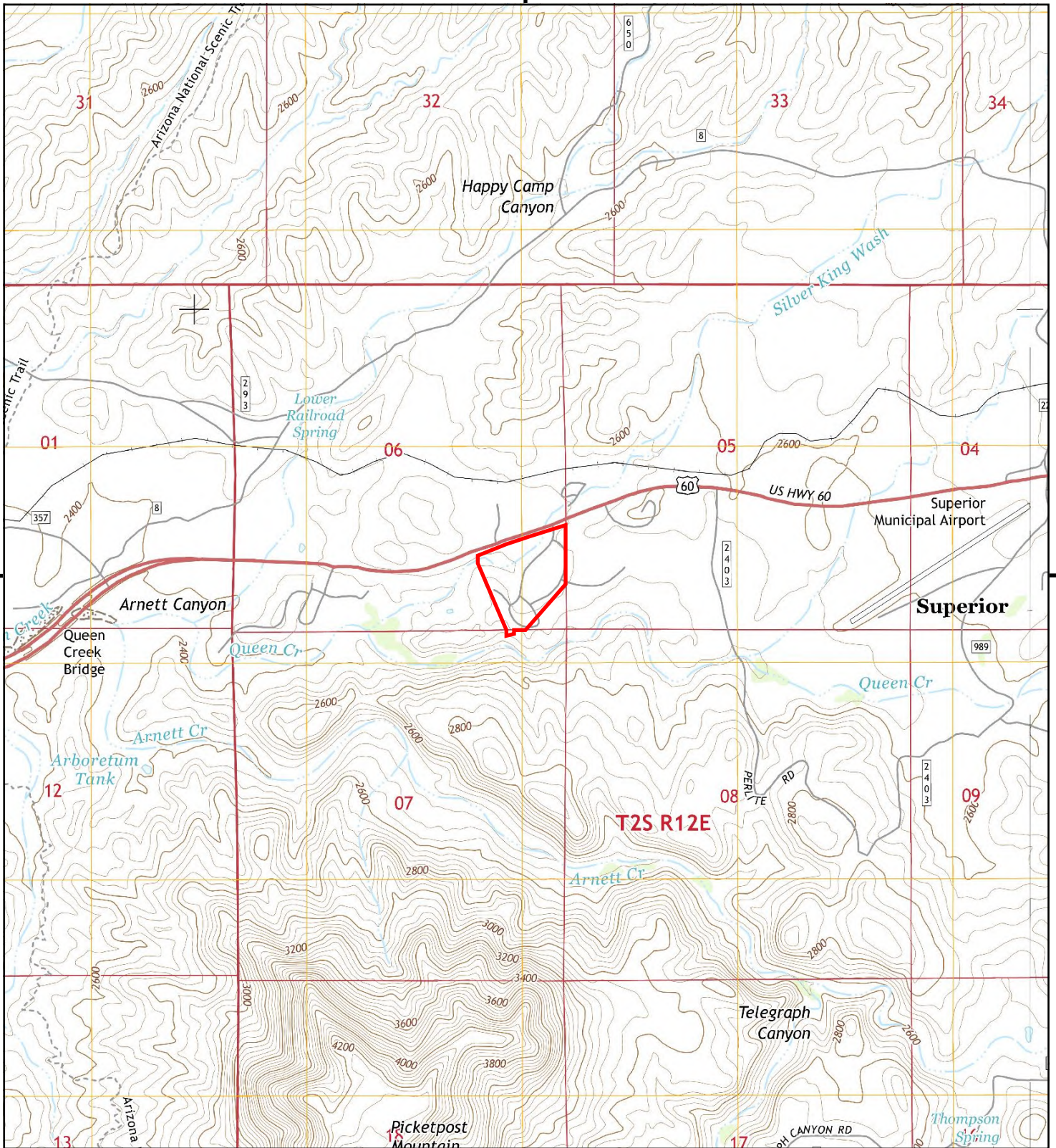
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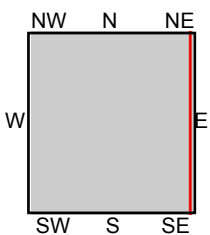
TP, Picketpost Mountain, 2018, 7.5-minute
NE, Superior, 2018, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





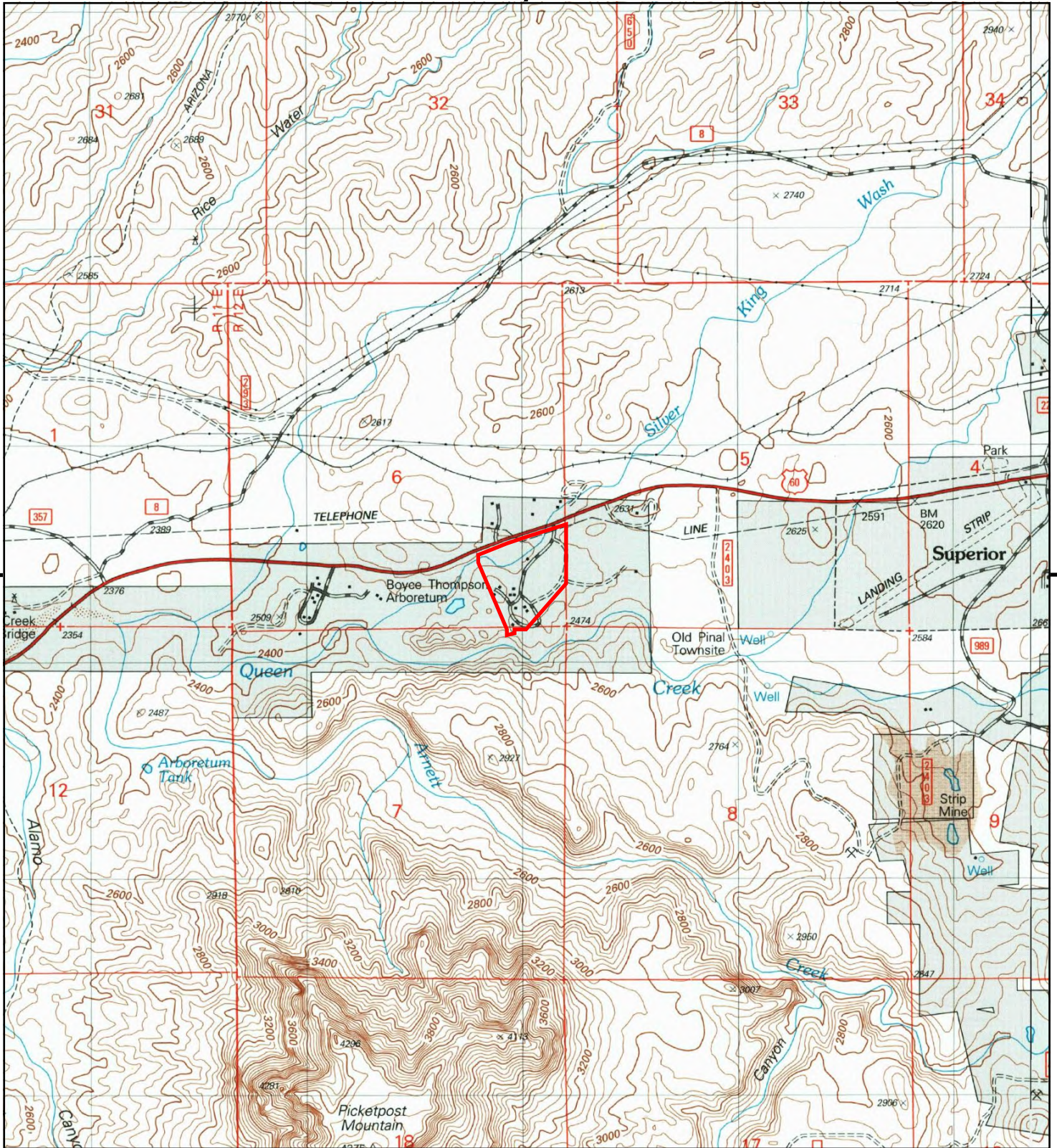
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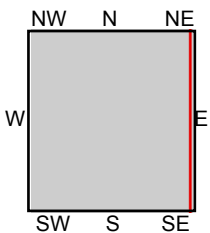
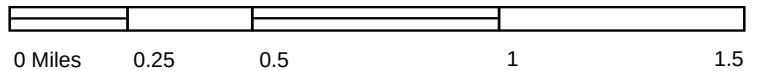
TP, Picketpost Mountain, 2014, 7.5-minute
NE, Superior, 2014, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





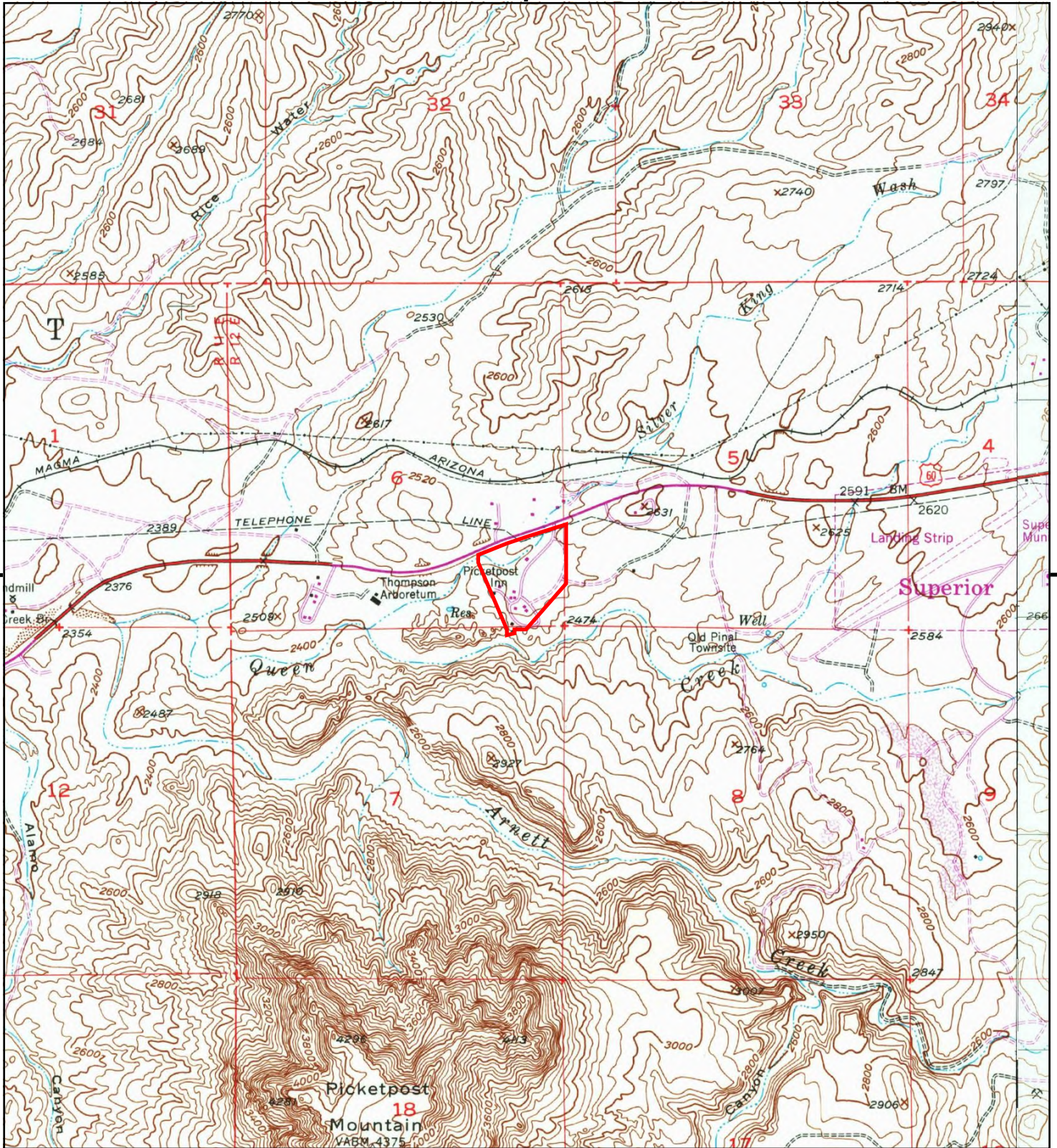
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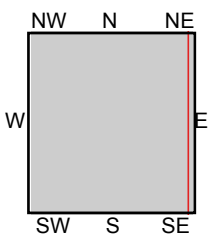
TP, Picketpost Mountain, 2004, 7.5-minute
NE, Superior, 2004, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





