PRELIMINARY INITIAL SITE ASSESSMENT
KOLB ROAD FROM THE INTERSECTION OF SUNRISE DRIVE
SOUTH TO THE INTERSECTION OF SABINO CANYON ROAD
CATALINA FOOTHILLS, PIMA COUNTY, ARIZONA
FEDERAL NUMBER: PPM-0(257)D
ADOT TRACS # 0000 PM PPM T0109 01C
PCDOT NUMBER: 4KSCSD

PREPARED FOR:
Psomas
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Tucson, Arizona 85705
Psomas Project Number: 7PIM160201

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February 22, 2017
Project No. 605364001
February 22, 2017
Project No. 605364001

Mr. Kevin Thornton, PE, ENV SP, STP
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Subject: Preliminary Initial Site Assessment
Kolb Road from Sunrise Drive to Sabino Canyon Road
Catalina Foothills, Pima County, Arizona
Federal Number: PPM-0(257)D
ADOT Tracs # 0000 PM PPM T0109 01C
PCDOT Number: 4KSCSD

Dear Mr. Thornton:

In accordance with Ninyo & Moore’s January 18, 2017 proposal, (Proposal No. 03-00064), and your authorization to proceed issued February 2, 2017, Ninyo & Moore has performed a Preliminary Initial Site Assessment of the Kolb Road from Sunrise Drive to Sabino Canyon Road, Roadway Improvement Project in Catalina Foothills, Arizona (Project Area). The attached report presents Ninyo & Moore’s methodology, findings, opinions, and conclusions regarding the environmental conditions at the Project Area. Ninyo & Moore appreciates the opportunity to be of service to Psomas on this project.

Sincerely,

NINYO & MOORE

Emily R. Rogers
Project Geologist

Mark J Guatney, PE, CHMM
Senior Environmental Engineer

Fred Nacaroti
Principal/Tucson Office Manager

ERR/MJG/FFN/tlp

Distribution: (1) Addressee (via e-mail)
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>2. PURPOSE</td>
<td>1</td>
</tr>
<tr>
<td>3. SCOPE OF SERVICES</td>
<td>1</td>
</tr>
<tr>
<td>4. ASSESSMENT METHODOLOGY</td>
<td>2</td>
</tr>
<tr>
<td>5. LOCATION AND DESCRIPTION OF PROJECT AREAS</td>
<td>3</td>
</tr>
<tr>
<td>6. RECONNAISSANCE OF PROJECT AREAS AND LIMITED GEOLOGIC DATA</td>
<td>3</td>
</tr>
<tr>
<td>6.1. Project Area</td>
<td>4</td>
</tr>
<tr>
<td>6.2. Adjacent to Project Area</td>
<td>4</td>
</tr>
<tr>
<td>6.3. Limited Geologic Data</td>
<td>6</td>
</tr>
<tr>
<td>7. RESULTS OF REGULATORY AGENCY LIST REVIEW</td>
<td>7</td>
</tr>
<tr>
<td>8. PISA SUMMARY OF RISK</td>
<td>13</td>
</tr>
<tr>
<td>9. FINDINGS</td>
<td>14</td>
</tr>
<tr>
<td>10. CONCLUSIONS</td>
<td>14</td>
</tr>
<tr>
<td>11. RECOMMENDATIONS</td>
<td>15</td>
</tr>
<tr>
<td>12. LIMITATIONS</td>
<td>15</td>
</tr>
</tbody>
</table>

## Tables

- Table 1 – Summary of Environmental Database Search                      | 8    |
- Table 2 – RCRA Listings                                                 | 10   |
- Table 3 – LUST Listings                                                 | 10   |
- Table 4 – UST Listings                                                  | 11   |
- Table 5 – Dry Cleaner Inventory Listings                                | 12   |
- Table 6 – Summary of Risk                                               | 13   |

## Figures

- Figure 1 – Site Location                                                | 13   |
- Figures 2A through 2D – Project Area Boundaries Map                    |      |

## Appendices

- Appendix A – Assessment Methodology                                     |      |
- Appendix B – Photographic Documentation                                |      |
- Appendix C – Environmental Database Report                              |      |
- Appendix D – PISA Form                                                 |      |
- Appendix E – Credentials                                                |      |
1. **INTRODUCTION**

Ninyo & Moore was retained by Psomas to perform a Preliminary Initial Site Assessment (PISA) of Kolb Road, from the intersection of Sunrise Drive on the northern boundary to the intersection of Sabino Canyon Road on the southern boundary, in Catalina Foothills, Arizona (Project Area). The approximate location of the Project Area is shown on Figure 1 while the approximate Project Area boundaries are shown on Figures 2A through 2D. The following sections detail the purpose, the involved parties, the scope of services, the findings, and the limitations and exceptions associated with this PISA.

2. **PURPOSE**

Ninyo & Moore performed this PISA in general accordance with the Arizona Department of Transportation (ADOT) guidelines for PISAs. The purpose of the PISA is to identify properties or facilities with potential hazardous materials impacts and document changes at the Project Area. This PISA is comprised of a field reconnaissance by a Qualified Assessor (defined by ADOT), supplemented by an electronic database search of the Project Area. This PISA is therefore limited to observable conditions that indicate to the Qualified Assessor whether a property or facility offers sufficient risk to the Project Area to recommend additional investigation. In addition, if properties or facilities that appear on relevant environmental databases indicate hazardous materials impacts, the assessor may recommend further investigation. Historical research into the past uses of the Project Area, or past use of any property along the Project Area, is not included in this PISA scope of work and is reserved for the next ADOT investigatory step, the Initial Site Assessment (ISA).

3. **SCOPE OF SERVICES**

Ninyo & Moore's proposed scope of work for this PISA included the activities listed below:

- Perform a reconnaissance of the Project Area to visually evaluate areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination associated with properties or facilities located within or adjacent to the Project Area.
• Review readily available, relevant regulatory agency databases for facilities located within and adjacent to the Project Area. The purpose of this review is to evaluate the possible environmental impacts to the Project Area from properties or facilities listed on regulatory agency databases. Databases list locations of known hazardous waste generators, landfills, facilities with leaking underground storage tanks (LUSTs) or registered underground storage tanks (USTs), and state and federal National Priority List (NPL) sites (also known as Superfund sites).

• Prepare this PISA report documenting findings and provide recommendations regarding whether further assessment is indicated. Color photographs of the Project Area are provided in this report.

The PISA is not intended to cover each aspect of a Phase I Environmental Site Assessment, which are outlined in the ASTM International Standard E1527-13. Furthermore, the following represents additional out-of-scope items with respect to this PISA and, therefore, were not addressed in this report: the identification of suspect asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risk, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high-voltage power lines. In addition, Ninyo & Moore did not address interpretations of zoning regulations, building code requirements, or property title issues.

4. **ASSESSMENT METHODOLOGY**

For the performance of PISAs, Ninyo & Moore employs a relative risk ranking system that includes several assessment elements. Each element of the assessment process uses a different set of criteria to assess the risk of hazardous materials associated with a specific site within the Project Area. The Assessment Methodology for this PISA is included in Appendix A.
5. LOCATION AND DESCRIPTION OF PROJECT AREAS

The Project Area consists of Kolb Road, from the intersection of Sunrise Drive south to the intersection of Sabino Canyon Road, in Catalina Foothills, Arizona. Figures 2A through 2D provide the general boundaries of the Project Area. The proposed work for the Project Area included:

- Reconstruction and widening approximately 1.9 miles of Kolb Road from an existing 2-lane roadway to a 3-lane roadway with multi-use lanes.
- Installation of bike lanes.
- Drainage improvements.
- Installation of landscaping.
- Geotechnical investigation borings.

The Project Area is located in Sections 17, 18 and 20 in Township 13 South, Range 15 East of the Gila and Salt River Baseline and Meridian in Pima County, Arizona. Properties in the vicinity of the Project Area include commercial properties, open space, residential housing and single family homes.

6. RECONNAISSANCE OF PROJECT AREAS AND LIMITED GEOLOGIC DATA

On February 14, 2017, Ms. Emily Rogers, a Project Geologist and a Qualified Assessor with Ninyo & Moore, conducted the reconnaissance of the Project Area. The reconnaissance involved a tour of the Project Area and visual observations of adjoining properties. Photographs taken during the reconnaissance of the Project Area are included in Appendix B. During the reconnaissance, the weather was mostly sunny and clear with a temperature of approximately 70 degrees Fahrenheit.

The following paragraphs discuss facilities and property usages observed within and adjacent to the Project Area during the reconnaissance. Additionally, the risk rating assigned to the Project Area by Ninyo & Moore is presented below.
6.1. Project Area

The Project Area consists of asphalt-paved roadways, concrete sidewalks, and landscaped areas in the northern area of the Project Area were commercial business development had occurred. The mid-section and southern areas of the Project Area consist of asphalt-paved roadways, limited landscaping and natural desert areas, in a residential area of Catalina Foothills, Arizona. Municipal potable water service and sanitary sewer service provided by the City of Tucson were available in the Project Area vicinity. Electricity in the Project Area vicinity is provided by Tucson Electric Power (TEP). No features of environmental concern, such as staining or chemical containers, were observed on or adjacent to the Project Area at the time of the reconnaissance.

The Clean Water Act section 502(7), 33 U.S.C. 1362(7) defines waters of the United States. Based on Ninyo & Moore's field observations during the reconnaissance, no natural or man-made bodies of water that could be considered waters of the United States were observed on or adjacent to the Project Area.

6.2. Adjacent to Project Area

The Project Area, depicted on Figures 2A through 2D, includes Kolb Road from the intersection of Sunrise Drive to the north, and extending south to the intersection of Sabino Canyon Road at the southern boundary of the Project Area.

