

APPENDIX B

ENVIRONMENTAL DATABASE



ALL LANDS

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REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO:

ALLANDS FILE NO: 2002-0260D

DATE: March 4, 2002

ALL LANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-00. This is a confidential, privileged and protected document for the use of URS. All Lands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report.

1. The land referred to in this report is located in Pima County, Arizona, described as follows:

Property located along Rillito River between Campbell Avenue and Craycroft Road, Tucson, Arizona, being in Sections 20, 21, 26, 27, 28 & 29, Township 13 South, Range 14 East, Gila and Salt River Base and Meridian.

SUMMARY

FEDERAL & STATE ENVIRONMENTAL RECORDS

RECORDS (miles)	<=0.125	0.125 - 0.25	0.25 - 0.5	0.5 - 1.0
NPL	0	0	0	0
WQARF	0	0	0	0
RCRA COMPLIANCE	0	1	0	1
RCRA CORRACTS TSD	0	0	0	0
RCRA TSD FACILITIES	0	0	0	-
LANDFILLS	4	0	0	-
CERCLIS / NFRAP	1	0	0	-
AZ SUPERFUND	0	0	0	-
LUST	6	3	3	-
RCRA GENERATORS	4	-	-	-
UST	12	-	-	-
ERNS	0	-	-	-
HAZ. MAT. INCIDENTS	0	-	-	-

OTHER ENVIRONMENTAL RECORDS

RECORDS (miles)	<=0.125	0.125 - 0.25	0.25 - 0.5	0.5 - 1.0
SARA	0	-	-	-
Dry well	1	-	-	-
Environmental Permits	0	-	-	-
RADON	see text			
FIRE INSURANCE	see text			
TOPOGRAPHIC DATA	see text			
ADWR Well Report	see text			

DEFINITIONS:

ADEQ	Arizona Department of Environmental Quality
ADWR	Arizona Department of Water Resources
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Federal CERCLA List
CORRACTS	TSD Facilities subject to Corrective Action under RCRA
EPA	US Environmental Protection Agency, Region IX
ERNS	Emergency Response Notification System
LUST	Leaking Underground Storage Tank
NFRAP	CERCLA Site which has no further remedial action planned
NPL	National Priority List (Superfund)
RADIUS	by definition includes subject property measured from exterior boundaries
RBCA	Risk Base Corrective Action
RCRA	Resource Conservation and Recovery Act
SARA	Superfund Amendment and Reauthorization Act
TSD	Treatment, Storage, Disposal Facility
UST	Underground Storage Tank
WQARF	Water Quality Assurance Revolving Fund

SUPERFUND NATIONAL PRIORITIES LIST (NPL)

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. Inclusion on the NPL reflects a significant risk to public health and the environment and indicates a Federal Priority to remediate the site. This database is provided by the Arizona Department of Environmental Quality, dated August 2001, and searched to identify all NPL sites within a 1.0 mile search radius of subject property.

No National Priorities List (NPL) Sites were found located within a 1.0 mile search radius of subject property.

WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated August 2001, and searched to identify all WQARF sites within a 1.0 mile search radius of subject property.

No WQARF Registry List sites were found located within a 1.0 mile search radius of subject property.

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) COMPLIANCE FACILITIES

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated October, 2001, and searched for compliance facilities within a 1.0 mile search radius of subject property.

ID	EPA ID	FACILITY	ADDRESS	DISTANCE/ DIRECTION
	AZD981980709	Sparkle Cleaners	5635 E River Rd	0.3 mi. Northeast
2107		Jensen's West	1280 N Prince	0.9 mi. Southwest

CORRACTS TSD FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRA Log dated October, 2001, and checked for Federal RCRA CORRACTS TSD Facilities which occurred within a 1.0 mile search radius of subject property.

No Federal RCRA CORRACTS TSD Facilities were found which occurred within a 1.0 mile search radius of subject property.