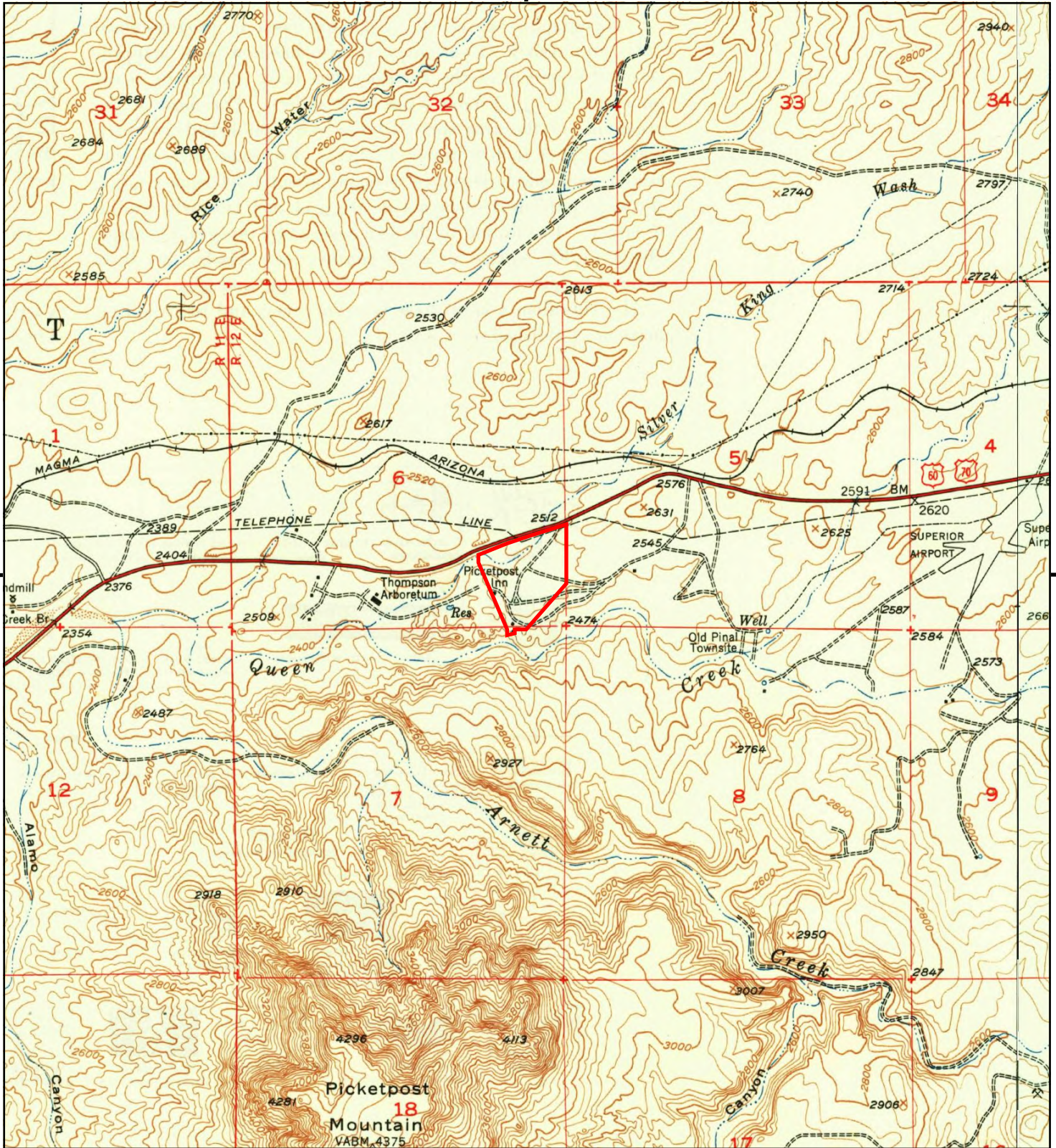
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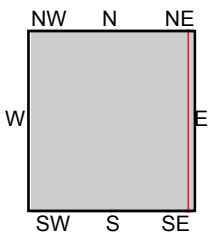
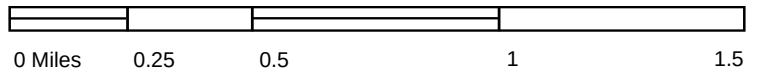
TP, Picketpost Mtn, 1981, 7.5-minute
NE, Superior, 1981, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





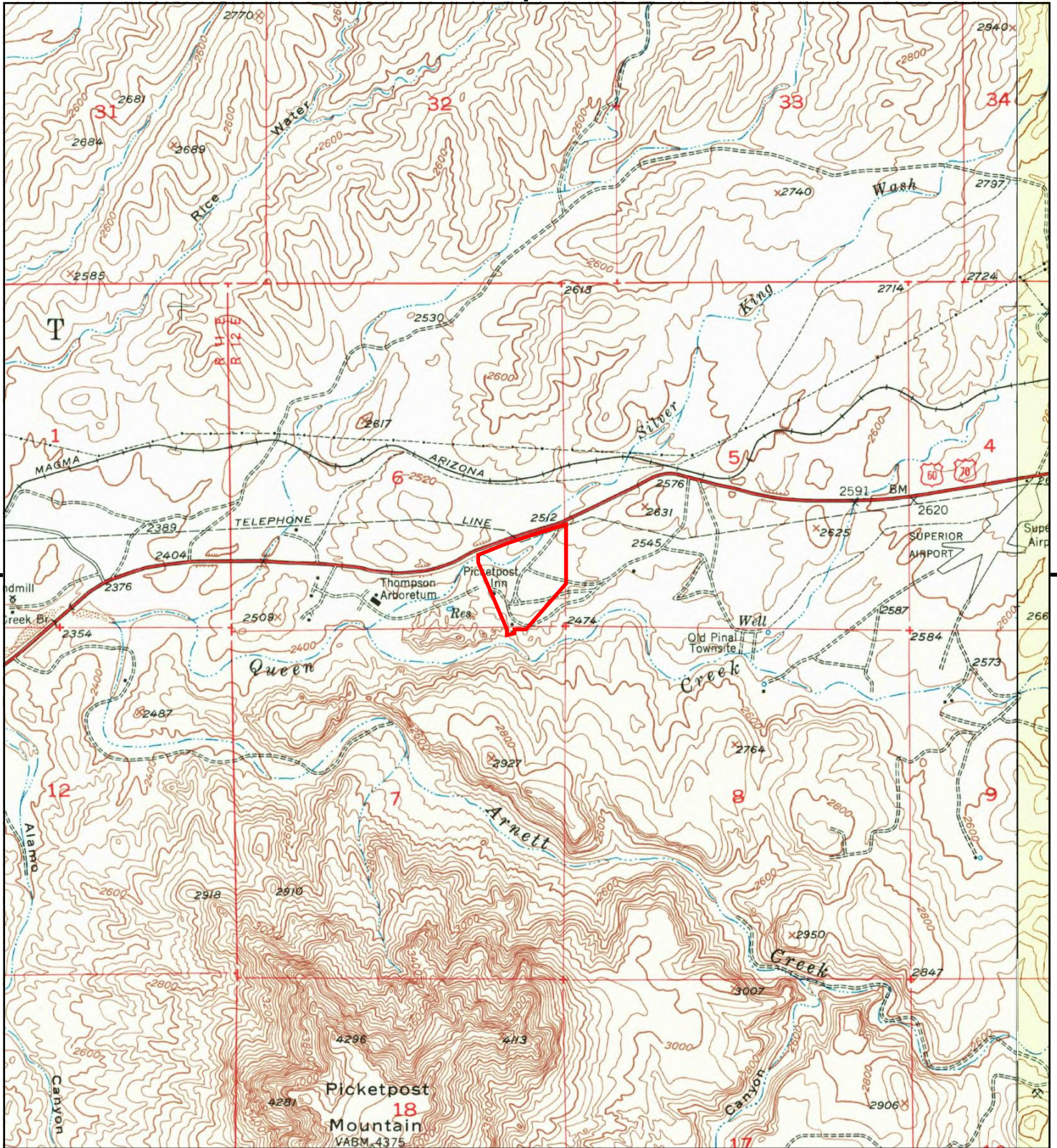
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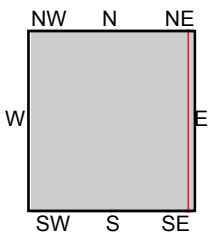
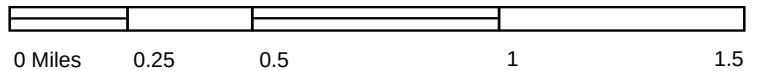
TP, Picketpost Mtn, 1949, 7.5-minute
NE, Superior, 1949, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





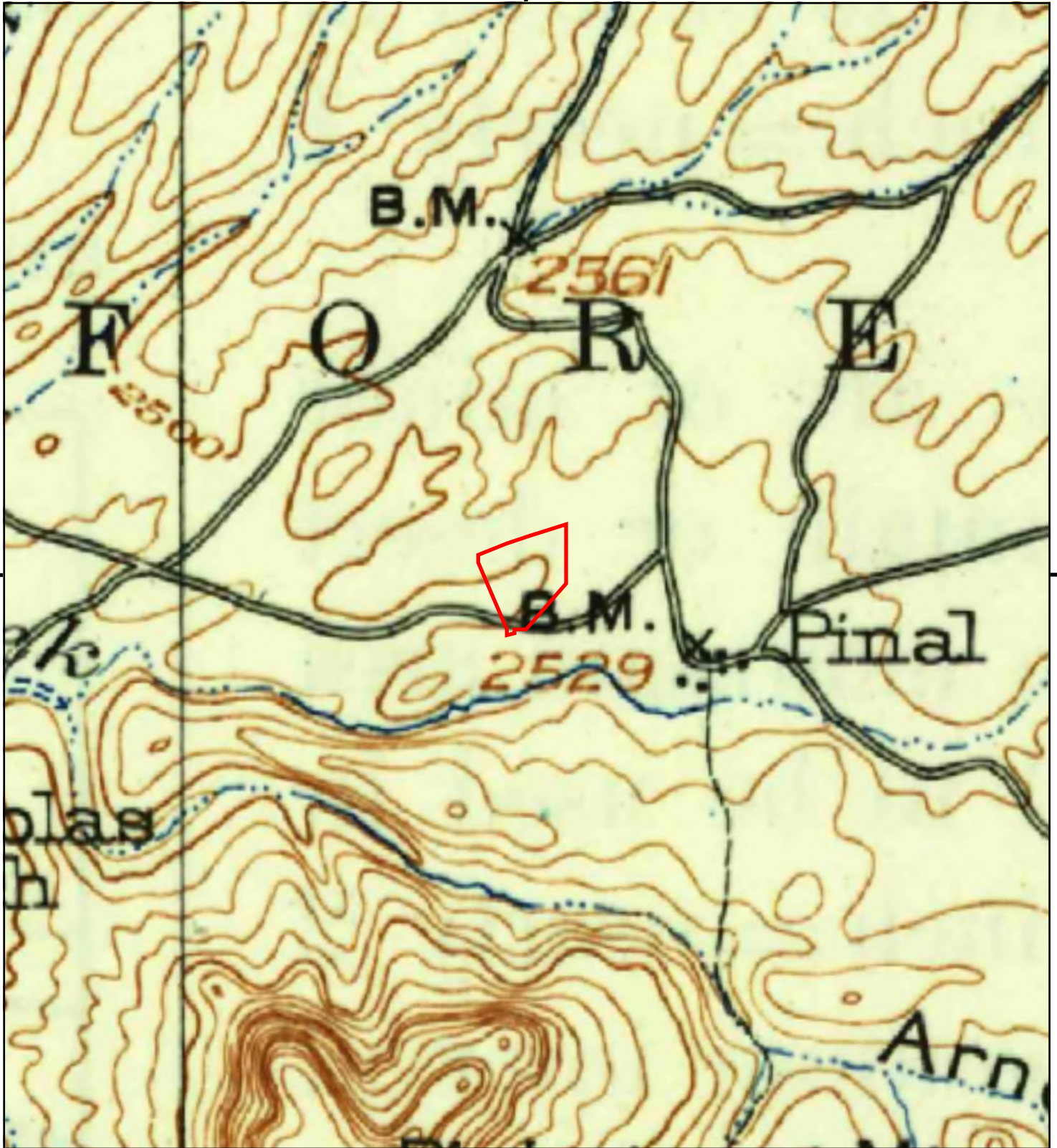
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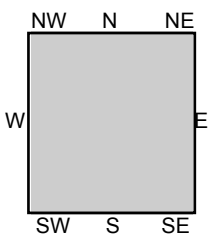
TP, Picketpost Mtn, 1948, 7.5-minute
NE, Superior, 1948, 7.5-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