Properties adjacent to the eastern side of the Project Area included:

- **North to South**: Commercial business development at the intersection of Kolb Road and Sunrise Drive. Apartment housing and residential properties and open desert ground to the south. Overhead power lines traverse Kolb Road north of East Rocky Ridge Drive. Additional apartment/townhome properties are located at the intersection of Kolb Road and Snyder Road. Electric Control boxes are located at several residential lots located along Kolb Road. Rural Metro Fire Protection District Fire Station #73 is located at the intersection of Kolb Road and East Cripple Creek Drive. The Ventana Canyon Wash traverses beneath Kolb Road from northeast to southwest at the intersection of Kolb Road and Sabino Canyon Road.
Properties adjacent to the western portion of the Project Area included:

- **North to South:** Commercial business development at the intersection of Kolb Road and Sunrise Drive. Residential properties and open desert ground to the south. Overhead power lines traverse Kolb Road north of East Rocky Ridge Drive. Electric transformer boxes are located at several intersections of Kolb Road and perpendicular side roads. Specifically, transformers were noted at the intersections of East Territory Drive and at the intersection of Snyder Road. A buried gas pipeline was also noted parallel to Kolb Road on the western Project Area boundary. The Bel Air Stables equine facility was located north of the intersection of Kolb Road and Sabino Canyon Road. The Ventana Canyon Wash traverses beneath Kolb Road from northeast to southwest at the intersection of Kolb Road and Sabino Canyon Road.

As mentioned above, commercial facilities were located in the northern Project Area vicinity. The general vicinity of the Project Area included commercial businesses such as retail stores, offices, restaurants and parking lot areas. Ninyo & Moore did not observe the storage or handling of petroleum products or hazardous substances in the vicinity of the Project Area. In Ninyo & Moore’s experience, these types of businesses typically do not have an environmental impact on a property. However, during the site visit, two properties were observed that could have environmental impact on the Project Area. The Sparkles Dry Cleaning store located at 6890 E Sunrise Drive within the Ventana Village shopping complex located on the western side of the Project Area and the Hourly Dry Cleaners store located at 6960 East Sunrise Drive, Suite 160 on the eastern side of the Project Area have the potential to have environmental impact on the Project Area. The proposed road improvement work being completed at the Project Area appears to involve potential trenching; and therefore, the possibility of encountering soil vapors associated with dry cleaning chemicals may exist and should be considered. However, these dry cleaning facilities are drop-off, non-processing locations, are not currently on any known violation databases, and as such, are considered unlikely sources for significant soil vapor impact to the Project Area. According to the PISA Methodology, these facilities would constitute a Low Risk to the Project Area.
The Ventana Dry Cleaning facility, 6875 East Sunrise Drive, is located up gradient to the northwest of the northwest corner of the Project Area. This facility could potentially impact proposed road improvement work being completed at the Project Area during trenching activities, if workers encountered soil vapors associated with dry cleaning chemical contamination from this facility. However, the Ventana Dry Cleaning facility is approximately 300 hundred feet from the Project area, has not been identified on any known environmental violation databases, and as such, is considered a Low Risk to the Project Area.

Additional businesses observed adjacent to the Project Area were not identified on the environmental database report prepared for the Project Area vicinity. Based on ADOT’s relative risk ranking system, field observations, and review of the environmental database report for the Project Area vicinity, Ninyo & Moore concluded these commercial facilities in the Project Area vicinity do not represent an environmental risk for the Project Area.

Historically, PCBs (a group of hazardous substances and suspected human carcinogens) were widely used as an additive in cooling oils for electrical components. Typical sources of PCBs can include fluorescent light ballasts, elevators, electrical transformers, and hydraulic equipment. Pad-mounted electrical transformers, owned and operated by TEP, were observed adjacent to the Project Area at the time of the reconnaissance. The approximate locations of these transformers are shown on Figures 2A through 2D. Ninyo & Moore did not observe indications of spills or leaks from these transformers, such as stains, distressed vegetation, or unusual odors. Based on field observations, and because the owner of a transformer would typically be responsible for a spill or a leak from their transformer, Ninyo & Moore concluded the presence of transformers adjacent to the Project Area constitutes a Low Risk for the Project Area.

6.3. Limited Geologic Data
Based on data obtained from wells located within an approximate 1-mile radius from the Project Area, depth to groundwater in the vicinity of the Project Area is between 60 feet and 125 feet below the ground surface. Based on a review of readily available groundwater
information, the groundwater flow direction in the vicinity of the Project Area is generally towards to the southwest; however, a subsurface evaluation was not conducted to confirm the groundwater flow direction in the vicinity of the Project Area.

According to the United States Geological Survey 7.5-Minute Topographic Quadrangle Map Series – Sabino Canyon, Arizona, the approximate elevations of the Project Area range from 2,680 to 2800 feet above sea level. Surface water flow in the Project Area vicinity varies from southeast to southwest along the Project Area length.

Ninyo & Moore reviewed the United States Department of Agriculture, Natural Resource Conservation Service online web soil survey to obtain soil data for the Project Area. Soils on the Project Area consist of the Palos Verdes-Jaynes Complex (gravelly sandy loam), the Pinaleno-Stagecoach and Pinaleno-Stagecaoch- Palos Verdes Complexes (very to extremely cobbly sandy loam) and, in the area of the Ventana Canyon Wash, the Arizo-Riverwash Complex (floodplain, gravelly loamy sand). Soil Survey information for the Project Area is included in Appendix C.

7. **RESULTS OF REGULATORY AGENCY LIST REVIEW**

Allands performed a computerized environmental database search and summarized the results in the February 4, 2017 Allands report. The Allands report included a summary of Allands’ review of federal, state, and local environmental databases. A copy of the Allands report, which includes a description of the assumptions made and approach to the database search, in addition to the results, is provided in Appendix C. The review was conducted to evaluate whether the Project Area or properties within the vicinity of the Project Area have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects to the Project Area.
A summary of the environmental databases searched, their corresponding search distances, and number of properties of environmental concern are presented in the following table:

### Table 1 – Summary of Environmental Database Search

<table>
<thead>
<tr>
<th>Database Name</th>
<th>Agency</th>
<th>Minimum Search Distance</th>
<th>Total Properties Plotted</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal Records</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NPL / Proposed NPL / Department of Defense (DOD) Sites</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Delisted NPL</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List / CERCLIS No Further Remedial Action Planned (NFRAP) List</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Resource Conservation and Recovery Act (RCRA) Hazardous Waste Generators</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>1</td>
</tr>
<tr>
<td>RCRA Corrective Action Treatment, Storage, and / or Disposal Facilities (CORRACTS TSDFs)</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>RCRA Non-CORRACTS TSDFs</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Emergency Response Notification System (ERNS) Database</td>
<td>USEPA</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td><strong>State and Local Records</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arizona Water Quality Assurance Revolving Fund Sites (WQARF)</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Superfund Program List (SPL)</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Solid Waste Facilities/Landfill (SWLF) Lists, Operating and Closed</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Institutional / Engineering Control Databases</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Brownfields/Voluntary Remediation Program</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>LUST Lists (Includes Tribal Records)</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>1</td>
</tr>
<tr>
<td>Registered UST List (Includes Tribal Records)</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>1</td>
</tr>
</tbody>
</table>
Table 1 – Summary of Environmental Database Search

<table>
<thead>
<tr>
<th>Database Name</th>
<th>Agency</th>
<th>Minimum Search Distance</th>
<th>Total Properties Plotted</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRA Compliance Facilities</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Hazardous Materials Incidents Emergency Response Logbook</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Drywells Registration Database (includes Tribal Records)</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>0</td>
</tr>
<tr>
<td>Environmental Permits Database</td>
<td>ADEQ</td>
<td>Project Area only</td>
<td>0</td>
</tr>
<tr>
<td>Voluntary Environmental Mitigation Use Restrictions (VEMURs), Declaration of Environmental Use Restrictions (DEURs), and Environmental Liens</td>
<td>ADEQ</td>
<td>Project Area only</td>
<td>0</td>
</tr>
<tr>
<td>Drycleaners</td>
<td>ADEQ</td>
<td>Project Area and adjoining</td>
<td>3</td>
</tr>
</tbody>
</table>

Notes:
USEPA : United States Environmental Protection Agency
ADEQ: Arizona Department of Environmental Quality

The following paragraphs describe incidents and facilities identified in the Allands report in the databases searched, and include a discussion of the regulatory status of the incidents and facilities and potential environmental impact to the Project Area, if any.

**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 (ADEQ) RCRA database, dated January 2017, and checked for Federal facilities located within the corridor boundaries.
The Allands report indicated a registered RCRA facility located to the northwest of the northwest corner of the Project Area. The table below summarizes the RCRA facility identified by Allands within the applicable search radius:

**Table 2 – RCRA Listings**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location/Distance/Direction from Project Area</th>
<th>EPA ID Number and Notification Date</th>
<th>Status</th>
<th>Risk for Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CVS Pharmacy #92777</td>
<td>6895 East Sunrise Drive 300 feet northwest of the northwest corner of Site</td>
<td>AZR000512038 7/1/2014</td>
<td>Large Quantity Generator (LQG)</td>
<td>Low</td>
</tr>
</tbody>
</table>

Based on Ninyo & Moore’s review of the UST listings above, Ninyo & Moore concluded this listed facility constitutes a Low Risk for the Project Area for the following reasons:

- The CVS Pharmacy #92777 falls under the reporting requirements of RCRA based on the handling and retail sales of products that in quantity constitute hazardous chemical products, such as hair dyes, topical hydrogen peroxide, household cleaners and automotive products. The retail products handled and sold at this facility are contained within the retail area of the store and there are no reported spills, leaks or incidents listed for this facility.