TSD FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. Inclusion on the TSD Facilities list does not exclude being on the CORRACTS Facility List. This database is from the Arizona Department of Environmental Quality RCRA TSD Facilities, dated October, 2001, and checked for Federal TSD Facilities which occurred within a 0.5 mile search radius of subject property.

No Federal RCRA TSD Facilities were found which occurred within a 0.5 mile search radius of subject property.

TSD TYPE(S):
 L = LAND DISPOSAL
 I = INCINERATION
 B = BOILERS AND INDUSTRIAL FURNACES
 S = STORAGE AND TREATMENT

LANDFILLS

The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the Arizona Department of Environmental Quality Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills dated May, 1999, and checked for active and inactive landfills located within a 0.5 mile search radius of subject property.

FACILITY	SEC/TWN/RNG	LOCATION	DISTANCE/ DIRECTION
Columbus #2 CSWLF	SW NE 27/13S/14E	N End Of Columbus Dr On E End. 1959-64. PAG.	SITE
Columbus #1 CSWLF	NW SE 27/13S/14E	N End Of Columbus Dr On E End. 1959-64. PAG	SITE
Walnut CSWLF	NE NE SE 28/13S/14E	N End Of Alveron And Rillito Wash. 1961- 65. PAG	SITE
Cactus CSWLF	NE NW 29/13S/14E	Allen Rd Between Tucson Blvd. And Cactus Rd. 1959-60. PAG	0.1 mi. South

Codes:

CSWLF: Closed Solid Waste Landfills
CSWOD: Closed Solid Waste Dumps

FEDERAL CERCLIS / NFRAP LIST

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remediation action planned. This database is provided by EPA dated October, 2001, and searched for facilities within a 0.5 mile search radius of subject property.

EPA ID	NFRAP	FACILITY	ADDRESS	DISTANCE/ DIRECTION
AZ0001038835		Kleindale Industrial Park	3434 E Kleindale	0.1 mi. South

ARIZONA SUPERFUND PROGRAM LIST

The Arizona Superfund Program List replaces the Arizona CERCLIS Information Data System (ACIDS). This list is more representative of the sites and potential sites within jurisdiction of the Arizona Department of Environmental Quality Superfund Programs Section (SPS). This database is provided by the Arizona Department of Environmental Quality, dated October, 2000, and searched to identify all sites within a 0.5 mile search radius of subject property.

No facilities on the Arizona Superfund Program List were found located within a 0.5 mile search radius of subject property.

Program Status codes:

Pending PI	WQARF Preliminary Investigation (PI) is scheduled or in process
NFIA	PI has resulted in a no further investigation or action determination
On Registry	PI has resulted in inclusion of a site on the WQARF Registry
Referred	case has been transferred to another ADEQ program
ACTIVE	The Department of Defense is presently addressing the site
On NPL	site has been listed on the CERCLA National Priorities List

**REGISTERED LEAKING UNDERGROUND STORAGE TANKS
(LUST)**

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. This database is from the ADEQ LUST Log dated June, 2001, and searched for LUST sites located within a 0.5 mile search radius of subject property.