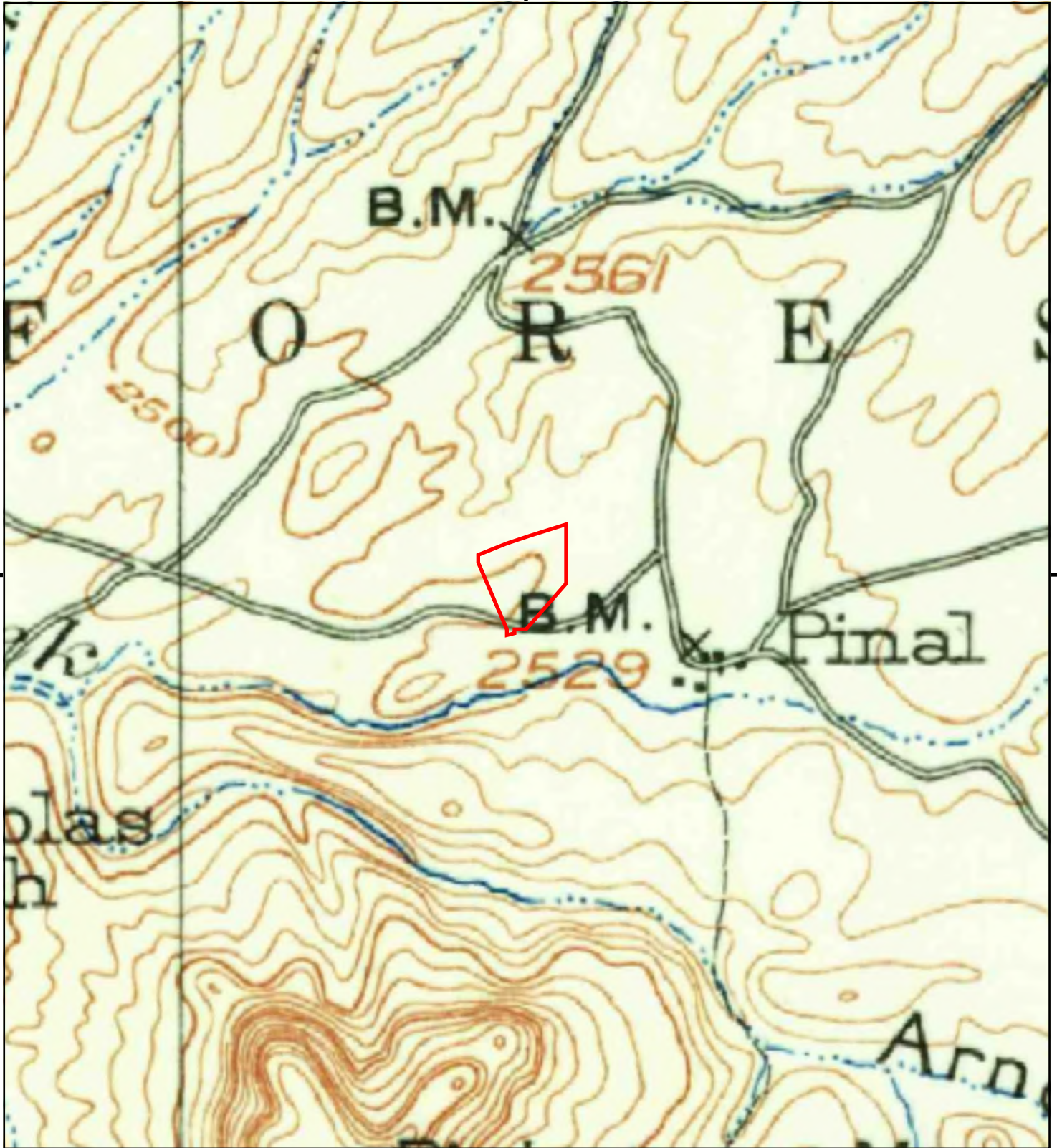
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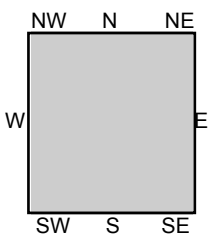
TP, Florence, 1902, 30-minute

SITE NAME: BTA Mansion Property
ADDRESS: 38645 E Arboretum Way
Superior, AZ 85173
CLIENT: Atlas





This report includes information from the following map sheet(s).



TP, Florence, 1900, 30-minute

SITE NAME: BTA Mansion Property
 ADDRESS: 38645 E Arboretum Way
 Superior, AZ 85173
 CLIENT: Atlas



BTA Mansion Property

38645 E Arboretum Way
Superior, AZ 85173

Inquiry Number: 7564016.5

February 09, 2024

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	☒	☒	EDR Digital Archive
2014	☐	☒	Cole Information
2010	☐	☒	Cole Information
2005	☐	☒	Cole Information

FINDINGS

TARGET PROPERTY STREET

38645 E Arboretum Way
Superior, AZ 85173

Year

CD Image

Source

E ARBORETUM WAY

2020	pg A1	EDR Digital Archive	
2014	-	Cole Information	Street not listed in Source
2010	-	Cole Information	Street not listed in Source
2005	-	Cole Information	Street not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

W PICKET POST

2020	pg. A2	EDR Digital Archive
2014	pg. A3	Cole Information
2010	pg. A4	Cole Information
2005	pg. A5	Cole Information

City Directory Images

E ARBORETUM WAY 2020

37615 BOYCE THOMPSON ARBORETUM STATE
38298 D TAWNIA
MICHAEL CUDE
38378 RICHARD ROSE
38416 BOBBY BLAKE
MARLENA BLAKE
38602 ASHLEY AVENDANO
VERLENE AVENDANO
38645 GENE PERRY
MICHAEL CUDE
RICHARD ROSE
TAWNIA CUDE
TINA ROSE

W PICKET POST

2020

404	EDWARD FERNANDEZ
406	FRANCISCO MAGALLANEZ
	SAMANTHA CARDENAS
	SAMANTHA MAGALLANEZ
408	DONALD PRICE
409	ADAM MANCHA
410	ALYSSA BARRAGAN
	GERARDO BRUAL
	JASON BARRAGAN
	MICHAEL BARRAGAN
	SANDRA BARRAGAN
411	KRISTYN LOTT
412	BERNARD BAKKE
414	BARBARA CAMPOS
	JERRY CAMPOS
415	JA CARRASCO
	JOSE CASTELLANOS
416	JOSEPH SNOOK
	VIRGINIA SNOOK
	WENDELL SNOOK
417	STEVIE LOPEZ
418	MARY BELL
	ROBERT BELL
419	GUILLERMO CHAMBERLAIN
420	MIGUEL ROBLES
	ROSETTA BERICOCHEA
422	JOHN FINNICUM
423	ARLYNN GODINEZ
	GABRIELA GODINEZ
	JOYCE BULMAN
	ROB BULMAN
	WANDA LOCKE
424	THOMAS SIMOMTON
425	ERICKA REAL
426	NANCY HUERTA
427	JOSE CASTANEDA
	MICHAEL JOHNSON
428	PAUL RABAGO
429	DIANA YBARRA
	LEO YBARRA
	MELINDA YBARRA
430	BRITTANY FIERRO
	JESS JIMENEZ
	LORETTA JIMENEZ
431	BRIAN SIMMONS

W PICKET POST 2014

404	OCCUPANT UNKNOWN,
406	RIDENHOUR, JEREMY
408	PRICE, DONALD E
409	MANCHA, ADAM C
410	OCCUPANT UNKNOWN,
411	LOTT, KRISTYN
412	RITTER, RONALD S
413	VANGORP, DENNIS H
414	CAMPOS, JERRY E
415	MONTANO, GONZALO J
416	SNOOK, WENNDELL C
417	PEREZ, RUSTY
418	BELL, ROBERT A
419	CHAMBERLAIN, GUILLERMO L
420	BACARELLA, RENNE C
421	OCCUPANT UNKNOWN,
422	SIRACUSA, DONALD R
423	TAMERON, RUDOLPH O
424	GARST, KENNETH J
425	OCCUPANT UNKNOWN,
426	OCCUPANT UNKNOWN,
427	CASTANEDA, JOSE J
429	YBARRA, LEO V
430	JIMENEZ, JESS A
431	MCKEON, CASEY A

W PICKET POST**2010**

404	FERNANDEZ, EDWARD S
406	RIDENHOUR, JAMES D
408	PRICE, DONALD E
409	ROZZI, THOMAS A
410	BARRAGAN, MICHAEL A
412	KASHAT, SAAD
413	VANGORP, DENNIS H
414	CAMPOS, JERRY E
415	DUARTE, JON N
416	SNOOK, WENNDELL C
417	FOUST, SHEILA C
418	BELL, ROBERT A
419	CHAMBERLAIN, GUILLERMO L
420	BACARELLA, RENNE C
423	LOCKE, WANDA J
424	GARST, KENNETH J
425	TOWNSEND, HELEN F
426	HUERTA, RUBEN M
428	RABAGO, PAUL A
429	YBARRA, LEO V
430	VICK, JASON R
431	MCKEON, CASEY A

W PICKET POST**2005**

408	PRICE, DONALD
409	KENNEY, WALLACE L
410	TRIMBLE, CHARLES P
412	KASHAT, SAAD
413	REYNA, CARLOS E
414	CAMPOS, JERRY E
415	DUARTE, JON N
416	SNOOK, WENNDILL C
417	FOUST, DAVID R
418	BELL, ROBERT A
420	BACARELLA, JOHN A
422	SIRACUSA, DONALD
426	HUERTA, RUBEN M
428	PENATE, DOUGLAS A
430	VICK, JASON R
431	TOWN, STEPHANIE A

APPENDIX H

PRIOR REPORTS

(This Appendix intentionally left blank)

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Boyce Thompson Arboretum Mansion Property
38645 East Arboretum Way
Superior, Arizona 85173

APPENDIX I

RESUMES

MCKENZIE WENGER

PROJECT SCIENTIST

OFFICE LOCATION

Tempe, Arizona
Denver, Colorado (August 2017-November 2019)

EDUCATION

BS, Chemistry with a minor in Business Administration,
Northern Arizona University, 2017

CERTIFICATIONS

-AHERA Building Inspector Refresher, #ON-4644-12813-012223
-AHERA Contractor/Supervisor, #ON-4649-12813-012223
-EPA Lead-Based Paint Risk Assessor, #LBP-R-1234553-1
-8-HR HAZWOPER Refresher, July 2023
-MICA: Asbestos Identification Using Polarized Light Microscopy, 2017

SPECIALIZED TRAINING

-First Aid/CPR/AED

HIRE DATE

August 2017

EXPERIENCE & RESPONSIBILITIES

McKenzie Wenger is a professional who has worked in the environmental testing and consulting industry since August 2017. She currently serves as a Project Environmental Scientist and conducts Phase I Environmental Site Assessments (ESAs), asbestos surveys, lead-based paint surveys, and assists with environmental due diligence and industrial hygiene projects. She also has a diverse background with an emphasis in asbestos bulk sample analysis via polarized light microscopy.

PROJECT EXPERIENCE

City of Phoenix, Assessments – Phoenix, Arizona

On-call contract with the City of Phoenix to provide ESA services for various departments including Street Transportation and Public Works. This work was performed as part of due diligence evaluations for real estate transactions. The Phase I ESA scopes typically included following the ASTM 05, ASTM 13, ASTM 21, and All Appropriate Inquiry standard. The scopes of work included asbestos assessment to address the client's need for hazardous materials assessment services associated with the demolition and renovation of City-owned buildings.

City of Phoenix, Assessment and Remediation – Phoenix, Arizona

Provided on-call contract services for the City of Phoenix to provide asbestos and lead-based paint assessment and abatement oversight services to address the City's growing need for hazardous materials assessment services associated with the demolition and renovation of City-owned buildings.

Arizona State University, Compliance – Various Cities, Arizona

Conducted stormwater monitoring events for compliance with the MS4 AZPDES permit.

SUMCO Phoenix, Monthly Surface Sampling Surveys – Phoenix, Arizona

Project Role: Completed reports and spreadsheets of analytical results and compared results to previous measured surface levels and the SUMCO's internal standard. Measured employee exposures were compared with regulatory and voluntary occupational health exposure standards and guidelines.

Nationwide, Compliance – Scottsdale, Arizona

Conducted an inspection of petroleum product storage to create a Spill Prevention Controls and Countermeasure (SPCC) plan for aboveground storage tank and generator facilities in accordance with EPA 40 CFR 112.