**Leaking Underground Storage Tank List**

Owners of USTs are required to report to the ADEQ releases from their UST systems to the subsurface. ADEQ maintains an ongoing file of these reports documenting the nature of contamination and the status of each such incident. This list is from the ADEQ.

As summarized in the table below, the Allands report did not identify the Project Area on this list. The Allands report identified one facility on this list being within the distance searched:

**Table 3 – LUST Listings**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location/Distance/Direction from Project Area</th>
<th>Up, Down, or Cross Gradient of Project Area with Respect to Groundwater Flow</th>
<th>Status</th>
<th>Risk for Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Giant Eagle 6624</td>
<td>6855 East Sunrise Drive 300 feet northwest from the northwest corner of the Site</td>
<td>Up</td>
<td>One release, closed. Soil meets Tier I</td>
<td>Low</td>
</tr>
</tbody>
</table>
Ninyo & Moore concluded the reported LUST at this facility constitutes Low Risk for the Project Area for the following reasons:

- Although the LUST case is considered up-gradient from the Project Area with respect to groundwater gradient in the vicinity of the Project Area, the Giant Eagle facility at 6855 East Sunrise Drive, LUST incident ID number 5355.01, dated January 12, 2004, was closed on April 6, 2004 by ADEQ based on the location meeting RCRA Tier I soil cleanup objectives.

- ADEQ considers a LUST closed when the vertical and lateral extent of impact has been adequately established and further remediation, is not required.

**Underground Storage Tank (UST) List**

State and Federal laws require persons who own or have owned USTs containing "regulated substances" complete a notification form and register the UST with the state. The UST database is provided by the ADEQ. Inclusion of a facility on this list does not necessarily indicate a release from the UST system(s) at the facility.

The Allands report indicated a registered UST facility located within the distance searched. The table below summarizes the USTs identified by Allands within the applicable search radius:

<table>
<thead>
<tr>
<th>Name</th>
<th>Location/Distance/Direction from Project Area</th>
<th>Up, Down, or Cross Gradient of Project Area with Respect to Groundwater Movement</th>
<th>Status</th>
<th>Risk for Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Giant Eagle</td>
<td>6855 East Sunrise Drive Northwest of the northwest corner of Site</td>
<td>Up</td>
<td>Two active USTs, (2) 12,000 gallon gasoline fiberglass UST with pressure automatic line leak detectors and tank gauging</td>
<td>Low</td>
</tr>
</tbody>
</table>

Based on Ninyo & Moore’s review of the UST listings above, Ninyo & Moore concluded these listed UST systems constitute Low Risks for the Project Area for the following reasons:

- The Giant Eagle facility is currently operating and has automated leak detection equipment in place. There are no current or open violations on file with ADEQ for this location.
As previously discussed, the Giant Eagle facility at 6855 East Sunrise Drive formerly had a reported LUST incident ID number 5355.01, dated January 12, 2004. This site incident was closed on April 6, 2004 by ADEQ based on the location meeting RCRA Tier I soil cleanup objectives.

**Drycleaners Inventory List**

The Drycleaners Inventory List summarizes current and historic dry cleaners sites throughout the State of Arizona and is not all inclusive. Inclusion of a facility on this list does not necessarily indicate a release from the dry cleaning system(s) at the facility. This data base is from the Report of the ADEQ Dry Cleaners Inventory Project, dated June 2006 and searched for dry cleaners located within the Project Area.

The Allands report indicated three dry-cleaning facilities were located within the distance searched. The table below summarizes the dry cleaning facilities identified by Allands within the applicable search radius:

<table>
<thead>
<tr>
<th>Name</th>
<th>Location/Distance/Direction from Project Area</th>
<th>Up, Down, or Cross Gradient of Project Area with Respect to Groundwater Movement</th>
<th>Status</th>
<th>Risk for Project Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ventana Dry Cleaners</td>
<td>6875 East Sunrise Drive 300 feet northwest of northwest corner of Site</td>
<td>Up</td>
<td>No Reported Violations</td>
<td>Low</td>
</tr>
<tr>
<td>Sparkle Cleaners</td>
<td>6890 East Sunrise Drive 200 feet southwest of northwest corner of Site</td>
<td>Up</td>
<td>No Reported Violations</td>
<td>Low</td>
</tr>
<tr>
<td>Hourly Cleaners</td>
<td>6960 East Sunrise Drive, Suite 160 150 feet southeast of northeast corner of Site</td>
<td>Down</td>
<td>No Reported Violations</td>
<td>Low</td>
</tr>
</tbody>
</table>

Based on Ninyo & Moore’s review of the listings above, Ninyo & Moore concluded these listed dry cleaning facilities constitute Low Risks for the Project Area for the following reasons:

- The Ventana Dry Cleaners located at 6875 East Sunrise Drive is located approximately 300 feet northwest of the northwest corner of the Project Area, and is up gradient to the Project...
Area. Proposed road improvement work in the Project Area may involve subsurface trenching, and a possibility exists for workers to encounter soil vapors associated with dry cleaning chemical contamination from this facility. However, this facility was not identified on any of the environmental violation databases searched, and based on the distance from the Project Area, this facility constitutes a Low Risk for the Project area.

- The Sparkles Cleaners is located at 6890 East Sunrise Drive within the Ventana Village shopping complex on the western side of the Project Area, and is up gradient to the Project Area. This facility was determined to be a drop-off, non-processing location, and as such is considered a Low Risk for the Project Area.

- Hourly Cleaners is located down gradient of the Project Area at 6960 East Sunrise Drive on the eastern side of the Project Area. This facility was determined to be a drop-off, non-processing location, and as such is considered a Low Risk for the Project Area.

- According to the PISA Methodology, these facilities would constitute a Low Risk to the Project Area.

8. **PISA SUMMARY OF RISK**

The following table summarizes features and property usages within the boundaries or adjacent to the boundaries of the Project Area and the perceived environmental risk associated with each. This table was developed based on field observations and the environmental database report generated for the Project Area by Allands and discussed in Section 7:

<table>
<thead>
<tr>
<th>Project Area Location</th>
<th>Description</th>
<th>Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast and Northwest end of Project Area, adjacent.</td>
<td>Current Dry Cleaner Facilities</td>
<td>Low</td>
</tr>
<tr>
<td>Adjacent to Project Area.</td>
<td>Commercial business (retail stores, office space, restaurants), residential housing, and open land</td>
<td>Low</td>
</tr>
<tr>
<td>Adjacent to Project Area.</td>
<td>Electrical equipment that may contain PCBs.</td>
<td>Low</td>
</tr>
<tr>
<td>Northwest of Project Area</td>
<td>Current UST and Former LUST listing</td>
<td>Low</td>
</tr>
<tr>
<td>Northwest of Project Area</td>
<td>Current RCRA LQG listing</td>
<td>Low</td>
</tr>
</tbody>
</table>
9. **FINDINGS**

The following presents a summary of findings associated with the PISA performed for the Project Area, including known or suspect environmental conditions associated with the Project Area. Additionally, the completed PISA form is presented in Appendix D:

- Project Area consists of Kolb Road from the intersection of Sunrise Drive as the northern boundary to the intersection of Sabino Canyon Road as the southern boundary.

- Properties adjacent to the Project Area include residences, commercial properties, and open land. Ninyo & Moore concluded these properties were Low Risks for the Project Area.

- Ninyo & Moore did not observe containers of petroleum products or hazardous substances stored, handled, or used within or adjacent to the boundaries of the Project Area.

- Ninyo & Moore did not observe staining or other indications of spills or leaks of petroleum products or hazardous substances within or adjacent to the Project Area at the time of the reconnaissance.

- Multiple electrical transformers were observed adjacent to the Project Area at the time of the reconnaissance. Ninyo & Moore did not observe indications of spills or leaks from these transformers, such as stains, distressed vegetation, or unusual odors. As such, Ninyo & Moore concluded the presence of transformers adjacent to the Project Area constituted a Low Risk for the Project Area.

- The Allands report identified one former LUST facility and one active and registered UST facility associated with properties located northwest of the Project Area. Based on field observations and information provided in the Allands report, Ninyo & Moore concluded the closed LUST case met Tier I soil cleanup standards, and current automated monitoring at the operating USTs at this facility constitute a Low Risk for the Project Area.

- The Allands report identified three Dry Cleaner facilities associated with properties located northwest and northeast of the Project Area. Based on field observations and information provided to Ninyo & Moore, only one of these three facilities processes dry cleaning onsite, and this facility is located approximately 300 feet northwest of the Project Area. Ninyo & Moore therefore concluded these Dry Cleaning facilities represent a Low Risk for the Project Area.

10. **CONCLUSIONS**

Ninyo & Moore has performed a PISA in general conformance with the scope and limitations of ADOT standards on Kolb Road, from the intersection of Sunrise Drive on the northern boundary to the intersection of Sabino Canyon Road on the southern boundary, in Catalina Foothills,
Arizona (Project Area). This PISA identified the following environmental risks for the Project Area:

- Commercial facilities adjacent to the Project Area were considered Low Risks.
- Electrical transformers adjacent to the Project Area were identified as Low Risks.
- Former LUST and current UST facility located northwest of the northern end of the Project Area was identified as a Low Risk.
- Current RCRA LQG listing located northwest of the northern end of the Project Area was identified as a Low Risk.
- Current Dry Cleaner facilities associated with properties adjacent to the Project Area were identified as Low Risks.