ID	LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./ DIREC.
0-001245	0182.01 0182.02	Tosco Circle K # 517	3155 N Alvernon	6/3/1986 6/30/1995	9/19/1986 5/14/1996	5R1 5R1	SITE
0-003134	2484.01	Merit Builders Inc	3428 E Kleindale	2/20/1992	OPEN	2	SITE
0-003907	0760.01	Richey Yard	3390 N Richey Blvd	6/8/1989	8/12/1996	5R1	SITE
0-004113	2995.01	Rayne Soft Water Service	3311 N Chapel	8/27/1993	1/12/1996	5R1	SITE
0-004698	0913.01	Reiner Concrete/SW Concrete	3832 E Farr Pl	10/4/1989	1/18/1996	5R1	SITE
0-005397	1948.01	Campus Agricultural Center	4101 N Campbell Ave	8/27/1991	3/1/1995	5R1	SITE
0-003336	2423.01 2423.02 2847.01	US West Tucson East Soc # 123375	3300 N Palo Verde	8/10/1992 5/27/1993 5/26/1993	2/3/1995 5/14/1999 5/14/1999	5R1 5R1 7	0.2 mi. S
0-005195	3319.01	Tucson Plumbing & Heating Inc	3319 N Richey Blvd	1/18/1994	2/8/1995	5R1	0.2 mi. S
0-008369	3507.01	Desert Foothills Station	1700 E River Rd	5/2/1994	8/2/1994	5R1	0.2 mi. NW
0-001235	0410.01	Circle K # 475	3235 N Country Club	3/2/1988	10/14/1999	5R1	0.5 mi. S
0-001244	2844.01	Circle K # 507	4635 E Fort Lowell	6/3/1993	3/15/1996	5R1	0.5 mi. S
0-004964	4629.01 4629.02 4629.03 4629.04 4629.05	Texaco#60-351- 0042/Equilon	3050 Fort Lowell Rd	12/11/1996 12/11/1996 12/11/1996 12/11/1996 12/11/1996	OPEN OPEN OPEN OPEN OPEN	2 2 2 2 2	0.5 mi. S

P CODE (Leaking UST Priority):

2	Undefined soil contamination (default for newly reported LUSTs)
5R1	Closed soil levels meet RBCA
7	LUST case close-out involving combination with other LUST number/case at the same facility

RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality Alternative RCRA Information for States (ARIS) Notification List, dated October, 2001, and checked for facilities located within a <=0.125 mile search radius of subject property.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZD982513590	Larrys Paint & Body	3420 N Dodge Blvd	11/9/88	CEG
AZR000002444	Truly Nolen Pest Control	3509 E Kleindale	1/17/96	CEG
AZR000003533	Arizona Metal Finishing	3801 E Kleindale Rd	5/9/96	CEG
AZ0000364133	UA Campus Agricultural Center	4101 N Campbell	6/9/94	CEG

CODES:

LQG: Large quantity generator (more than 1000 kg per month)
SQG: Small quantity generator (100 – 1000 kg per month)
CEG: Conditionally exempt small quantity generator (less than 100 kg per month)
OIL : Used oil activity
DAG: Deactivated generator
TRN: Transporter of hazardous waste
DAT: Deactivated transporter of hazardous waste
BBL: Burner / Blender

**REGISTERED UNDERGROUND STORAGE TANKS
(UST)**

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing "regulated substances" complete a notification form and register the tank with the state. This database is from the Arizona Department of Environmental Quality UST Log dated January, 2001, and searched for UST sites located within a <=0.125 mile search radius of subject property.

ID	FACILITY	ADDRESS
0-000977	Catalina Foothills School Busyar	2101 E River Rd
0-001245	Circle K # 517	3155 N Alvernon
0-004113	Rayne Soft Water Service	3311 N Chapel
0-006571	Pima County Automotive Services	3390 N Richey Blvd
0-003907	Richey Yard	3390 N Richey Blvd
0-007397	Attorney John Ross	3420 N Dodge
0-003134	Merit Builders Inc	3428 E Kleindale
0-002855	Kleindale Associates	3442 E Kleindale
0-006757	Performance Unlimited Inc	3721 E Hardy Dr
0-003307	Morey Excavating Co Inc	3825 E Hardy Dr
0-004698	Reiner Concrete/SW Concrete	3832 E Farr Pl
0-005397	Campus Agricultural Center	4101 N Campbell Ave

DETAILS

Facility Id	Facility	Owner Id	Owner
Tank No.	Status	Capacity	Age
Tank Release Detection	Content	Piping Type	Tank Material
	Pipe Material		Pipe Release Detection