Various Projects – Various Cities, Colorado

Assisted in performing multiple Phase I ESAs throughout Colorado. Activities included site reconnaissance, historical evaluations, federal, state, and local government file review, and preparation of reports documenting findings of investigations in comparison with State regulations. Projects have included portfolios of commercial sites.

Confidential Client, Asbestos Survey – Chandler, Arizona

Conducted bulk sample survey of buildings to determine if building materials that were scheduled to be disturbed as part of ongoing renovation and upgrade projects contained hazardous materials. Identified materials that would be affected and collected bulk samples for analysis. Completed Chain of Custody and sent samples to analytical laboratory.

City of Mesa, Asbestos Abatement Oversight – Phoenix, Arizona

Served as a building inspector on numerous building inspection and abatement projects for the City of Mesa. Responsibilities included client management, asbestos sampling, abatement oversight, air clearance and report generation.

MCKENZIE WENGER

Asbestos Laboratory Services-Laboratory Analyst

Responsibilities included general maintenance and daily calibration of analytical equipment; mounting bulk asbestos samples in compliance with Standard Operating Procedures; Sample log-in and chain-of-custody maintenance throughout sample analysis; Maintenance of laboratory cleanliness and contamination control; Inventory and organization of laboratory supplies including analytical solvents and reagents; Analysis of bulk asbestos samples using Polarized Light Microscopy (PLM).

Asbestos Laboratory Services-Quality Assurance/Quality Control Monitor

Assigned analysts to analyze proficiency testing samples and established a system for effecting blind analysis of such samples. Monitored results, resolved related problems or deficiencies. Maintained record keeping system. Identified critical factors to be charted, developed and supervised process for assignment (or blind analysis) of duplicated analyses. Monitored analyst compliance with QA/QC program and documented and resolved deficiencies. Handled analysts' questions on QA/QC related problems. Provided QA/QC program orientation to new analysts. Mrs. Wenger provided monthly formal summary reports on percentage of QC samples analyzed, reference samples analyzed, daily blank samples analyzed, and calculated percent error of analysis per month.

TERESA HARRIS

PRINCIPAL SCIENTIST

Office Location

Tempe, AZ

Education

BS, Geology, 1988, University of Oklahoma, Norman, Oklahoma 1988

Certifications

Certified Stormwater Inspector, National Stormwater Center, since 2014

Environmental Manager, Nevada Department of Conservation and Natural Resources, #1804, Current since 2003

Certified USEPA AHERA Building Inspector, #5440, Current since 1988

Certified USEPA AHERA Management Planner, #5467, Current since 1988

Certified USEPA AHERA Contractor/Supervisor, #5601, Current since 1995

Specialized Training

HAZWOPER, Current since 1992

USEPA Groundwater Assessment since 2011

Professional Affiliations

Arizona Women's' Envirolink - President

Arizona Forward - Chair Healthy Communities & Sustainable Growth Committee

American Institute of Professional Geologists (AIPG) - Arizona Chapter

Years of Experience

20

Atlas Hire Date

7/2016

EXPERIENCE & RESPONSIBILITIES

Teresa Harris has more than 20 years of environmental consulting experience, specializing in environmental compliance, permitting, and planning. Her role in the Arizona Office is to support public and private sector clients with regulatory compliance issues and resolution. As a Principal Scientist with Atlas, she manages individual projects as well as large property portfolios for environmental risk identification, mitigation, and land redevelopment for the private and public business sectors. Ms. Harris leads Atlas' Brownfield practice in the West. In this capacity, she assembles multi-disciplined teams of specialists, both within Atlas' 3,500 nationwide talent, and outside specialty contractors. Ms. Harris' experience includes directing environmental investigations, remediation services, due diligence assessments, subsurface investigations, hazardous waste management, water quality analysis, and assisting State and Municipal clients with technical grant applications and execution of environmental assessment and remediation efforts.

As a Principal Scientist, she oversees environmental compliance projects and supports litigation efforts associated with a variety of environmental regulations and media. Recent litigation support efforts focused upon hazardous waste regulations under the Resources, Conservation and Recovery Act (RCRA) as well as local jurisdictional applicability. Her experience is varied and emphasizes environmental Solid and Hazardous Waste compliance, Storm Water compliance, Oil Pollution Act/SPCC compliance, Environmental Training, EPCRA Tier II compliance, Litigation Support and Pollution Prevention.

SELECTED GRANT AND FEDERALLY FUNDED PROJECT EXPERIENCE

U.S. NEPA EA and Remedial Action Implementation | Military Reservation, Texas

Ms. Harris recently received a Findings of No Significant Impact (FNSI) on a National Environment and Planning Agency (NEPA) Environmental Assessment for a proposed remediation of a pipeline spill on a military base. She now oversees the remediation of 370,000-gallon surface spill of gasoline via Soil Vapor Extraction (SVE)/all-electric catalytic oxidizer (ECAT) system. In the capacity of project manager, she supports the interests of the private pipeline operator, and regularly interacts with US Military personnel, Texas Commission of Environmental Quality (TCEQ) representatives, municipal representatives, and local business stakeholders. She additionally coordinates multi-disciplined internal Atlas teams and outside subcontractors to accomplish project goals.

Assessment and Remediation, Petro-chemical Pipeline Release, Military Base, Texas County, Texas

Ms. Harris continues to serve as the project manager of the remediation of a pipeline release of petro-chemical fuel product. Ms. Harris took over the pipeline remediation project in 2012 because the client desired increased efficiencies and optimization of regulatory closure. The client is a national pipeline operator and the release occurred within a United States Military Reservation in the arid southwestern United States. More specifically, the release occurred near the US Military's artillery range. Since Ms. Harris

took over the project management the initial emergency release response has been completed, the release more fully characterized, and a remediation design has been developed and vetted with the US Military, the TCEQ, and the internal pipeline organization. The remediation design is soil-vapor extraction constructed within an explosion proof, three-sided earthen berm. Under Ms. Harris' supervision, the NEPA Environmental Assessment of the "proposed action", or remediation, has been conducted and is currently undergoing review by Military NEPA specialists. The NEPA Assessment included cultural resources, biological, view-shed and sensitive receptor assessments. This is an on-going project.

Well Plug and Abandonment, Confidential Energy Firm, West Texas

Ms. Harris has managed pipeline release remediation projects for a large North American energy firm since 2011. In this capacity, she has overseen the plug and abandonment of seventeen (17) former wells located in remote arid environments. These well abandonments included downhole video-logs to determine well physical condition details before plug and abandonment activities. Video evidence was reviewed to ensure that proper amount and mixture of plugging mud was used. This is a critical step to prevent movement of other fluids into or within borehole. Each well was marked with a metal wellhead closure cap and GPS coordinates were documented so that the closed wells could be relocated within the remote desert area. All wells were closed according to client specifications, industry standards and local jurisdictions. The surrounding ground surface was restored.

ARIZONA FUNDED PROJECT EXPERIENCE

Project Manager, Asbestos, Lead-based Paint, Microbial Impact Assessment & Remediation, Historic Belmont Hotel, Town of Superior, Arizona

Ms. Harris acted as the contract negotiator and the Project Manager. The project was conducted under an Arizona Department of Environmental Quality (ADEQ) Brownfields grant. Atlas conducted an asbestos survey, lead-based paint survey, indoor air quality, and microbial survey at the former Belmont Hotel located at 271 Main Street in Superior, Arizona. This multi-media assessment was requested by the Town of Superior in preparation for renovation of the building to serve as offices or mixed use with restaurant/bar on the ground floor and offices above. The building is a 2-story building with a false story created between the first and second floors. This survey was conducted by USEPA AHERA Building Inspectors and USEPA Lead Risk Assessors. Atlas identified a single asbestos-containing material (ACM), the floor tile and mastic throughout the first-floor area. The material was abated by an asbestos abatement contractor. Atlas conducted clearance sampling and determined that airborne fiber concentrations were below the re-occupancy guidelines and that all identified ACM had been removed.

Lead-based paint testing was conducted using a XRF lead detector and collection of lead-paint chips. Atlas also collected surface wipe samples from the exterior surfaces of the building. The front, north side, exterior wall had detectable concentrations of lead. The surface sampling indicated that the lead was surface contamination, likely due to mining activities in the area. No lead-based paint was identified at the site. Atlas did identify that the lead counterweights for many of the original windows were still in place inside the walls.

The indoor air quality survey was conducted in response to the complaint from former tenants of headaches and allergy-like symptoms when working in the building for any extended period. The visual survey indicated that there were openings in the building envelope, especially around many of the windows. A borescope was used to look at the interstitial space between the concrete exterior walls and the framed interior drywall wall systems. Atlas presented remediation recommendations for the building including removal of mold-impacted building materials and replacement of the windows, as well as assisting Superior with remediation technical bid solicitation. The building was remediated by an ADEQ-approved Asbestos and Lead Contractor with microbial remediation capabilities. Atlas conducted visual and analytical clearance air sampling that showed indoor airborne concentrations were similar to outside, ambient concentrations. The windows were replaced, eliminating the avenue for future water intrusions. The building is now under contract to a private business that intends to operate The Belmont as a Bed and Breakfast.

Project Manager, ADEQ Brownfields Assessment, Kingman, Arizona

Ms. Harris served as the Project Manager of the asbestos, lead-based paint and hazardous materials survey conducted under the ADEQ Brownfield Grant awarded to Mohave County. The subject property was a 200,000 square foot building known as the former Arnold Plaza, which was constructed in three separate phases beginning in 1963, with subsequent expansions in 1982 and 2005. The first phase of the project was to survey the property for asbestos, lead-based paint, and hazardous materials. This phase was completed in late 2016 and followed with the abatement of identified materials. During the final phase, Ms. Harris managed the abatement clearances and documentation of completion efforts. The abatement of the Arnold Plaza was completed, and the final close-out documentation submitted in February 2017. The assessment and subsequent abatement work was funded by the ADEQ Brownfield Grant Program. The purpose of the work was to help the County move forward with plans to sell Arnold Plaza to the Jerry Ambrose Veterans Council, who will remodel the building for use as a veterans' services facility.

Project Manager, WIFA Grant Development, Town of Camp Verde, Arizona

Ms. Harris was the Project Manager of the Water/Wastewater Master Planning project for the Town of Camp Verde, Arizona. She worked with the Town's Finance Department to develop the Technical Grant Application submitted to the Water Infrastructure Finance Authority of Arizona (WIFA). The grant was awarded, and Ms. Harris oversaw the Plan

development. The Plan addressed the Community's water/wastewater master plan for the annexed area of approximately 300 acres along Highway 280.

SELECTED ENVIRONMENTAL COMPLIANCE EXPERIENCE

[Project Manager, Compliance Assessment, Lead-based Paint Survey and Compliance Strategy Development, Katten Muchin Rosenman LLP, 12-Acre Residential Housing Complex, Confidential Location](#)

Ms. Harris served as the project manager of this project which was conducted under Client Attorney Privilege. Ms. Harris assembled the team of Atlas environmental and industrial hygiene specialists to evaluate a multi-family housing complex for lead-based paint regulatory compliance. The 10+ acre property was developed prior to 1978 and was 80% occupied. Atlas provide regulatory compliance consultation as well as lead-based paint survey efforts in support of potential litigation. Our efforts included an in-depth review of available facility documentation in comparison to 40 CFR 745; TSCA sections 402/403/404; Section 1018 of Title X; and the U.S. Department of Housing and Urban Development (HUD) Guidelines. Atlas' initial efforts were to determine potential data gaps in property compliance records and develop an efficient strategy for strengthening the property's compliance records as well as developing a straightforward Renovation, Repair and Painting Program for property maintenance staff.

[Natural Gas Wellfield Permitting, Confidential Client, Near St. Johns, Arizona](#)

Ms. Harris reviewed the client's well closure plan and sampling analyses plans (SAP) in conjunction with the ADEQ expedited Aquifer Protection Permit program. Project involved extensive review of existing historic well data, previous environmental investigations and ADEQ historical documents Prepared memoranda documenting review of records, critical data gaps and made recommendations for further assessment where appropriate.

[Stormwater Compliance, Multiple Locations, Arizona](#)

Ms. Harris began to support the Arizona State University's stormwater management program in 2004. In the subsequent years, she has supported ASU's stormwater management program's transition from a disposal-based approach to stormwater management to the current capture and re-use approach. Ms. Harris continues to work closely with several ASU departments including Facilities, Grounds, Transportation, Environmental Health & Safety (EH&S), Asset Management and Capital Programs Management Group (CPMG) to develop and refine the Stormwater Management Program to meet the challenges of a quickly growing university. The regulatory focus has been the Arizona Department of Environmental Quality (ADEQ) Arizona Pollutant Discharge Elimination System (AZPDES) general permit No. AZG2016-002 (current). This general permit covers stormwater discharges from Small Municipal Separate Storm Sewer Systems (MS4s). ASU has been operating as a Small MS4 for over a decade. ASU is the largest public University in the United States. The three permitted campuses Tempe Main, Phoenix West, and Mesa Polytechnic comprise a total 1,513 acres.