11. **RECOMMENDATIONS**

The purpose of the PISA is to evaluate whether sufficient risk exists from properties located within and along the Project Area that warrants further investigation. This determination depends upon two factors: 1) the risk of environmental impacts associated with the sites identified during the PISA, and 2) the amount and location of subsurface disturbance likely to be associated with the planned scope-of-work for the project proposed at the Project Area.

Based on the results of this PISA, Ninyo & Moore did not identify elevated risks associated with the Project Area and does not recommend further environmental investigation of the Project Area.

12. **LIMITATIONS**

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the Project Area. Ninyo & Moore performed this PISA in general accordance with the ADOT guidelines for PISAs and the standard-of-care exercised by environmental consultants performing similar work in the Project Area. The purpose of the PISA is to identify properties or facilities with potential hazardous materials impacts and document changes at the Project Area. This PISA is comprised of a field reconnaissance by a Qualified
Assessor (defined by ADOT), supplemented by an electronic database search of the Project Area. Credentials of the Qualified Assessor are included in Appendix E. This PISA is therefore limited to observable conditions that indicate to the Qualified Assessor whether a property or facility offers sufficient risk to the Project Area to recommend additional investigation. In addition, if properties or facilities that appear on relevant environmental databases indicate hazardous materials impacts, the assessor may recommend further investigation. Historical research into the past uses of the Project Area, or past use of any property along the Project Area, is not included in this PISA scope of work and is reserved for the next ADOT investigatory step, the ISA.

No warranty, expressed or implied, is made regarding the professional opinions presented in this report. The environmental services performed also did not include an evaluation of geotechnical conditions or potential geologic hazards at the Project Area.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Ninyo & Moore’s conclusions, recommendations, and opinions are based on an analysis of the observed Project Area conditions, the referenced literature, and the analytical results for the samples obtained. It should be understood the conditions of the Project Area could change with time as a result of natural processes or the activities of man at the Project Area or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties’ sole risk.
Preliminary Initial Site Assessment
Kolb Road from Sunrise Drive to Sabino Canyon Road
Tucson, Arizona

bsm file no: 5364sp0217ax

Approximate Scale: 1 inch = 300 feet

Source: SCE Engineering, 11/30/2016.
Note: Dimensions, directions and locations are approximate.
PROJECT AREA BOUNDARIES MAP

PRELIMINARY INITIAL SITE ASSESSMENT
KOLB ROAD FROM SUNRISE DRIVE TO SABINO CANYON ROAD
TUCSON, ARIZONA

PROJECT NO: 605364001
DATE: 2/17

LEGEND

Electrical Transformer Box

Source: SCE Engineering, 11/30/2016.
Note: Dimensions, directions and locations are approximate.
PRELIMINARY INITIAL SITE ASSESSMENT
KOLB ROAD FROM SUNRISE DRIVE TO SABINO CANYON ROAD
TUCSON, ARIZONA

PROJECT NO: 605364001
DATE: 2/17

Source: SCE Engineering, 11/30/2016.
Note: Dimensions, directions and locations are approximate.
APPENDIX A

ASSESSMENT METHODOLOGY
PRELIMINARY INITIAL SITE ASSESSMENT (PISA) METHODOLOGY

Ninyo & Moore utilized the following assessment elements in arriving at risk rankings for the different properties located within and adjacent to the boundaries of the Project Area.

- Environmental Records Review – Ninyo & Moore obtained an environmental database report by a company which specializes in searching geographically-coded environmental records from state and federal environmental agencies with jurisdiction. Ninyo & Moore provided this company with the project location and search parameters (radius of concern). The database report contains a map and a report of pertinent environmental records found for the specified Project Area. This information source is limited in that reliable environmental records did not exist prior to approximately 1988, and not all facilities (current or historical) have been identified by regulatory agencies.

- Site Reconnaissance – Ninyo & Moore’s Qualified Assessor is trained and experienced in identifying facilities and properties that may have the potential to adversely affect the subsurface through releases of hazardous materials to the soil or groundwater media. Ninyo & Moore performed a visual reconnaissance of the Project Area and collected photographic documentation of the facilities and properties observed.

Once the elements of the investigation process have been completed, Ninyo & Moore categorizes identified sites using a subjective low-moderate-high risk analysis scale. The following paragraphs provide general descriptions of each category.

Low Risk sites are sites that have few indications of potential for release of hazardous materials. On some occasions, sites may qualify as low risk that have had a hazardous materials issue in the past but have been remediated with approval of the local state environmental agency or federal United State Environmental Protection Agency (USEPA). Examples of low-risk sites include undeveloped or agricultural properties, residential properties, or benign commercial properties such as office buildings, banks, or theatres. Additionally, for the purpose of this PISA, low-risk sites include facilities that appear on a database list as having a permit to handle hazardous materials but have no recorded violations to date and do not conduct hazardous waste generating activities adjacent to the boundaries of the project area.

Moderate Risk sites are sites that have some indications of possible hazardous materials issues. A moderate risk site may appear on a database list as having a permit to handle hazardous materials, but has recorded no violations to date or may appear on a database as having a permit to handle hazardous materials and conducts hazardous waste generating activities adjacent to the boundaries of the project area. Another way a site could be interpreted as moderate risk would be if the environmental records search indicated no listing, but the site is an auto repair facility with or without visible surface staining. Examples of moderate-risk sites include auto repair garages, welding shops, or a vacant manufacturing facility with no listing in the environmental database report.

High Risk sites are sites that have a high potential for releasing hazardous materials to the soil or groundwater, or have a recorded release issue. Examples of high-risk sites include current service stations, former service stations that have not received regulatory closure, violation sites listed in the environmental database, or a known release such as the site of a train derailment with associated hazardous materials release.
APPENDIX B

PHOTOGRAPHIC DOCUMENTATION
Photograph 1: Northern Project Area boundary. Intersection of Kolb Road and Sunrise Drive, Catalina Foothills, Arizona.

Photograph 2: Commercial development, eastern side of Kolb Road at intersection of Sunrise Drive.
Photograph 3: Western side of Kolb Road at intersection of Sunrise Drive.

Photograph 4: View to the southwest of commercial development at the intersection of Kolb Road and Sunrise Drive.
Photograph 5: View to the west of western side of Project Area at Ventana Village shopping area. Intersection of Territory Drive and Kolb Road.

Photograph 6: Sparkle Dry Cleaners, 6890 East Sunrise Drive. Located in Ventana Village shopping complex, adjacent to western side of Project area.
Photograph 7: View to the south of Kolb Road from northwest corner of Project area.

Photograph 8: View to the north of eastern side of Project Area approaching intersection of Kolb Road and Sunrise Drive.
Photograph 9: View of commercial development to the east of eastern side of Project Area from intersection of Kolb Road and Sunrise Drive.

Photograph 10: Hourly Dry Cleaners, 6960 East Sunrise Drive, Suite 160. Located adjacent to eastern side of Project Area at the intersection of Kolb Road and Sunrise Drive.
Photograph 11: View to the north from the intersection of Territory Drive and Kolb Road.

Photograph 12: Electric power boxes located on the southwest corner of the intersection of Territory Drive and Kolb Road.
Photograph 13: Electric transformer box, view to the southwest from the intersection of Territory Drive and Kolb Road.

Photograph 14: Drainage feature, view to the east. West of intersection of Territory Drive and Kolb Road.
Photograph 15: Commercial / retail development adjacent to western Project Area boundary at the intersection of Territory Drive and Kolb Road.

Photograph 16: View of Project Area to the south from Gate Ridge Road along North Kolb Road.
Photograph 17: View to the south between Gate Ridge Rd and E Rocky Ridge Drive. Power Line crossing Kolb Road, traversing northeast to southwest.

Photograph 18: View to the north between Gate Ridge Rd and E Rocky Ridge Drive.
Photograph 19: View to the west between Gate Ridge Rd and E Rocky Ridge Drive. Power line traversing Kolb Road.

Photograph 20: View to the southwest of Project Area at the intersection of Snyder Road and Kolb Road.
Photograph 21: View to the west of Project Area at the intersection of Snyder Road and Kolb Road.

Photograph 22: View to the north of the Project Area, north of intersection of Snyder Road and Kolb Road.
Photograph 23: View to the south approaching Snyder Road. Gas pipeline marker along western Project Area.

Photograph 24: Alluvium soils in road cut, view to the south-southwest. Kolb Road north of Snyder Road.
Photograph 25: Electric transformer boxes, southwest corner of the intersection of Snyder Road and Kolb Road.

Photograph 26: View to the north of eastern side of Project Area from the intersection of Rocky Creek Drive and Kolb Road.
Photograph 27: View to the west of western side of Project Area south of Snyder Road.

Photograph 28: Rural Metro Fire Station, eastern side of Project Area at the intersection of East Cripple Creek Drive and Kolb Road. View to the north.
Photograph 29: Typical electrical power box, eastern side of Property Area. View to the southeast.

Photograph 30: Ventana Canyon Wash, view to the west from western Project Area boundary.
Photograph 31: Ventana Canyon Wash, view to the east-northeast from the eastern Project Area boundary.

Photograph 32: View to the north from southwest Project Area boundary at the intersection of Sabino Canyon Road and Kolb Road.
Photograph 33: Gas pipeline along western Project Area boundary at the intersection of Sabino Canyon Road and Kolb Road.

Photograph 34: Ventana Canyon Wash and Bel Air Stables adjacent to western Project area at the intersection of Sabino Canyon Road and Kolb Road. View to the north.
Photograph 35: View to the south of the intersection of Sabino Canyon Road and Kolb Road.