0-000977 **Catalina Foothills School Busyar** 695 Catalina Foothills School Dist
 2101 E River Rd ,Tucson AZ 85718 <85718>
 1 ACTV Diesel 12000 Tank Tightness with Inventory Controls Galvanized
 Steel Pressure Line Tightness Testing
 2 ACTV Diesel 500

0-001245 Tosco Circle K # 517 5212 Tosco Marketing Co
 3155 N Alvernon ,Tucson AZ 85712 <85712>
 1 REMV Gasoline 10000 Interstitial Monitoring (Secondary Containment)
 Unknown Pressure Line Tightness Testing Tank Tightness with Inventory Controls
 2 REMV Gasoline 10000 Interstitial Monitoring (Secondary Containment)
 Unknown Pressure Line Tightness Testing Tank Tightness with Inventory Controls
 3 ACTV Gasoline 10000 Automatic Tank Gauging Double-Walled
 Fiberglass Pressure Automatic Line Leak Detectors Reinforced Plastic Line Tightness Testing
 4 ACTV Gasoline 10000 Automatic Tank Gauging Double-Walled
 Fiberglass Pressure Automatic Line Leak Detectors Reinforced Plastic Line Tightness Testing
 5 ACTV Gasoline 10000 Automatic Tank Gauging Double-Walled
 Fiberglass Pressure Automatic Line Leak Detectors Reinforced Plastic Line Tightness Testing

**REGISTERED UNDERGROUND STORAGE TANKS
(DETAILS CONT.)**

Facility Id	Facility	Owner Id	Owner
Tank No.	Status	Capacity	Age
Tank Release Detection	Content Pipe Material	Piping Type	Tank Material Pipe Release Detection
0-004113	Rayne Soft Water Service 3311 N Chapel ,Tucson AZ 85716	2837	Rayne Soft Water Service <85716>
1	REMV Gasoline 2000		Galvanized Steel
Suction: Check			
0-006571	Pima County Automotive Services 3390 N Richey Blvd ,Tucson AZ 85719	2685	Pima County Automotive Services <85719>
1	REMV Diesel 12000	Unknown	Pressure
2	REMV Gasoline 10000	Unknown	Pressure
3	REMV Gasoline 6000	Unknown	Pressure
4	ACTV Gasoline 15000	Interstitial Monitoring (Double Walled) Galvanized	
Steel Double-Walled Pressure		Interstitial Monitoring (Double Walled)	
5	ACTV Diesel 15000	Interstitial Monitoring (Double Walled) Galvanized	
Steel Double-Walled Pressure		Interstitial Monitoring (Double Walled)	
0-003907	Richey Yard 3390 N Richey Blvd ,Tucson AZ 85719	2692	Pima County Waste Water Mgmt <85719>
1	REMV Gasoline 1000		Bare Steel
2	REMV Gasoline 10000	Galvanized Steel	Suction: Check
0-007397	Attorney John Ross 3420 N Dodge ,Tucson AZ 85718	1643	Attorney John Ross <85718>
1	REMV Gasoline 1000		Galvanized Steel
2	REMV Gasoline 1000		Galvanized Steel
3	REMV Gasoline 1000		Galvanized Steel
0-003134	Merit Builders Inc 3428 E Kleindale ,Tucson AZ 85716	2297	Merit Builders Inc <85716>
1	REMV Gasoline 1000		Bare Steel
Suction: Check			
0-002855	Kleindale Associates 3442 E Kleindale ,Tucson AZ 85716	2021	Kleindale Associates <85716>
1	REMV Gasoline 1500		Unknown
2	REMV Diesel 1500		Unknown
0-006757	Performance Unlimited Inc 3721 E Hardy Dr ,Tucson AZ 85716	4059	Performance Limited Inc <85716>
1	REMV Gasoline 1100		Bare Steel Galvanized Steel