[Permit Compliance Audit Support, Arizona State University, Tempe, Mesa & Phoenix, Arizona](#)

ASU was audited by the ADEQ in April 2016 and recently in June 2021. Ms. Harris met with ASU leadership to frame the upcoming audit, answer questions and or concerns. She also attended the full two-day audit with ASU CPMG, ADEQ, and campus construction contractor representatives. ASU's audit results were generally positive, with suggestions for enhancement of the program. No program deficiencies were noted. Following the receipt of the Audit results, Ms. Harris formulated the draft response and timelines for implementation of suggestions.

[Project Manager, Litigation Support, RCRA Compliance Strategy Development, Katten Muchin Rosenman LLP, Former E-waste Recycling Facility, Confidential Location](#)

This project was conducted under Client Attorney Privilege. Ms. Harris assembled the team of RCRA and lead-dust compliance specialists to evaluate a 100,000+ square foot warehouse, which had previously been used as an electronic water recycling facility. Ms. Harris and her team reviewed previous dust sampling evaluations conducted by a series of environmental consultants and conducted a site walk of the warehouse to develop alternative approaches to RCRA compliance as well waste disposal options and cost estimates. Ms. Harris' primary focus was controlling the impact of lead/metal dust during the removal of partially dismantled electronic equipment. Ms. Harris worked in close collaboration with Atlas' Andrew Petty, CIH, to develop a waste transportation/minimization plan as well as an ambient air quality monitoring program. The developed strategy for controlling airborne lead hazards focused upon 1. Preventing lead from becoming airborne; 2. Reduction/elimination of airborne lead; 3. Site Worker Protection; and 4. Preventing impact to the environment during transportation.

[Chemical and Manufacturing, Environmental Compliance Assessments, Several Located Across the United States.](#)

Ms. Harris has a long-term client relationship with a top ranking inter-national environmental law practice. Since January 2016, she has managed the environmental due diligence assessments associated with the potential acquisition of chemical

storage and manufacturing businesses. The environmental due diligence assessments were conducted under the terms of “client attorney privilege” and non-disclosure agreements. Assessments included Comprehensive Environmental Response Compensation and Liability Act (CERCLA), Emergency Planning and Community Right-to-Know Act (EPCRA) Tier II, Occupational Safety and Health Administration (OSHA), and RCRA compliance audits of chemical storage, and manufacturing businesses in a variety of U.S. jurisdictions and under strict timelines and budgets. Ms. Harris has provided litigation support services to this same client as it related to U.S. EPA Lead Renovation, Repair and Painting (RRP) Program. The Lead RRP Program litigation support included conducting surveys of multi-family housing properties and interacting with local and State regulatory authorities.

SELECTED WATER RESOURCES EXPERIENCE

[Project Manager, Wastewater Master Planning and Public Participation, Arizona City Sanitary District.](#)

Ms. Harris attended numerous Sanitary District Meetings to provide technical support the District staff. Ms. Harris managed the Wastewater Master Plan Update for the Arizona City Sanitary District, located within Pinal County. The study area was a largely residential developed 100-acre sanitary district located in Arizona City, Pinal County, Arizona. The technical services focused on identifying and prioritizing necessary wastewater infrastructure expansion to facilitate the current and future growth of the community. The resulting Wastewater Master Plan Update is the Arizona City Sanitary District's planning tool to outline a necessary program of improvements, provide technical support necessary to acquire future infrastructure financing and as a guide to implement the next phase of capital improvements. All work was consistent with the requirements for wastewater facilities as set forth in Arizona Administrative Code (AAC) Title 18, Chapter 9. Article 3, Part A (R18-9-317).

RENEWABLE ENERGY DEVELOPMENT

[Permit Feasibility Analysis, Confidential Solar Energy Client, Southeastern Arizona](#)

Ms. Harris acted as the Arizona technical lead of a multi-disciplined team which provides a full suite of consulting and engineering services for the solar energy industry, from initial siting and permitting phases through engineering and construction. Ms. Harris served as the project manager for the feasibility studies associated with solar power generation site selection. The scope included Right-of-Way (ROW) application support, Plan of Development (POD) preparation, permit feasibility analysis, agency coordination, and permitting tasks.

[Project Manager, Critical Issues Analysis \(CIA\), Confidential Solar Energy Client, Yuma County Arizona.](#)

Ms. Harris was the project manager of a series of due diligence land studies associated with potential development for solar power, Yuma County, Arizona. Studies included water resource availability, constructability of proposed solar power generating technology and availability of sunlight.

[Project Manager, Evaluation of Solar Technology Feasibility, Confidential Solar Energy Client, La Paz County Arizona.](#)

Ms. Harris was the project manager of a solar technology feasibility study prepared in support of an Arizona State Land Department land lease application.

JULIE POWERS

ENVIRONMENTAL DEPARTMENT MANAGER

OFFICE LOCATION

Tempe, Arizona

EDUCATION

MBA., Business
Administration, Ottawa
University 2005

BS, Construction, Arizona
State University, College of
Engineering & Applied
Sciences, 1993

CERTIFICATIONS

Lead Inspector/Risk Assessor
Certification, since 2006

EPA/AHERA Building
Inspector Certification, since
1996

EPA/AHERA Management
Planner Certification, since
1996

EPA/AHERA Contractor
Supervisor Certification, since
2006

EPA/AHERA Project
Designer Certification, since
2012

SPECIALIZED TRAINING

OSHA 40-Hour HAZWOPER
Certification

OSHA 8-Hour HAZWOPER
Site Supervisor Certification

OSHA 30-Hour Construction
Safety & Health Training

Niton XRF Analyzer,
Manufacturer Certificate of
Training

RMD XRF Analyzer,
Manufacturer Certificate of
Training

**PROFESSIONAL
AFFILIATIONS**

Environmental Professionals
of Arizona (EPAZ)

HIRE DATE

11/2004

EXPERIENCE & RESPONSIBILITIES

Julie Powers is an Environmental Professional with nearly 30 years of experience in the environmental industry. Specific experience includes department management, client management, project management, senior reviews, managing and performing projects that include but not limited to: Phase I Environmental Site Assessments (ESAs), Limited Phase II ESAs, Hazardous Materials Surveys, Asbestos Surveys, Asbestos Abatement Oversight, Housing and Urban Development Lead Inspections Risk Assessments, Lead Clearance/Stabilization Oversight, Radon Surveys, Microbial/Water Intrusion Surveys, Property Condition Assessments (PCA), Drywell Investigations, Spill Prevention Control and Countermeasure (SPCC) Plans, Brownfield Sampling Analysis Plans (SAP), historical research, interviews of on-site personnel, data interpretation and technical report preparation of written reports to clients. Ms. Powers also has experience in Indoor Air Quality evaluations, facility audits, site decommissioning/close-out activities and soil and groundwater remediation activities. She has performed site supervision during magnetometer surveys, ground penetrating radar surveys, soil vapor surveys and environmental drilling. Additional responsibilities include proposal preparation, health and safety plan reviews and development of statements of qualifications.

Ms. Powers serves as a Senior Reviewer of technical reports, works with Senior Project Managers to ensure project coverage and implement workload leveling, and mentors junior staff. Ms. Powers also serves as the Client Manager/Project Manager for two City of Phoenix contracts for On-Call Environmental Site Assessments (ESA) and for On-Call Asbestos and Lead-Based Paint Services. She performs project, portfolio and program management for the City of Phoenix, Public Works Environmental Services Contract, Public Works Asbestos and Lead Contract. Ms. Powers also serves as the Client Manager for Arizona/Florida Oil Holdings Site Investigations and Natural Attenuation Groundwater Monitoring on-going projects. She maintains relationships with Atlas National Client Managers to ensure staffing of local ESA and/or Property Condition Assessment (PCA) portfolios.

PROJECT EXPERIENCE**City of Phoenix, Phase I/II ESAs –
Phoenix, Arizona**

Since 2005, Ms. Powers has served as the Client Manager, Contract Manager and Project Manager for the City of Phoenix Environmental Site Assessment On-Call Contract, which is utilized for Phase I/II ESAs. The contract has also been utilized for the Light Rail Program, Neighborhood Services, Water Services and Environmental Program for the acquisition of properties and right-of-ways. Scopes of work have included Phase I ESAs, Limited Phase II investigations such as soil sampling and geophysical surveys, Brownfield projects and SPCC plans. This contract has also been used by other municipalities for brownfields work.

**City of Phoenix, Asbestos/Lead –
Phoenix, Arizona**

Since 2008, Ms. Powers has served as the Client Manager, Contract Manager and Project Manager for the City of Phoenix Asbestos and Lead Paint On-Call Contract, which is utilized by multiple City Departments. Atlas has provided asbestos

and lead-based paint assessments, abatement oversight and lead-paint stabilization services to address the City's growing need for hazardous materials assessment services associated with the demolition and renovation of City-owned buildings. Atlas has also assisted with microbial, indoor air quality and Covid 19 guidance, under this contract.

**Chemical Plant, Assessment – Cedar
City, Utah**

Project Role: Served as the Site Assessor and Environmental Professional that conducted a Phase I ESA at an Electrochemical Company site area that consists of approximately 258 acres, located within a larger 5,000 acre parent parcel. The site consisted of three chemical manufacturing facilities. There were approximately 67 buildings /structures totaling approximately 255,500 square feet on the property that were constructed from 1988 to 1993. Atlas provided an environmental baseline report for the current property owner. Atlas discovered multiple spills undergoing remediation, and a historical spill that had been remediated to state standards.

KEY PERSONNEL

Albertsons LLC, Assessment – Phoenix, Arizona

Project Role: Performed a Phase I ESA on a 10.2-acre Water Quality Assurance Revolving Fund (WQARF) site located at 16th Street and Camelback Road. The Phase I ESA was performed to provide CERCLA innocent land owner defense in accordance with the ASTM standard. The Phase I ESA process included: a site inspection documented by photographs; historic review of aerial photographs, city directories, and topographic maps; interviews with regulatory agencies, service personnel, owners and/or owner representatives; federal and state regulatory agency database research; development of conclusions and recommendations; and, a comprehensive written report. Additionally, the Phase II included: the review of 20 previous environmental reports; a limited asbestos survey, oversight for a backhoe trench excavation and pipe tracing activities; and review of ADEQ remedial project files on the 16th Street & Camelback WQARF site. Recommended contracting a certified asbestos abatement consultant prior to any renovation or demolition activities, and a soil gas survey in the former dry cleaning facility area.

DiNapoli Capital Partners, Assessment – Phoenix, Arizona

Project Role: Served as **Site Assessor and Environmental Professional** that conducted a Phase I ESA at a prominent downtown hotel. It was discovered that the property lies within the boundaries of the groundwater contamination plume emanating from the Motorola 52nd Street National Priorities List site. A concern existed for vapor intrusion into the building. It was also discovered that a portion of the basement of the building formerly housed a drycleaning unit that used perchloroethylene. Conducted a Vapor Intrusion Assessment of the indoor air of the structure to determine if chemical vapors of concern associated with the aforementioned National Priorities List site were present and communicated with the client prior to publishing the report that a Phase II investigation would be required to verify whether or not the old drycleaning unit was a source of contamination to the subsurface. Consequently, the client was able to present this information to the property owner, who made a previously conducted Phase II available that had already addressed this issue. This communication throughout the course of the Phase I ESA eliminated the need for recommending further investigation at the property, which saved the client unnecessary costs.

U.S. Air Force Southwest Division Naval Command, Assessment – Yuma, Arizona

Project Role: Prepared two Aquifer Protection Permit (APP) applications for drywells and wash rack basins at the Marine Corps Air Station (MCAS) and Cannon Complex and one overall Best Management Practices Plan (BMPP) for drywells in industrial areas at the MCAS and Cannon Complex which were submitted to ADEQ for approval. This application included site reconnaissance, interviews with on-site personnel, assessment of existing on-site drywells, review of

sampling investigations and preparation of the APPs and BMPP.