Photograph 36: View to the east of southern Project Area boundary. Intersection of Sabino Canyon Road and Kolb Road.
APPENDIX C

ENVIRONMENTAL DATABASE REPORT
CORRIDOR DATABASE

YOUR FILE NO: 605275001L

ALLANDS FILE NO: 2017-02-009D

DATE OF REPORT: February 4, 2017

ALLANDS hereby reports the search results of Federal and State Databases. 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 Ninyo & Moore.

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

300’ Corridor Study along Kolb Road from Sabino Canyon Road to Sunrise Drive, Tucson, AZ, being in Sections 17, 18 and 20, Township 13 South, Range 15 East, Gila and Salt River Base and Meridian.
## REGULATORY DATABASE SEARCH SUMMARY

<table>
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<th>Database</th>
<th>Date of Database</th>
<th>Approximate Minimum Search Distance (miles)</th>
<th>Reported Facilities</th>
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<tr>
<td><strong>Standard Federal ASTM Environmental Record Sources</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)</td>
<td>01/17</td>
<td>Within corridor boundaries</td>
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<tr>
<td>Delisted National Priorities List</td>
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<tr>
<td>CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS)</td>
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<td>RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)</td>
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<td>RCRA – Non-CORRACTS TSDFs</td>
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<tr>
<td>ERNS (Emergency Response Notification System)</td>
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</tr>
<tr>
<td><strong>Standard State ASTM Environmental Record Sources</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>WQARF (Water Quality Assurance Revolving Fund) Areas</td>
<td>01/17</td>
<td>Within corridor boundaries</td>
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<tr>
<td>Superfund Program List (replaces ACIDS)</td>
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<td>Within corridor boundaries</td>
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<td>Solid Waste Facilities/Landfill Sites – Operating and Closed</td>
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<td>Brownfields / Voluntary Remediation Program</td>
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<td>Registered USTs (Underground Storage Tanks) (includes Tribal Records)</td>
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<tr>
<td>LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)</td>
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<td><strong>Additional Environmental Record Sources</strong></td>
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<td>RCRA Compliance Facilities</td>
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<td>Hazardous Materials Incidents Emergency Response Logbook</td>
<td>1984-06/01</td>
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<td>ADEQ Drywell Registration Database (includes Tribal Records)</td>
<td>01/17</td>
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<td>Fire Insurance Maps</td>
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<tr>
<td>Topographical / Aerial Maps</td>
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<td>Within corridor boundaries</td>
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<tr>
<td>VEMUR / DEUR / LIENS / DEURTRACKER</td>
<td>01/17</td>
<td>Within corridor boundaries</td>
<td>0</td>
</tr>
<tr>
<td>DRYCLEANER</td>
<td>06/06</td>
<td>Within corridor boundaries</td>
<td>3</td>
</tr>
<tr>
<td>Arizona Department of Water Resources Well Registration Database</td>
<td>07/16</td>
<td>Within corridor boundaries</td>
<td>See Text</td>
</tr>
</tbody>
</table>

Allands contacts the appropriate sources on a quarterly basis to maintain currency of data

2017-02-009D 2 of 14
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. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated January, 2017, and searched to identify all NPL/Proposed NPL / DOD sites within corridor boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No National Priorities List (NPL) / Proposed NPL / DOD Sites were found located within corridor boundaries.

Delisted National Priorities List

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated January, 2017, and searched to identify all Delisted NPL Sites within corridor boundaries.

No Delisted National Priorities List (NPL) Sites were found located within corridor boundaries.
FEDERAL CERCLIS / NFRAP LIST / SEMS

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 remedial action planned. This database has been archived by EPA as of November 12, 2013 and the Superfund Enterprise Management System (SEMS) has replaced the former CERCLIS/NFRAP lists and is dated October, 2016 and searched for facilities within corridor boundaries.

No CERCLIS / NFRAP / SEMS facilities were found located within corridor boundaries.

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 RCRAInfo Database, dated January, 2017 and checked for Federal RCRA facilities located within corridor boundaries.

<table>
<thead>
<tr>
<th>EPA ID</th>
<th>FACILITY</th>
<th>ADDRESS</th>
<th>NOTIF. DATE</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AZR000512038</td>
<td>CVS Pharmacy #9277</td>
<td>6895 East Sunrise Drive</td>
<td>7/1/2014</td>
<td>LQG</td>
</tr>
</tbody>
</table>

CODES:

LOG: 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)
N : Not a generator verified or inactive generator
CORRACTS FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated January, 2017, and checked for facilities which occurred within corridor boundaries.

No Facilities were found which occurred within corridor boundaries.

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 Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated January, 2017, and checked for Facilities which occurred within corridor boundaries.

No TSD Facilities were found which occurred within corridor boundaries.
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 the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to January, 2017, and checked for incidents located within corridor boundaries.

No incidents were found located within corridor boundaries.
Standard State ASTM Environmental Record Sources

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 January, 2017, and searched to identify all WQARF sites within corridor boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No WQARF Registry List sites were found located within corridor boundaries.

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 August, 2004, and searched to identify all sites within corridor boundaries.

No facilities on the Arizona Superfund Program List were found located within corridor boundaries.

Program Status codes:

Pending PI WQARF Preliminary Investigation (PI) is scheduled or in process
On Registry PI has resulted in inclusion of a site on the WQARF Registry
ACTIVE The Department of Defense is presently addressing the site
On NPL site has been listed on the CERCLA National Priorities List
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 May, 2004, and checked for active and inactive landfills located within corridor boundaries.

No active nor inactive landfills were found located within corridor boundaries.

Codes:

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

BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated December, 2015, and searched for sites which occurred within corridor boundaries.

No brownfield sites were found which occurred within corridor boundaries.
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. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated January, 2017, and searched for UST sites located within corridor boundaries.

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Facility Name</th>
<th>Address</th>
<th>Tank No</th>
<th>Tank Inst Date</th>
<th>Closure Type</th>
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<td>6/1/1997</td>
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</tr>
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</table>

DETAILS

NOTE: Details section is from the ADEQ 2003 UST list, newer lists do not provide this information.

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<thead>
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<th>Facility Id</th>
<th>Facility</th>
<th>Owner Id</th>
<th>Owner</th>
<th>Tank No.</th>
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<th>Capacity</th>
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<th>Tank Material</th>
<th>Pipe Material</th>
<th>Piping Type</th>
<th>Pipe Release Detection</th>
</tr>
</thead>
</table>
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. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated January, 2017, and searched for LUST sites located within corridor boundaries.

<table>
<thead>
<tr>
<th>ID</th>
<th>LUST ID NO</th>
<th>FACILITY</th>
<th>ADDRESS</th>
<th>DATE OPEN</th>
<th>DATE CLOSED</th>
<th>P CODE</th>
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<td>5355.01</td>
<td>Giant 6624</td>
<td>6855 E Sunrise Dr</td>
<td>1/12/2004</td>
<td>4/6/2004</td>
<td>5R1</td>
</tr>
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</table>

P CODE (Leaking UST Priority):

| 5R1    | Closed soil levels meet RBCA Tier 1 |
Additional Environmental Record Sources

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 January, 2017, and searched for compliance facilities within corridor boundaries.

No compliance facilities were found located within corridor boundaries.

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 corridor boundaries.

No hazardous material incidents were found located within corridor boundaries.
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. Tribal Drywell records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ dry well registration database dated January, 2017, and searched for dry wells located within corridor boundaries.

No registered dry wells were found located within corridor boundaries.

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

AERIAL PHOTOS

The United States Geological Survey Topographic maps and Aerial Photos are derived from Terrain Navigator Software from My Topo, a Trimble Company. (www.mytopo.com) and are for informational purposes only.

<table>
<thead>
<tr>
<th>NAME</th>
<th>TYPE</th>
<th>DATE</th>
<th>REVISION</th>
<th>CONTOUR INTERVAL</th>
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<tbody>
<tr>
<td>Sabino Canyon</td>
<td>Topo</td>
<td>1975</td>
<td>None</td>
<td>40 feet</td>
</tr>
<tr>
<td>Bing</td>
<td>Aerial</td>
<td>2017</td>
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</table>
VOLUNTARY ENVIRONMENTAL MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR’S); DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR); AND ENVIRONMENTAL LIENS

A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorder’s office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ’s RDT was researched for inclusion of subject property.

No VEMUR’S, DEUR’S; nor Environmental Liens were found listed for subject property.

DRYCLEANERS

The Drycleaners Inventory List summarizes current and historic dry cleaners sites throughout the state of Arizona and is not all inclusive. This database is from the Report for the Arizona Department of Environmental Quality Dry Cleaners Inventory Project, dated June, 2006, and searched for dry cleaners sites located within corridor boundaries.

<table>
<thead>
<tr>
<th>STREET</th>
<th>NAME_1</th>
<th>FROM_1</th>
<th>TO_1</th>
<th>OPERATORS</th>
<th>YEARS IN SERVICE</th>
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<td>6875 E. Sunrise Dr.</td>
<td>Ventana Dry Cleaners</td>
<td>2005</td>
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<td>6890 E Sunrise Dr</td>
<td>Sparkle Cleaners</td>
<td>2001</td>
<td>2005</td>
<td>1</td>
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<td>6960 E Sunrise Dr # 160</td>
<td>Hourly Cleaners</td>
<td>2005</td>
<td>2005</td>
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</table>
ARIZONA DEPARTMENT OF WATER RESOURCES
WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated July, 2016. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within corridor boundaries.