**REGISTERED UNDERGROUND STORAGE TANKS
(DETAILS CONT.)**

Facility Id	Facility	Owner Id	Owner
Tank No.	Status	Capacity	Age
Tank Release Detection	Content	Piping Type	Tank Material
	Pipe Material		Pipe Release Detection
0-003307	Morey Excavating Co Inc 3825 E Hardy Dr ,Tucson AZ 85716	2400	Morey Excavating Co Inc <85716>
1	REMV Gasoline 1000		Galvanized Steel
2	REMV Diesel 500		Galvanized Steel
0-004698	Reiner Concrete/SW Concrete 3832 E Farr Pl ,Tucson AZ 85716	3252	SW Concrete c/o Joe Traver <85716>
1	REMV Gasoline 2000		Galvanized Steel
2	REMV Diesel 500		Galvanized Steel
3	REMV Used Oil 500		Galvanized Steel
0-005397	Campus Agricultural Center 4101 N Campbell Ave ,Tucson AZ 85719	3642	University Of Arizona <85719>
1	REMV Gasoline 2000		Galvanized Steel
2	REMV Gasoline 2000		Galvanized Steel
3	REMV Diesel 2000		Galvanized Steel

FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to October, 2001, and checked for incidents located within a ≤ 0.125 mile search radius of subject property.

No incidents were found located within a ≤ 0.125 mile search radius of subject property.

HAZARDOUS MATERIAL INCIDENTS

The Arizona Department of Environmental Quality (ADEQ) Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the Arizona Department of Environmental Quality Emergency Response Log from 1984 through June, 2001, and checked for hazardous material incidents located within a ≤ 0.125 mile search radius of subject property.

No hazardous material incidents were found located within a ≤ 0.125 mile search radius of subject property.

OTHER ENVIRONMENTAL RECORDS

SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA) TITLE III EXTREMELY HAZARDOUS SUBSTANCES SITES

Under the Community Right-To-Know portion of SARA, facilities which must prepare, or have available, material safety data sheets (MSDS) and must submit either copies of the MSDS or a list of the chemicals to the State Emergency Response Commission. This Database is from the SARA Title III List dated October, 2001, and searched to identify all SARA sites within a <=0.125 mile search radius of subject property.

No SARA facilities were found located within a <=0.125 mile search radius of subject property.

ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. This database is from the ADEQ dry well registration database dated October, 2001, and searched for dry wells located within a <=0.125 mile search radius of subject property.

FACILITY	ADDRESS	BEG REG #	END REG #	TOTAL WELLS
St. Philip's Plaza II	Campbell Ave & River Rd	4803		1

ARIZONA RADIATION REGULATORY AGENCY HOME RADON SURVEY

The Arizona Radiation Regulatory Agency, in cooperation with the EPA, initiated a program to measure radon concentrations with the primary goal of determining the statewide distribution of radon and identify areas of potentially high concentrations. This database is from the ARRA Home Radon Survey revised June 16, 1993, for the subject property zipcode.

ZIPCODE	HIGH VALUE in picoCuries/liter	NO. OF TESTS	TESTS <4.0 pCi/L	TESTS at 4.0+ pCi/L
85712	6.1	9	7	2
85716	4.8	28	27	1
85718	6.0	47	44	3
85719	6.7	25	23	2

ENVIRONMENTAL PERMITS

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality and the Environmental Protection Agency and updated to May, 2001, and checked for inclusion of subject property.

Subject property was not found on these lists.

FIRE INSURANCE MAPS

A review was made at the Arizona State Capital Archives for Fire Insurance Maps, more commonly known as Sanborn Maps, which covered the area in which the subject property is located. Subject property is not located within the boundaries of available maps.

USGS 7.5 MINUTE TOPOGRAPHICAL MAPS

The United States Geological Survey Topographic maps are derived from Terrain Navigator Software from Maptech, Inc. (www.maptech.com) and are for informational purposes only.

MAP NAME	YEAR ISSUED	REVISED / INSPECTED DATE
Tucson North, 7.5' series	1984	