Oglebay Norton Industrial Sands Inc., Assessment – Buckeye, Arizona

Project Role: Served as the Senior Project Scientist of a three person team that performed a Brief Environmental Compliance Review in connection with the acquisition of Wesco Minerals, LLC. The site consisted of four different areas: Pit Site, Plant Site, Test Drill Site and unpaved roadways connecting these three areas. ATLAS identified incidents of non-compliance and provided appropriate corrective actions by reviewing the following environmental program areas at the site: United States Army Corps of Engineers Section 404 Permit of the CWA; Arizona Pollutant Discharge Elimination System Permit; ADEQ Aquifer Protection Permit; SWPPPs; Spill Prevention Control and Countermeasures Plan; Septic Tank Permits; Maricopa County Floodplain Use Permit; Maricopa County Planning and Development Department Certificate of Exemption; Mine Safety and Health Administration identification number; Maricopa County Earth Moving Permit; and, General Air Emissions Compliance. Prepared a written report and table of findings, which noted the summary of findings, applicable federal, state or county regulation, conclusions and relative priority for each environmental program reviewed.

General Electric, Remediation – Albuquerque, New Mexico

Project Role: The South Valley Superfund Site covers about two square miles south of Albuquerque, New Mexico. Served as the database administrator for quarterly and annual groundwater sampling events for both the shallow and deep zone groundwater remediation system. Chemicals of concern included VOC and Resource Conservation and Recovery Act (RCRA) metals. Coordinated and ensured data validation was performed and prepared quarterly and annual quality assurance reports, which included comparing analytical results to the established Applicable, or Relevant and Appropriate Requirements. Maintained and updated the Access database. Created the standard operating procedures for the data management for the Quality Control maintenance, manual entry, lab results importing activities, and generation of quarterly and annual database reports.

Arizona Public Service, Assessment – Various Cities, Arizona

Project Role: Served as the Project Scientist, primary report author and report reviewer for Phase I ESAs conducted at 14 electrical substations located throughout Arizona. Obtained project information, coordinated site visits, and provided information to staff geologists and engineers assigned to the project. The Phase I ESA process included: a site inspection documented by photographs; historic review of aerial photographs, city directories and topographic maps; interviews with regulatory agencies, service personnel, owners and/or owner representatives; federal and state regulatory agency database research; development of conclusions and

KEY PERSONNEL

recommendations; and, a comprehensive written report. The Phase I ESAs were performed to provide the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) innocent land owner defense in accordance with ASTM standards

Arizona Department of Environmental Quality, Construction Oversight – Phoenix, Arizona

Project Role: The 19th Avenue Landfill Site is located in an industrial area of Phoenix, at the southeast corner of 19th Avenue and Lower Buckeye Road. The Site covers 213 acres of land, of which the major part containing 200 acres is referred to as Cell A, and located on the north side of the Salt River channel. The remainder of the landfill Cell A-1 is located south of the river channel. Performed construction oversight services as a representative of the ADEQ which included: a weekly site inspection documented by photographs, a weekly verbal report to the ADEQ project manager on the status of the project, the attendance of a weekly meeting at the project site for all participating contractors.

MetLife Real Estate Investments, Assessment – Phoenix, Arizona

Project Role: Served as the Field Technician of the Esplanade I & II property, which consists of three irregular shaped parcels with approximately 3.86 acres of land located east of the southeast corner of North 24th Street and East Camelback Road. The property is improved with two 11-story office buildings, which include Tower I with 265,071 square feet, Tower II with 265,080 square feet and three single-story retail buildings, which include 9,405 square feet, 9,400 square feet and 11,223 square feet. The property buildings are part of the 19.55 acre Camelback Esplanade complex. Provided costs for immediate repair needs and operations and maintenance work over a five year term.

Greystar Real Estate Partners, Assessment – Phoenix, Arizona

Project Role: Served as the Project Scientist during a long-term testing event in which alpha-track testing devices were placed in apartment units for a period of 92 days, retrieved and submitted to a laboratory for analysis. Results indicated that radon was identified above the EPA established action level and mitigation was recommended.

Prudential Mortgage Capital Company, Assessment – Scottsdale, Arizona

Project Role: Served as the Field Lead of a three person team for the 49 building facility situation on a generally irregular-shaped land parcel of approximately 65.4 acres, and prepared the PCA report. The Fairmont Princess is a resort comprised of the Central Complex (Building Group No. 1), which consist of 13 interconnected buildings denoted as Buildings A through F, the Casitas (Building Group No. 2) which consists of 14 buildings, The Villas (Building Group No. 3) which consists of 14 buildings, and the Site Buildings (Building Group No. 4) which consist of 8 buildings. The Fairmont Hotel has 651 guest rooms. The total gross floor area of this property is approximately 668,121 square feet. Provided costs for immediate repair needs in excess of 1.5 million dollars and operations and maintenance work over a seven year term.

City of Phoenix Aviation Department, Assessment – Phoenix, Deer Valley and Goodyear, Arizona

Project Role: Assisted with the storm water program and annual inspections for PSHIA, Deer Valley Airport and Phoenix Goodyear Airport. This included assisting with quarterly rainwater sampling events at each of the airports. Ensured that the storm water pollution prevention plan (SWPPP) complies with a storm water National Pollutant Discharge Elimination System permit and applicable requirements of 40 Code of Federal Regulations Part 122.



APPENDIX J
SCOPE OF WORK

ATTACHMENTS

PHASE I ESA SCOPE OF SERVICES

The proposed Phase I ESA will be conducted in general accordance with the ASTM Standard Practice E1527-21, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. The purpose of the ESA will be to identify *recognized environmental conditions* in connection with the Subject Property at the time of the site reconnaissance. The scope of ESA will include an evaluation of the following:

- The User's responsibilities will be described as they relate to the "*all appropriate inquiries*" Final Rule (40 CFR Part 312).
- Physical setting characteristics of the Subject Property through a review of referenced sources such as the most recent 7.5-Minute Topographic Map (or equivalent) showing contour lines, geologic, soils, and hydrologic reports.
- Information in ASTM-specified environmental agency databases and local environmental records within the ASTM-specified approximate minimum search distance from the Subject Property.
- Regulatory Agency File and Records Review, consisting of conducting a file review (i.e., via Freedom of Information Act (FOIA) request or alternative method/source) of pertinent regulatory files and/or records associated with the standard government environmental record sources for the Subject Property and adjoining properties, as warranted by the findings of the ESA. If additional fees are required to complete the Regulatory Agency File and Records Reviews, Atlas will advise Client and seek written authorization for the additional services and fees.
- Interviews with past and present owners, operators, and occupants of the Subject Property, and state and/or local government officials to obtain information indicating *recognized environmental conditions* in connection with the Subject Property.
- Usage of the Subject Property, adjoining properties, and surrounding area through a review of the standard historical sources, aerial photographs, fire insurance maps, city directories, topographic maps, and additional reasonably ascertainable records, including building department records, interviews, property tax files, zoning/land use records, and other historical sources (e.g., miscellaneous maps, news articles, books about the history of the area being researched, imagery, land title records, prior reports).
- Observations and interviews regarding current Subject Property usage and conditions, including the use, treatment, storage, disposal, or generation of hazardous substances, petroleum products, hazardous wastes, non-hazardous solid wastes, and wastewater.
- Observations and interviews regarding usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the Subject Property.
- Preparation of a written report that includes findings, opinions, conclusions, and supporting documentation.

Client has directed the following significant additions, deletions, or deviations to ASTM Standard Practice E1527-21 for the proposed ESA. Client acceptance of this proposal confirms its awareness that such changes may result in a data gap being identified in the report and may impact their ability to use the report to help qualify for Landowner Liability Protections (LLPs) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). Unless otherwise indicated below, Client will provide Atlas with the results of Client's review of reasonably ascertainable land title and judicial records for Environmental Liens or Activity and Use Limitations (AULs) per E1527-21, Section 6.2.

CLIENT DIRECTED ADDITIONS, DELETIONS, OR DEVIATIONS TO ASTM STANDARD PRACTICE E1527-21 (ONLY CHECKED ITEMS APPLY)
☒ Atlas will review reasonably ascertainable records for Environmental Liens or AULs (back to 1980)
☐ Atlas will not review land title or judicial records for Environmental Liens or AULs
☐ Include Client or other scope of work guidance document entitled:
☐ Other:

ADDITIONAL ENVIRONMENTAL SERVICES (ASTM NON-SCOPE CONSIDERATIONS)

The scope of the proposed ESA will include consideration of the following environmental issues or conditions that are beyond the scope of ASTM Standard Practice E1527-21 only when specifically referenced in the proposal:

- Limited Mold Screen to report the findings of a baseline survey of readily observable mold and conditions conducive to mold on the Subject Property identified by limited interview, document review, and physical observation and to provide an opinion on whether an identified condition warrants further action. The interview is limited to at least one knowledgeable person from property management or engineering staff. The document review is limited to only those relevant documents made readily available to Atlas in a timely manner. The physical observations will be limited to certain Heating, Ventilation, and Air Conditioning (HVAC) system areas and other readily accessible building areas likely to become subject to water damage, plumbing leaks, and flooding. Unless noted otherwise herein, Atlas will observe a representative number of HVAC equipment room(s) and readily accessible mechanical rooms. Also, unless noted otherwise, Atlas will observe readily accessible areas of the basement (or lowest level), the top floor, the roof (including any penthouse areas) and at least one mid-level floor (if applicable). For multi-story buildings, the total number of floors observed (inclusive of those already mentioned) is intended to be up to 10% of the total number of floors (if readily accessible). For hotel and multi-family buildings, Atlas will target the lowest and highest levels and roof as described above and up to 10% of units, including one per floor if readily accessible. The Limited Mold Screen will not include destructive methods of observation. No sampling or laboratory analyses will be conducted. The Limited Mold Screen service as described herein will be limited in scope and by the time and cost considerations typically associated with performing a Phase I ESA. No method can guarantee that a hazard will be discovered if evidence of the hazard is not encountered within the performance of the Limited Mold Screen as authorized and that opinions and conclusions must, out of necessity, be extrapolated from limited information and discrete, non-continuous data points.
- Limited Asbestos Screen (LAS) survey consisting of a limited baseline survey to evaluate the presence of asbestos-containing materials (ACMs) in major building systems within the interior of Subject Property buildings. The LAS includes an interview of a designated knowledgeable person and review of ACM reports and operations and maintenance plans made available to Atlas during the ESA. Atlas will conduct a limited walk-through of the building(s) to observe representative major building systems for suspect materials to the extent they are readily accessible and easily observable. Atlas will collect a limited number of samples of observed suspect ACM using non-destructive sampling methods. Bulk samples will be submitted to a qualified laboratory for analysis using polarized light microscopy (PLM) methodology. The report will include a list of the types of observed suspect ACMs and assumed ACMs. The report will include a table that lists each bulk sample and the sample number, description, location, friability and laboratory result. Based on the results of the survey, the report will include a recommendation as to the need for a more thorough survey and/or an Operations and Maintenance (O&M) program. PLM sample test results reported to contain less than or equal to 1% asbestos will be considered non-asbestos containing. PLM results for non-friable organically bound (NOB) materials such as floor tile reported as non-detect for asbestos should be considered inconclusive unless alternative analytical methods such as point-counting or transmission electron microscopy (TEM) that are beyond the scope of the LAS are used. Suspect interior materials not sampled or analyzed such as asbestos cement products

or flexible duct connectors will be considered assumed ACM. Common exterior suspect materials, such as stucco, sealants, or roofing products are beyond the scope of the LAS and should be considered assumed ACM. Because of the limitations of the survey, estimating quantities or the cost for removal or replacing ACMs are beyond the scope of the LAS. If requested, the LAS may include estimated quantities or costs based on confirmed and assumed ACMs in the areas observed, but any estimates should not be considered an accurate assessment and are not adequate, and should not be used, for pre-demolition or pre-renovation purposes. The LAS is intended to reduce the risk of the presence of ACM within a building, it is not designed to eliminate that risk. It is not a comprehensive asbestos building survey designed for pre-demolition or pre-renovation purposes.

- Visual Observation of Suspect Asbestos-Containing Material (ACM), consisting of providing an opinion on the condition of suspect ACM on the Subject Property based upon visual observation during the site reconnaissance without collection of any bulk samples.
- Radon Screen survey consisting of the placement of short-term testing devices in the lowest occupied level of representative areas. The devices will be placed at breathing air level under normal occupancy conditions. This screening survey is intended to evaluate the potential for elevated levels of radon gas during routine occupancy and the prudence of further action.
- Radon Document Review, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the Subject Property, without the collection of any samples.
- Lead in Drinking Water Screen survey consisting of the collection of initial (first draw) samples from representative cold drinking water faucets in occupied areas. This screening survey is intended to evaluate the potential of elevated levels of lead in drinking water and the prudence of further action.
- Lead in Drinking Water Data Review, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the Subject Property meets or exceeds drinking water standards for lead, without the collection of any samples.
- Lead-based Paint (LBP) Screen survey consisting of a visual assessment of suspect painted surfaces in accessible areas, and x-ray fluorescence (XRF) analysis of representative painted surfaces. Confirmation paint chip samples may be collected for inconclusive XRF readings. The survey will be performed to identify the presence of readily accessible LBP and to develop recommendations as to the need for a more thorough survey and/or an O&M program. The survey will not attempt to sample or fully characterize each painted surface in the areas assessed. Untested painted surfaces will be considered suspect until tested and proven otherwise. This screening survey is not a comprehensive (i.e., United States Department of Housing and Urban Development (HUD)-style) LBP survey, but is intended to identify the presence and condition of accessible LBP in representative areas.
- Visual Observation of Suspect Lead-based Paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the Subject Property and visual observation of the condition of suspect LBP, without the collection of any samples.