Imaged Records are available at: http://infoshare.azwater.gov/docushare/dsweb/HomePage

<table>
<thead>
<tr>
<th>Water Uses (WU)</th>
<th>Legal Description</th>
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<tr>
<td>A Irrigation</td>
<td>T Township</td>
</tr>
<tr>
<td>B Utility (Water Co.)</td>
<td>N/S North or South</td>
</tr>
<tr>
<td>C Commercial</td>
<td>R Range</td>
</tr>
<tr>
<td>D Domestic</td>
<td>E/W East or West</td>
</tr>
<tr>
<td>E Municipal</td>
<td>S Section</td>
</tr>
<tr>
<td>F Industrial</td>
<td>Q1 Quarter of Section (160 Acres)</td>
</tr>
<tr>
<td>G Recreational</td>
<td>Q2 Quarter Quarter of Section (40 Acres)</td>
</tr>
<tr>
<td>H Remediation</td>
<td>Q3 Quarter Quarter Quarter of Section (10 acres)</td>
</tr>
<tr>
<td>I Mining</td>
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</tr>
<tr>
<td>J Stock</td>
<td>ID Well Registration Number</td>
</tr>
<tr>
<td>K Other - Exploration</td>
<td>WD Well Depth</td>
</tr>
<tr>
<td>L Drainage</td>
<td>WL Water Level</td>
</tr>
<tr>
<td>M Monitoring</td>
<td>DIA Casing width</td>
</tr>
<tr>
<td>N None</td>
<td></td>
</tr>
<tr>
<td>O Other - Non-Production</td>
<td></td>
</tr>
<tr>
<td>P Remediation</td>
<td></td>
</tr>
<tr>
<td>R Recharge</td>
<td></td>
</tr>
<tr>
<td>T Test</td>
<td></td>
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<tr>
<td>U Unknown</td>
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<tr>
<td>V Dewatering</td>
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<th>E/W</th>
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<th>Q2</th>
<th>Q3</th>
<th>WU</th>
<th>WD</th>
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<td>NE</td>
<td>D</td>
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<td>0</td>
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<td>NE</td>
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<td>60</td>
<td>6</td>
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<td>505444</td>
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<td>NW</td>
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<td>532182</td>
<td>13</td>
<td>S</td>
<td>15</td>
<td>E</td>
<td>20</td>
<td>SW</td>
<td>SW</td>
<td>NW</td>
<td>D</td>
<td>250</td>
<td>125</td>
<td>8</td>
<td>Gabriel, Vicki, L</td>
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Related Topics: Envirofacts

FRS

FRS Facility Detail Report

CVS PHARMACY #9277

EPA Registry Id: 110046372199
6895 E SUNRISE DR
TUCSON, AZ 85750-0831

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribal Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Environmental Interests

<table>
<thead>
<tr>
<th>Information System</th>
<th>System Facility Name</th>
<th>System Facility Id/Report Link</th>
<th>Environmental Interest Type</th>
<th>Data Source</th>
<th>Last Updated Date</th>
<th>Supplemental Environmental Interests</th>
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<td>ARIZONA UNIFIED REPOSITORY FOR INFORMATIONAL TRACKING OF THE ENVIRONMENT</td>
<td>CVS PHARMACY #9277</td>
<td>143183</td>
<td>STATE MASTER</td>
<td>AZURITE</td>
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<td>HAZARDOUS WASTE PROGRAM -112 HAZARDOUS WASTE PROGRAM</td>
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<td>BIENNIAL REPORTERS</td>
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<td>AZR00051203</td>
<td>HAZARDOUS WASTE BIENNIAL REPORTER</td>
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<td>RESOURCE CONSERVATION, AND RECOVERY ACT INFORMATION SYSTEM</td>
<td>CVS PHARMACY #9277</td>
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<td>LQG (Y)</td>
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Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report
### Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

### Facility Codes and Flags

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<tr>
<th>EPA Region</th>
<th>Duns Number</th>
<th>Congressional District Number</th>
<th>Legislative District Number</th>
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<td>09</td>
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<th>BUC Code/Watershed</th>
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<th>Federal Facility</th>
<th>Tribal Land</th>
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<tr>
<td>13565302 / RILLITO</td>
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### Alternative Names

No Alternative Names returned.

### Organizations

<table>
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<tbody>
<tr>
<td>TRANSPORTER</td>
<td>TRIAD TRANSPORT INC</td>
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<td>AZURITE</td>
</tr>
<tr>
<td>OWNER</td>
<td>SUNRISE WEST COAST LLC</td>
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<tr>
<td>TRANSPORTER</td>
<td>STERICYCLE SPECIALTY WASTE SOLUTIONS INC</td>
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<td>OPERATOR</td>
<td>ARIZONA CVS STORES, L.L.C.</td>
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<td>TRANSPORTER</td>
<td>STERICYCLE SPECIALTY WASTE SOLUTIONS INC</td>
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<td>AZURITE</td>
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<td>OPERATOR</td>
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<td>TRANSPORTER</td>
<td>PHILIP RECLAMATION SERVICES HOUSTON LLC</td>
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### National Industry Classification System Codes (NAICS)

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### Facility Mailing Addresses

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<th>State</th>
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<tbody>
<tr>
<td>OWNER</td>
<td>10650 WILSHIRE BLVD LOS ANGELES CA 90024-4324</td>
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<tr>
<td>TRANSPORTER</td>
<td>PO BOX 818 MCALESTER OK 74402</td>
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<td>74402</td>
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<tr>
<td>OTHER CONTACT</td>
<td>1 CVS DR WOONSOCKET RI 028956416</td>
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<td>REGULATORY CONTACT</td>
<td>2015 100TH CT NE BLAINE MN 55449-5137</td>
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### Contacts

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<tr>
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<th>Office Phone</th>
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<tr>
<td>OTHER CONTACT</td>
<td>ENSMINGER, ERIC (760) 602-8616</td>
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<td>OTHER CONTACT</td>
<td>BRANT, WENDY L. (401) 765-1500</td>
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<td>REGULATORY CONTACT</td>
<td>WENDY L BRANT</td>
<td>4012160138</td>
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Query executed on: FEB-04-2017

Last updated on September 24, 2015
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: 605275001L

ALLANDS FILE NO: 2017-02-009E

Date of Report: February 4, 2017
Title Plant Date***: January 25, 2017
***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 to 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 Ninyo & Moore.

1. The land referred to in this report is located in Pima County, Arizona.

2. 300’ Corridor Study along Kolb Road from Sabino Canyon Road to Sunrise Drive, Tucson, AZ, being in Sections 17, 18 and 20, Township 13 South, Range 15 East, Gila and Salt River Base and Meridian.

3. No VEMUR’S, DEUR’S; Environmental Liens, Brownfields, institutional controls, engineering controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder’s office.
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)

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APPENDIX D

PISA FORM
PISA Form

Project No. CPSID FC10 TRACS No. 000 PM PPM T0109 01C

Section I: Site Location Information

Assessor Parcel No. Not Applicable ADOT Parcel No. Not Applicable

Address/Route & Milepost Kolb Road, from the intersection of Sunrise Drive south to the intersection of Sabino Canyon Road, in Catalina Foothills, Arizona

Section 17, 18, and 20 Township 13 South Range 15 East ¼ ¼ ¼

Latitude 32°18’ 31.38″ N to 32°16’ 50.34″ N Longitude 110°50’ 40.08″ W to 110°50’ 13.00″ W

Site Characteristics: Past Land Use

Agriculture ___ Residential X Commercial ___ Industrial _____ Natural X

Vehicle Maintenance: ________ Chemical Storage: ________ UST System: ____________

Septic System: ____________ Water/Drywell: ________ Pesticide/Herbicide ____________

Other: N/A _______________

Section II: Site Surface Conditions

Dimensions: Length 1.9 miles, approx. 10,032 feet Width Varies

Area: _______ Sq. feet _______ Sq. meters or _______ Acres

Topography: Project Area vicinities are relatively steep sloped ravines with drainage towards the south with an elevation range of approximately 2,680 to 2,800 feet above sea level.

Soils: Alluvium, including Palos Verdes-Jaynes Complex (gravelly sandy loam), the Pinaleno-Stagecoach and Pinaleno-Stagecaoch- Palos Verdes Complexes (very to extremely cobbly sandy loam) and, in the area of the Ventana Canyon Wash, the Arizo-Riverwash Complex (floodplain, gravelly loamy sand).

Vegetation: Native desert vegetation including gravelly soils and cacti

Structures: Asphalt-paved roadways, concrete sidewalks and sign poles were located within the Project Area.
Utilities: Electricity, municipal water, municipal sanitary sewer services and buried gas pipeline at Project Area.

Section III: Results of Database Review

No concerns on project   Concerns on project   X
(Complete Section IV)

Section IV: Environmental Concerns

Observed: None within Project Area boundary, suspect concerns on adjacent properties

Suspected: None

Unusual Conditions: During the site visit, one active dry cleaning plant was observed that could have environmental impact on the Project Area. The Ventana Dry Cleaners located at 6875 East Sunrise Drive is located approximately 300 feet northwest of the northwest corner of the Project Area, and is up gradient to the Project Area. Proposed road improvement work in the Project Area may involve subsurface trenching, and a possibility exists for workers to encounter soil vapors associated with dry cleaning chemical contamination from this facility. However, this facility was not identified on any of the environmental violation databases searched, and based on the distance from the Project area, according to the Preliminary Initial Site Assessment (PISA) Methodology, this facility would constitute a Low Risk to the Project Area.

A gasoline station was located northwest of the northwest corner of Project Area. The Giant Eagle facility at 6855 East Sunrise Drive, LUST incident ID number 5355.01, dated January 12, 2004, was closed on April 6, 2004 by ADEQ based on the location meeting RCRA Tier I soil cleanup objectives. This facility also is currently operating and has automated leak detection equipment in place. There are no current or open violations on file with ADEQ for this location. Ninyo & Moore understands that no ground disturbance will occur in this area as part of the proposed work. This UST facility is considered a Low Risk.

Commercial use within the vicinity of the Project Area included retail businesses, restaurants, office space, residential properties and open land. These types of businesses are not likely to use or store significant quantities of petroleum products or hazardous substances, and therefore are considered to be a Low Risk.

Section V: Recommendations

High Priority Phase 1:    Medium Priority Phase 1:    Low Priority Phase 1:    

No additional survey required: X    Aerial Photograph Review:

Section VI: Comments
Ninyo & Moore does not recommend additional assessment of the Project Area.

<table>
<thead>
<tr>
<th>Consultant Name</th>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emily R Rogers</td>
<td></td>
<td>2/20/2017</td>
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<table>
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APPENDIX E
CREDENTIALS
EDUCATION
B.S., Geology, 1987, Southern Illinois University at Carbondale

REGISTRATIONS AND CERTIFICATIONS
PG 96-001056 (Illinois)(renewal pending)
OSHA HAZWOPER 40-Hour
OSHA HAZWOPER 8-Hour Refresher

EXPERIENCE HIGHLIGHTS
Las Casitas Apartment Complex, Phase I ESA, Glendale, Arizona:
Cien Agaves Tacos and Tequila, Old Towne Bar, Phase I ESA
US Army Corps of Engineers (USACE), Morganza to the Gulf Hurricane Protection Project
USACE, Department of Defense - Formally Used Defense Sites (FUDS) Preliminary Site Assessments
Walgreens Company, Phase I ESAs, various locations
Perry Ridge Landfill Permit
Emro Marketing/Speedway, UST & LUST Closures, various locations
Banner Coal Mining Operation, Proposed Mining Permit

PROFESSIONAL AFFILIATIONS
American Institute of Professional Geologists (AIPG)
Environmental Professionals of Arizona
Institute of Hazardous Materials Management

EMILY R. ROGERS
PROJECT MANAGER

Ms. Emily Rogers has over 12 years of diverse environmental and geological consulting experience in Arizona, Midwest, and the Great Lakes Region. As a Project Manager, Emily performs Phase I and Phase II site assessments; provides regulatory compliance and permitting services with regard to hazardous materials and hazardous wastes; prepares spill prevention control and countermeasure plans, groundwater well installation and development; conducts soil and groundwater sampling; prepares remedial action work plans and performs site remediation; and prepares reports documenting methodologies, findings, conclusions, and recommendations.

REPRESENTATIVE PROJECT EXPERIENCE

* The following projects were performed prior to employment with Ninyo & Moore.

Las Casitas Apartment Complex, Phase I ESA, Glendale, Arizona: Project Manager for a Phase I Environmental Site Assessment (ESA) of the Las Casitas Apartment Complex located in Glendale, Arizona. Her responsibilities included review of readily available maps and reports pertaining to the site; a reconnaissance to visually assess areas of possibly contaminated surface soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the Site and adjacent properties; review readily available local regulatory agency files, regulatory agency databases, historical documents, topographic, soil, geologic, and hydrologic information; document observed manmade features at the site; evaluate adjacent properties; and preparation of a Phase I ESA report documenting findings and providing opinions and recommendations regarding possible environmental impacts at the site.

Cien Agaves Tacos and Tequila, Old Towne Bar, Phase I ESA, Scottsdale, Arizona: Project Manager for a Phase I Environmental Site Assessment (ESA) of the Cien Agave Tacos and Tequila facility located in historic Old Towne, Scottsdale, Arizona. The site is a restaurant and bar located on approximately 0.13 acre lot with a single building. Her responsibilities included review of readily available maps and reports pertaining to the site; a reconnaissance to visually assess areas of possibly contaminated surface soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the Site and adjacent properties. Review of available local regulatory agency files and regulatory agency databases revealed this property had historical been located above the Indian Bend Wash Superfund Site. Additional review of remediation documents, topographic, soil, geologic, and hydrologic information of adjacent properties; and preparation of a Phase I ESA report documented findings that the site location had been remediated and provided opinions and recommendations regarding possible environmental impacts and future development at the site.

US Army Corps of Engineers (USACE), Morganza to the Gulf Hurricane Protection Project, Terrebonne Parrish, Louisiana: Team member of environmental specialists for professional technical writing and report completion for the 13 billion dollar Morganza-to-the-Gulf Hurricane Protection Project. Initial site reconnaissance and documentation of site conditions pertaining to regional degradation of native habitat caused by salt water intrusion of protective barrier salt marsh over time and as a result of repetitive hurricane storm surge in Louisiana. Phase I Environmental assessments and historical conditions investigations for federal US Army Corps of Engineers needed for design of one-way flood gate system design for hurricane protection.

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REPRESENTATIVE PROJECT EXPERIENCE (continued)

USACE, Department of Defense - Formerly Used Defense Sites (FUDS) Preliminary Site Assessments – State of Florida: Senior Environmental Professional responsible for project site visits documentation and reporting; conducting local agencies and knowledgeable persons interviews; report preparation of field project monitoring and sampling logs; and preparation of findings reports that included sampling data, daily field notes, archive documentation.

Walgreens Company, Phase I ESAs, various locations, Texas and California: Environmental Professional for Phase I Environmental Site Assessments (ESAs) on approximately 60 development parcels of land located in Texas and California. She provided project oversight and senior quality review for these Phase I ESAs, which addressed issues identified in ASTM E 1527-13, and included: physical review of site’s facilities and practices; assessment of past and present site usages; evaluation of site characteristics; adjacent property evaluation; and preparation of a Phase I ESA report presenting our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site(s).

Perry Ridge Landfill Permit, Perry County, Illinois: Project Geologist for the permitting process of a new landfill located in a former coal strip mine located in southern Illinois. Her responsibilities included performing exploratory drillings and logging site conditions, installation of groundwater monitoring wells and collecting hydraulic conductivity field data on 373 permitted acres.

Emro Marketing/Speedway, LUST & UST Closures, various Illinois locations: Project Manager for over thirty UST removals and LUST remediation & closure sites for a gas/ convenience store company located in the State of Illinois. Subsurface soil sampling was conducted prior to and during UST removal activities. LUST closures consisted of removal and landfilling of contaminated soils and pump-and-treat groundwater systems at several sites. Closure monitoring programs and stainless groundwater wells were also installed at some locations. Tiered Approach to Corrective Action Objectives (TACO) were utilized for closure standards and site activities were conducted under the oversight of the Illinois Office of the State Fire Marshal and the Illinois EPA.

Banner Coal Mining Operation, Proposed Mining Permit, Fulton County, Illinois: Project Geologist for the permitting process of a proposed strip mining permit located in west central Illinois. Her responsibilities included performing exploratory field studies, collecting site data and logging site conditions, review of existing well data of regional groundwater wells and conducting interviews with local land owners. Project information was collected to determine if an additional Environmental Impact Statement (EIS) should be required for the potential impacts to Banner Marsh and Rice Lake.
Mr. Narcaroti specializes in building relationships with clients and municipalities throughout the state of Arizona. He is an experienced team builder who promotes our services to secure new and returning clients. Mr. Narcaroti is active in civic duty groups including the UofA College of Agriculture Alumni Foundation, American Public Works Association, Arizona Transportation Builders, and Arizona Association of Economic Development. This wide ranging professional and personal network is one of the keys to our track record of satisfied customers. Mr. Narcaroti received his BS, (Environmental Science) from the University of Arizona and MBA from the University of Phoenix. Mr. Narcaroti is a 2007 recipient of the 40 under 40 award, an annual honor that highlights the accomplishments of young professionals in the Tucson community and has received the Associate of the Year Award in 2013 and 2015 from Arizona Transportation Builders. Mr. Narcaroti specializes in conducting Phase I Environmental Site Assessments for various local municipalities, developers, and lending institutions. Mr. Narcaroti has vast knowledge associated with the planning and implementation of residential subdivisions and has lived in the Tucson community for over 37 years.

REPRESENTATIVE PROJECT EXPERIENCE

Tucson International Airport Runway Relocation, Tucson Airport Authority, Tucson, Arizona: Performed research and site reconnaissance to assist in the preparation of an Environmental Impact Statement to facilitate runway relocation and airport expansion. The study consisted of compiling existing documentation of known contaminations on and around the Tucson Airport Authority properties and interviewing current remediaion efforts to determine any conflicts with proposed activities. This report contributed to the design efforts to determine any fatal flaws with proposed activities.

Sabino Creek Pump Station, Tucson, Arizona: Principal Environmental Scientist during a geotechnical evaluation for a new pump station and force main in the area of Sabino Canyon in Tucson, Arizona. Responsible for oversight of project activities consisting of a visual geologic reconnaissance of the project area and review of available geologic literature, topographic information, and aerial photographs of the project site; drilling, logging, and sampling exploratory borings; conducting seismic refraction surveys; laboratory testing of selected samples obtained from the borings; and preparation of a report presenting findings, conclusions, and recommendations regarding excavation, backfill and bedding criteria, borrow material, suitability of native soils as backfill, earthwork factors, and construction considerations. The project included the design and construction of a new pump station and a 5-inch diameter sewer force main line of a total length of approximately 2,800 feet.

Lead-Based Paint Surveys, Tucson, Arizona: Project Manager responsible for performing lead-based paint (LBP) surveys using XRF instrumentation throughout Arizona. Responsibilities include gaining site access, identification of potential LBP containing surfaces, sampling of suspect LBP, coordination and evaluation of laboratory test data, quantification of the LBP, and preparation of technical field reports.