- Wetlands Document Review, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the Subject Property is identified as having a wetland. Field identification or delineation of wetlands will not be conducted.
- Flood Plain Document Review, consisting of a review of a reasonably ascertainable flood plain map of the surrounding area to note if the Subject Property is identified as being located within a flood plain. Field identification or delineation of flood plains will not be conducted.
- Tier 1 Vapor Encroachment Screen (VES), consisting of an evaluation of information researched as part of the Phase I ESA process to determine whether a vapor encroachment condition (VEC) exists at the Subject Property. The screening process will be consistent with ASTM E2600-15: Standard Guide for Vapor Encroachment Screening of Property Involved in Real Estate Transactions and includes consideration of: existing/planned use of the target property; type of structures existing or planned for the target property; surrounding area description; federal, state, local, and tribal government records on the target property and for the Area of Concern (AOC) to identify known or suspect potentially contaminated property sources with chemicals of concern on the target property or within the AOC; review of historical records related to prior use of the target property and surrounding properties within the AOC; general physical setting information; identification of significant natural or man-made conduits that can serve as preferential pathways; User-specialized knowledge, experience, and commonly known or reasonably ascertainable information related to the target property and the area within the AOC; and review of other information as gathered as part of the Phase I ESA that is relevant to the VEC determination. The conclusions of the Tier 1 VES will be limited to 1) a VEC exists; 2) a VEC does not exist.
- Contaminants of Emerging Concern, consisting of reviewing available online information related to the spillage or disposal of PFAS-containing substances at the Subject Property or the adjacent properties (i.e., Environmental Working Group PFAS [Per- and Polyfluoroalkyl Substances] Contamination database or the most recent local water quality report).
- Visual Observation of Suspect PCB-Containing Building Materials, consisting of providing an opinion on the condition of suspect PCB-containing building materials on the Subject Property based upon visual observation during the site reconnaissance without collection of any bulk samples.
- Endangered/Threatened Species review, consisting of a review of reasonably ascertainable information pertaining to threatened and endangered species in the Subject Property vicinity available from local, state, and or the U.S. Fish and Wildlife Service Critical Habitat portal online. Copies of information obtained from the U.S. Fish and Wildlife will be included in the report as an appendix.

OTHER SUPPLEMENTAL ENVIRONMENTAL SERVICES

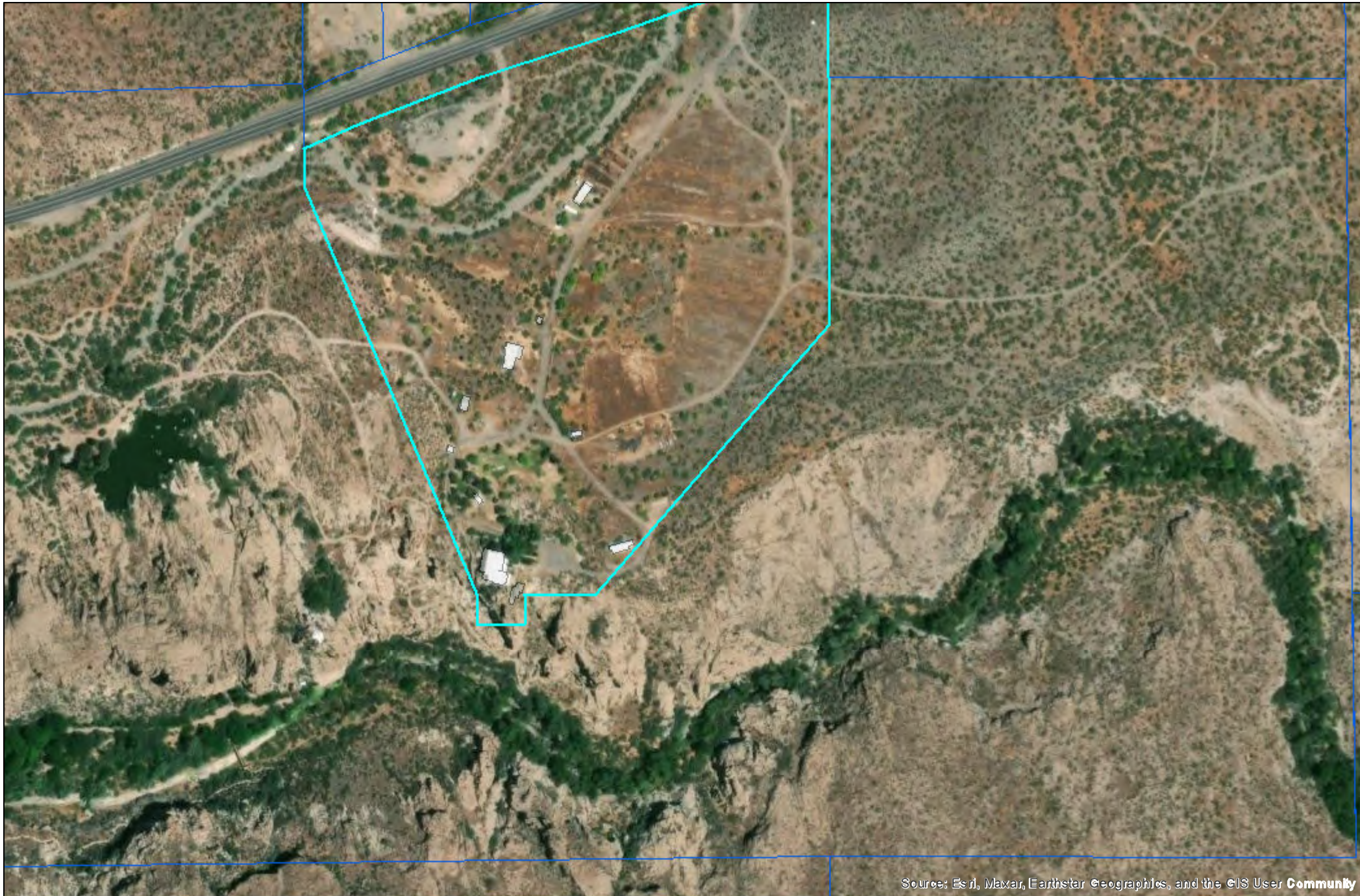
☐ N/A

APPENDIX K

LABORATORY REPORTS

(This Appendix intentionally left blank)

APPENDIX L
OTHER SUPPORTING DOCUMENTATION

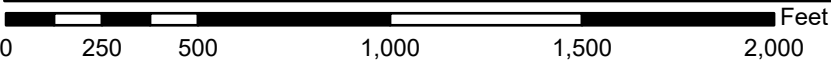


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

National Flood Hazard Layer FIRMMette



111°9'19"W 33°17'2"N



1:6,000

111°8'41"W 33°16'32"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/7/2024 at 11:38 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PINAL COUNTY

ASSESSOR

PARCEL SEARCH

PARCEL DETAILS

PROPERTY INFORMATION	
PARCEL NUMBER	S/T/R
105-13-0020	06/02S/12E
PROPERTY DESCRIPTION	
COMM @ SE CIR IF SEC 6-2S-12E W-600 TO POB CONT W-175 S-70 W-120 N-70 N24DEG W-1065.10 N-140.42 N69DEG E-1409.58 S-933.05 S-41DEG W-902.23 TO POB 32.088 AC	

SUBDIVISION	UNIT	BLOCK	LOT
N/A	N/A	N/A	N/A
PHASE	CABINET	SLIDE	
N/A	N/A	N/A	

OWNER INFORMATION		
PRIMARY OWNER	NAME 2	IN C/O
ARIZONA STATE PARKS BOARD	N/A	N/A
TAX BILL MAILING ADDRESS	PROPERTY ADDRESS(LOCATION)	
1300 W WASHINGTON ST PHOENIX, AZ 85007	38645 E ARBORETUM WAY SUPERIOR, AZ 85173	

DATE OF RECORDING	SALE AMOUNT
Not Given	Not Given

DOCUMENT(S)

- [2008-066969](#)
- [2004-038563](#)

VALUATION INFORMATION

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the [Treasurer's Office website](#).

Tax Year: 2024

TAX AREA CODE:	USE CODE:	PARCEL SIZE	SIZE INDICATOR
1500	9550	32.09	Acres
FULL CASH VALUE	LIMITED VALUE(LVP)	ASSESSED FCV	ASSESSED LPV
\$771,811.00	\$563,768.00	\$0.00	\$0.00
LAND LEGAL CLASS	IMPR. LEGAL CLASS		
02RL-Vacant Land / Non-Profit Imp	Not Given		

IMPROVEMENTS					
IMP	ITEM	CONST YEAR	GRND FLR PERIM	STORIES	TOTAL SQ. FT.
1	Mobile Home	1965	0	2	7020
1	Mobile Home	1965	0	2	7020
1	Mobile Home	1974	0	2	7020

ATTACHED PERSONAL PROPERTY

[View Personal Property Attached to This Parcel](#)

EXEMPTIONS			
WIDOW	WIDOWER	DISABLED	SENIOR FREEZE
No	No	No	No

DISCLAIMER



U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI Map



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

February 21, 2024

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

ARIZONA WATER COMPANY

– 2022 ANNUAL WATER QUALITY REPORT FOR SUPERIOR, ARIZONA, PWSID NO. 11-021 –

This report contains important information about your drinking water.
Este informe contiene información importante sobre su agua potable.
Tradúzcalo o hable con alguien que lo entienda bien.

Arizona Water Company provides groundwater to its Superior customers from wells located near Florence Junction.

All water samples are collected by state-certified employees of Arizona Water Company or by the Arizona Department of Environmental Quality ("ADEQ"). Samples are analyzed by state-certified independent laboratories and the results are forwarded to ADEQ. The following report provides detailed information about the quality of the water delivered to customers. The water supplied by Arizona Water Company complies with all state and federal safe drinking water standards and regulations.

DETECTED WATER QUALITY CONSTITUENTS - GROUNDWATER

Primary Standards							
Water Quality Constituent	Units	MCLG	MCL	Range of Levels Detected		Sample Year	Typical Source of Detected Constituent
Inorganics							
Arsenic	ppb	0	10	5.2 - 6.4	2022	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes	
				Highest Running Annual Average - 5.7			
Barium	ppm	2	2	0.01	2020	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits	
Fluoride	ppm	4	4	0.3	2020	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories	
Nitrate (as Nitrogen)	ppm	10	10	1.4	2022	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits	
Disinfectant / Disinfection Byproducts							
Water Quality Constituent	Units	MCLG (MRDLG)	MCL (MRDL)	Average Level Detected	Range of Levels Detected	Sample Year	Typical Source of Detected Constituent
Chlorine Residual	ppm	(4)	(4)	1.3	0.8 - 1.7	2022	Drinking water disinfection
Haloacetic Acids (five)	ppb	NA	60	6	5 - 7	2022	Byproduct of drinking water disinfection
Total Trihalomethanes	ppb	NA	80	36	31 - 42	2022	Byproduct of drinking water disinfection
Additional Constituents (Unregulated)							
Sodium	ppm	NS	NS	75	75	2021	Unknown
Lead and Copper Monitoring							
Water Quality Constituent	Units	MCLG	Action Level	90 th Percentile of Sample Results	Number of Samples That Exceeded the Action Level	Sample Year	Typical Source of Detected Constituent
Copper	ppm	1.3	1.3	0.2	0	2022	Internal corrosion of household water plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead	ppb	0	15	ND	0	2022	Internal corrosion of household water plumbing systems; erosion of natural deposits

Your drinking water complies with the United States Environmental Protection Agency's ("USEPA") safe drinking water standard for arsenic, though it contains low levels of arsenic. USEPA's safe drinking water standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. USEPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

Note: In addition to the constituents listed in this report, Arizona Water Company and ADEQ conducted monitoring for over 80 additional constituents and the results show none of those constituents were detected in the water. Data presented are from the most recent testing done in accordance with applicable regulations. Some constituents are monitored less frequently than once a year because either their concentrations do not change frequently or they are not likely to be detected. Therefore, some of the water quality testing data contained herein, although representative, may be more than one year old. If you have questions about this water quality report, please contact Regina Lynde, Environmental Compliance Manager, Arizona Water Company, P. O. Box 29006, Phoenix, Arizona 85038-9006; telephone (602) 240-6860 or email mail@azwater.com.

In 2003, ADEQ completed a Source Water Assessment of the water sources used by Arizona Water Company's Superior water system. ADEQ reviewed the adjacent land uses that may pose a potential risk to the water sources. The result of the Assessment was a low risk to the water sources.

The complete Assessment is available for inspection at ADEQ, 1110 West Washington Street, Phoenix, Arizona 85007, between the hours of 8:00 a.m. and 5:00 p.m. Electronic copies are available from ADEQ at recordscenter@azdeq.gov. For more information, visit ADEQ's Source Water Assessment and Protection Unit website at: www.azdeq.gov/node/735.

The USEPA and ADEQ require Arizona Water Company to provide the following information:

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some constituents. The presence of constituents does not necessarily indicate that water poses a health risk. More information about constituents and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (800-426-4791).

Some people may be more vulnerable to constituents in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial constituents are available from the Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radiological material, and can pick up substances resulting from the presence of animals or from human activity.

Constituents that may be present in source water include:

- Microbials, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.*
- Inorganics, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.*
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.*
- Organics, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production. They can also come from gas stations, urban stormwater runoff, and septic systems.*
- Radiological material, which can be naturally-occurring or be the result of oil and gas production and mining activities.*

In order to ensure that tap water is safe to drink, USEPA prescribes regulations which limit the amount of certain constituents in water provided by public water systems. FDA regulations establish limits for constituents in bottled water which must provide the same protection for public health.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Arizona Water Company is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the USEPA's Safe Drinking Water Hotline or at <http://www.epa.gov/lead>.

DEFINITIONS, ABBREVIATIONS, AND UNIT DESCRIPTIONS:

Action Level	=	The concentration of a constituent which, if exceeded, triggers treatment or other requirements which a water system must follow.
CDC	=	United States Centers for Disease Control and Prevention
FDA	=	United States Food and Drug Administration
MCL	=	Maximum Contaminant Level, the highest level of a constituent that is allowed in drinking water. MCLs are set as close to the MCLGs using the best available treatment technology as is economically and technologically feasible.
MCLG	=	Maximum Contaminant Level Goal, the level of a constituent in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
MRDL	=	Maximum Residual Disinfection Level, the highest level of a drinking water disinfectant that is allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
MRDLG	=	Maximum Residual Disinfection Level Goal, the level of a drinking water disinfectant in drinking water below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial constituents.
NA	=	None adopted
ND	=	None detected
NS	=	No standard
pCi/L	=	Picocuries per liter
ppb	=	Parts per billion, or micrograms per liter (µg/L)
ppm	=	Parts per million, or milligrams per liter (mg/L)
PWSID	=	Public Water Supply Identification

ARIZONA WATER COMPANY

– 2022 ANNUAL WATER QUALITY REPORT FOR PINAL VALLEY, ARIZONA, PWSID NO. 11-009 –

This report contains important information about your drinking water.
Este informe contiene información importante sobre su agua potable.
Tradúzcalo o hable con alguien que lo entienda bien.

Arizona Water Company provides groundwater to its Pinal Valley customers from wells located throughout the Casa Grande and Coolidge areas.

All water samples are collected by state-certified employees of Arizona Water Company. Samples are analyzed by state-certified independent laboratories and the results are forwarded to the Arizona Department of Environmental Quality ("ADEQ"). The following report provides detailed information about the quality of the water delivered to customers. The water supplied by Arizona Water Company complies with all state and federal safe drinking water standards and regulations.

DETECTED WATER QUALITY CONSTITUENTS - GROUNDWATER

Primary Standards							
Water Quality Constituent	Units	MCLG	MCL	Range of Levels Detected		Sample Year	Typical Source of Detected Constituent
Inorganics							
Antimony	ppb	0	6	ND - 0.9		2020, 2022	Discharge from petroleum refineries, fire retardants; ceramics; electronics, solder
Arsenic	ppb	0	10	ND - 7.5		2022	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
				Highest Running Annual Average - 6.6		2022	
Barium	ppm	2	2	ND - 0.1		2020, 2022	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium, Total	ppb	100	100	ND - 34		2020, 2022	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	ppm	4	4	0.1 - 3.14		2020, 2022	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate (as Nitrogen)	ppm	10	10	0.84 - 7.87		2022	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	ppb	50	50	ND - 6.9		2020, 2022	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Radiological							
Alpha Emitters	pCi/L	0	15	ND - 8.1		2017, 2019, 2020, 2021, 2022	Erosion of natural deposits
Combined Radium	pCi/L	0	5	ND - 0.8		2017, 2019, 2020, 2021, 2022	Erosion of natural deposits
Disinfectant / Disinfection Byproducts							
Water Quality Constituent	Units	MCLG (MRDLG)	MCL (MRDL)	HLRAA (Average Level Detected)	Range of Levels Detected	Sample Year	Typical Source of Detected Constituent
Chlorine Residual	ppm	(4)	(4)	(1.4)	0.6 - 2.0	2022	Drinking water disinfection
Haloacetic Acids (five)	ppb	NA	60	5	ND - 10	2022	Byproduct of drinking water disinfection
Total Trihalomethanes	ppb	NA	80	39	10 - 60	2022	Byproduct of drinking water disinfection
Additional Constituents (Unregulated)							
Sodium	ppm	NS	NS	(157)	27 - 210	2020, 2021	Unknown
GenX, PFBS, PFHxS, and PFNA (Hazard Index)	NA	1 *	1*	(0.12)	ND - 0.73	2022	Man-made substance used in surface coatings and protectant formulations. Discharge of runoff from fire training/response sites, industrial sites, landfills and wastewater treatment plants.
Perfluorobutanoic acid (PFBA)	ppt	NS	NS	(0.7)	ND - 14	2022	
Perfluoroheptanoic acid (PFHpA)	ppt	NS	NS	(0.7)	ND - 4.9	2022	
Perfluorohexanoic Acid (PFHxA)	ppt	NS	NS	(1.9)	ND - 12	2022	
Perfluoropentanoic Acid (PFPeA)	ppt	NS	NS	(0.6)	ND - 13	2022	
Lead and Copper Monitoring							
Water Quality Constituent	Units	MCLG	Action Level	90 th Percentile of Sample Results	Number of Samples That Exceeded the Action Level	Sample Year	Typical Source of Detected Constituent
Copper	ppm	1.3	1.3	0.14	0	2022	Internal corrosion of household water plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead	ppb	0	15	ND	0	2022	Internal corrosion of household water plumbing systems; erosion of natural deposits

*Proposed (non-enforceable and non-regulatory)

Your drinking water complies with the United States Environmental Protection Agency's ("USEPA") safe drinking water standard for arsenic, though it contains low levels of arsenic. USEPA's safe drinking water standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. USEPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask advice from your health care provider.

Arizona Water Company is publishing this notice to inform its customers about the presence of Per- and Polyfluoroalkyl Substances ("PFAS") in drinking water. The test dates and test results are shown in the table above. USEPA's proposed Maximum Concentration Level ("MCL") and/or Hazard Index ("HI") for PFAS are non-enforceable and non-regulatory.

USEPA's proposed MCL and/or HI for PFAS offer information that indicates the safe levels of exposure to these individual PFAS. If you are concerned about potential health effects from exposure to these PFAS above the MCL and/or HI, contact your doctor or health care professional.

For more detailed information and USEPA's answers to questions about its PFAS proposed MCL and/or HI, visit:

- USEPA's Fact Sheet for the Proposal to Limit PFAS in Drinking Water March 2023
https://www.epa.gov/system/files/documents/2023-04/Fact%20Sheet_PFAS_NPWDR_Final_4.4.23.pdf
- https://www.azdhs.gov/documents/preparedness/epidemiology-disease-control/environmental-health/environmental-public-health-tracking/PFAS_Infographic.pdf
- <https://www.epa.gov/pfas>
- <https://azdeq.gov/map>

For more information about what ADEQ is doing about PFAS in Arizona, visit: <https://azdeq.gov/pfas-resources>.

Note: In addition to the constituents listed in this report, Arizona Water Company conducted monitoring for over 80 additional constituents and the results show none of those constituents were detected in the water. Data presented are from the most recent testing done in accordance with applicable regulations. Some constituents are monitored less frequently than once a year because either their concentrations do not change frequently or they are not likely to be detected. Therefore, some of the water quality testing data contained in this report, although representative, may be more than one year old. If you have questions about this water quality report, please contact Regina Lynde, Environmental Compliance Manager, Arizona Water Company, P.O. Box 29006, Phoenix, Arizona 85038-9006; telephone (602) 240-6860 or email mail@azwater.com.

In 2003 and 2004, ADEQ completed a Source Water Assessment of the water sources used by Arizona Water Company's Pinal Valley water system. ADEQ reviewed the adjacent land uses that may pose a potential risk to the water sources. The result of the Assessment was a low risk to the water sources.

The complete Assessment is available for inspection at ADEQ, 1110 West Washington Street, Phoenix, Arizona 85007, between the hours of 8:00 a.m. and 5:00 p.m. Electronic copies are available from ADEQ at recordscenter@azdeq.gov. For more information visit ADEQ's Source Water Assessment and Protection Unit website at: www.azdeq.gov/node/735.

The USEPA and ADEQ require Arizona Water Company to provide the following information:

This is an alert about your drinking water and a cosmetic dental problem that might affect children under nine years of age. At low levels, fluoride can help prevent cavities, but children drinking water containing more than 2 milligrams per liter (mg/l) of fluoride may develop cosmetic discoloration of their permanent teeth (dental fluorosis). The drinking water provided by your community water system has a fluoride level ranging from 0.1 to 3.1 mg/l.

Dental fluorosis in its moderate or severe forms may result in a brown staining and or pitting of the permanent teeth. This problem occurs only in developing teeth, before they erupt from the gums. Children under nine should be provided with alternative sources of drinking water or water that has been treated to remove the fluoride to avoid the possibility of staining and pitting of their permanent teeth. You may also want to contact your dentist about proper use by young children of fluoride-containing products. Older children and adults may safely drink the water.

*Drinking water containing more than 4 mg/l of fluoride (the USEPA's drinking water standard) can increase your risk of developing bone disease. Your drinking water **does not contain more than 4 mg/l of fluoride**, but we're required to notify you when we discover that the fluoride levels in your drinking water exceed 2 mg/l because of this cosmetic problem.*

Some home water treatment units are also available to remove fluoride from drinking water. To learn more about available home water treatment units, you may call NSF International at 1-877-8-NSF-HELP.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some constituents. The presence of constituents does not necessarily indicate that water poses a health risk. More information about constituents and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (800-426-4791).

Some people may be more vulnerable to constituents in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial constituents are available from the Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radiological material, and can pick up substances resulting from the presence of animals or from human activity.

Constituents that may be present in source water include:

- Microbials, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganics, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organics, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production. They can also come from gas stations, urban stormwater runoff, and septic systems.
- Radiological material, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, USEPA prescribes regulations which limit the amount of certain constituents in water provided by public water systems. FDA regulations establish limits for constituents in bottled water which must provide the same protection for public health.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Arizona Water Company is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the USEPA's Safe Drinking Water Hotline or at <http://www.epa.gov/lead>.

DEFINITIONS, ABBREVIATIONS, AND UNIT DESCRIPTIONS:

Action Level	=	The concentration of a constituent which, if exceeded, triggers treatment or other requirements which a water system must follow.
CDC	=	United States Centers for Disease Control and Prevention
FDA	=	United States Food and Drug Administration
HLRAA	=	Highest Locational Running Annual Average

MCL	=	Maximum Contaminant Level, the highest level of a constituent that is allowed in drinking water. MCLs are set as close to the MCLGs using the best available treatment technology as is economically and technologically feasible.
MCLG	=	Maximum Contaminant Level Goal, the level of a constituent in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
MRDL	=	Maximum Residual Disinfection Level, the highest level of a drinking water disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
MRDLG	=	Maximum Residual Disinfection Level Goal, the level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial constituents.
NA	=	None adopted
ND	=	None detected
NS	=	No standard
pCi/L	=	Picocuries per liter
ppb	=	Parts per billion, or micrograms per liter (µg/L)
ppm	=	Parts per million, or milligrams per liter (mg/L)
ppt	=	Parts per trillion, or nanograms per liter (ng/L)
PWSID	=	Public Water System Identification