Lakeside Ridge Subdivision, Lennar Communities, Tucson, Arizona: Performed an All Appropriate Inquiry for acquisition of 39 lots for Lennar Communities within the City of Tucson. The research identified a formally used and closed inert landfill on a portion of the subject property. During interviews and research it was observe that the site was studied for any potential contaminants and geotechnical stability.
REPRESENTATIVE PROJECT EXPERIENCE (continued)

Environmental Compliance Audit, Tucson, Arizona: Project Manager responsible for performing audits in order to evaluate the potential reporting and permitting requirements for Title V Air Permits, SARA Title III Reporting Requirements, Spill Control and Counter Measures and Storm Water Pollution Prevention Requirements at a commercial facility.

Environmental Soil Sampling, Statewide, Arizona: Collected samples using various methods including Encores, glass jars, and methanol extraction techniques. Equipment used includes hand augers, sonic and rotary auger drill rigs, Encore T-handles, latex gloves, sterile scoops, brass sleeves, photoionization detectors, and multi-gas meters.

Microbial Assessments and Sampling, Statewide, Arizona: Performed several viable and non-viable microbial assessments using tape lifts, wipes, swabs, agar plates and cassettes at various locations throughout Arizona. Responsible for performing site visits, cutting inspection holes, mapping areas with observed microbial growth, sample collection, evaluation of laboratory data, oversight of abatement work, conducting pre- and post-remediation air sampling, and preparation of technical reports. Performed microbial assessments in residential, commercial, and large industrial facilities.

Industrial Hygiene Sampling, Statewide, Arizona: Industrial Hygiene expertise in performing personal and area monitoring for airborne contaminants, packaging samples for laboratory analysis, and interpreting results against OSHA regulatory standards and NIOSH and ACGIH recommended exposure limits. Calibrated IH sampling pumps. Conducted noise surveys using audiometric meters and dosimeters. Calibrated and used Photoionization Detector, XRF, and multi-gas meters.

Preliminary Initial Site Assessment Corridor Study, I-19 Frontage Road Improvements, Pima County, Arizona: Provided technical oversight for any hazardous materials present associated with road improvement projects located along the I-19 Corridor between Continental and Canoa Ranch Roads, Pima County, Arizona. Project included numerous parcels acquisition associated with obtaining right-of-ways for the corridor.

Camino Manana Road Alignment, Tangerine Road to Lambert Lane, Town of Marana, Arizona: Performed an All Appropriate Inquiry for potential acquisition of parcels adjoining the current right-of-ways for the proposed re-alignment of Camino Manana. This project also covered the use of Temporary Construction Easements and clearance from Arizona Department of Transportation for any hazardous materials.

Durham Hill Landfill, CPE Consultants, Pinal County, Arizona: Performed an All Appropriate Inquiry to determine the past usage of the proposed Durham Hill Landfill. The study observed a Formally Used Department of Defense site adjacent to the subject property. Upon further investigation and research, the Army Corps of Engineers have completed a thorough survey of the property for any unexploded ordinances, but a remediation budget remained. Through consultation with the Arizona Department of Environmental Quality and the Army Corps of Engineers it was determined that the site was given clearance of any unexploded ordinances and environmental contaminants.

Phase I Environmental Site Assessment, Nogales Arizona: Project Environmental Scientist for a Phase I Environmental Site Assessment (ESA) on approximately 0.99-acres of land developed with a vacant produce distribution facility located at 250 West Produce Row in Nogales, Santa Cruz County, Arizona. The investigation included a review of aerial photographs, interviews with knowledgeable site contacts; a review of federal, state, and local contaminated site lists; a review of available records from local regulatory agencies; and a visual inspection of the site. Additional Non-Scope Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) considerations addressed, beyond the scope of ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05) included asbestos, lead-based paint, and Indoor Air Quality - Vapor Intrusion.
EDUCATION
M.B.A., Business Administration, 2008, University of Phoenix
B.M.E., Mechanical Engineering, 1985, Georgia Institute of Technology

REGISTRATIONS AND CERTIFICATIONS
AZ PE (Environmental) 53561
AZ PE (Mechanical) 28202
CHMM No. 15023
AHERA Asbestos Building Inspector/Management Planner
AHERA Asbestos Initial Project Designer
AHERA Asbestos Supervisor
AHERA Refresher – Contractor/Supervisor
Arizona Smoke School – EPA Method 9 – Visible Emissions Training
OSHA HAZWOPER 40-Hour
OSHA HAZWOPER 8-Hour Refresher

EXPERIENCE HIGHLIGHTS
ADOT, State Route 260: Cliffs Parkway to Main Street Sidewalk
City of Tucson, East Broadway Boulevard Reconstruction: North Camino Seco to North Houghton Road
City of Chandler, 9 Parcels of Land
Grace Baptist Church Facility
Proposed Development, 99th Avenue and West Van Buren Street

PROFESSIONAL AFFILIATIONS
American Public Works Association
Arizona Rock Products Association
Environmental Professionals of Arizona
Institute of Hazardous Materials Management
Valley Partnership

MARK J. GUATNEY, PE, CHMM
SENIOR ENVIRONMENTAL ENGINEER

Mark is an Arizona registered Environmental and Mechanical Professional Engineer (PE) and a Certified Hazardous Materials Manager (CHMM). Mark received his B.M.E. from the Georgia Institute of Technology and served as a United States Naval Officer. He has 28 years of environmental consulting experience in Phoenix, including 10 years as a Principal lead-based paint (LBP) inspector and risk assessor consultant to the City of Phoenix Neighborhood Services Lead Hazard Control Grant program. Mark is equally well versed in asbestos, and was initially accredited as an asbestos Building Inspector, Management Planner and Supervisor in 1987, and performed many original AHERA inspections and management plans in Phoenix and across the U.S. as well as design and management oversight of many asbestos abatement projects on school campuses and commercial buildings. In addition to his extensive experience performing and managing LBP and asbestos projects, Mark is also an experienced environmental site assessor, soil and groundwater investigator, and remediation designer. His capabilities and experience also include industrial hygiene services consisting of indoor air quality, allergens and mold; air quality permitting and emissions inventories; annual Form R reporting, and a variety of other due diligence and regulatory compliance services.

REPRESENTATIVE PROJECT EXPERIENCE

ADOT, State Route 260: Cliffs Parkway to Main Street Sidewalk, Camp Verde, Arizona:
Project Manager for a Preliminary Initial Site Assessment (PISA) on land located along State Route (SR) 260 between Cliffs Parkway and the Main Street sidewalk in Camp Verde, Arizona. The purpose of the PISA is to identify properties or facilities with potential hazardous materials impacts to the project area. Roadway improvements planned for the project area included installation of sidewalks and ramps, curbing, gutters, signage, catch basins, retaining walls, a bench and trash receptacle, and landscaping and irrigation and new crosswalk striping. Our scope of services included performing a reconnaissance of the Project Area to visually evaluate areas of possible contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination associated with properties or facilities located within or adjacent to the project; review readily available, relevant regulatory agency databases for facilities located within and adjacent to the proposed project; and preparation of a PISA report presenting our methodology, findings, opinions, and conclusions regarding the environmental conditions at the project.

City of Tucson, East Broadway Boulevard Reconstruction: North Camino Seco to North Houghton Road, Tucson, Arizona:
Project Manager for a Preliminary Initial Site Assessment (PISA) for the East Broadway Boulevard: North Camino Seco to North Houghton Road Reconstruction Project located in Tucson, Arizona. The project consisted of approximately 37 acres of roadway and associated right of way (ROW) to be reconstructed. Ninyo & Moore’s scope of work conducted for this PISA included performing a reconnaissance of the area to visually evaluate areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination associated with properties or facilities located within or adjacent to the project area; reviewed readily available, relevant regulatory agency databases for facilities located within and adjacent to the proposed project area; and preparation of a PISA report documenting findings and providing recommendations regarding whether further assessment is indicated.

City of Chandler, 9 Parcels of Land, Phase I ESA, Chandler, Arizona:
Environmental Engineer for a Phase I ESA on portions of nine parcels of land located in the vicinity of Ocotillo Road and 132nd Street in Chandler, Arizona. The site is located within the boundaries of these nine parcels and was primarily landscaped areas, graded dirt, sidewalks, or asphalt-paved roadways. He provided project oversight and senior quality review for this Phase I ESA, which addresses issues identified in ASTM E 1527-13, and included: physical review of the Site’s facilities and practices; assessment of past and present Site usage; evaluation of Site characteristics; adjacent property evaluation; and preparation of a Phase I ESA report.

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Representative Project Experience (continued)

Grace Baptist Church Facility, Tempe, Arizona: Project Manager for a Limited Phase II Environmental Site Assessment (ESA) of the Grace Baptist Church Facility in Tempe, Arizona. We also conducted a Phase I ESA for the site. The site consisted of approximately 2.25 acres of land developed with a single-story building, two detached storage sheds, asphalt-paved parking area, landscaping, and a gravel-lined area on the western portion of the site. Our scope of services for the Phase II ESA included soil sampling and laboratory analysis; and preparation of a report presenting our methodology, findings, opinions, and conclusions.

Proposed Development, 99th Avenue and West Van Buren Street, Tolleson, Arizona: Project Manager for a Phase I Environmental Site Assessment (ESA) of the proposed development located at the southwest corner of the intersection of North 99th Avenue and West Van Buren Street in Tolleson, Arizona. The site totals approximately 30 acres and consisted of agricultural crop land, irrigation laterals, and two remnant concrete pads in the northeast portion. Our scope of services included physical review of site facilities and practices; assessment of past and present site usage; evaluation of site characteristics; adjacent property evaluation; and preparation of a Phase I ESA report presenting our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site.

Aurora Behavioral Health Hospital, Glendale, Arizona: Project Manager for a Phase I Environmental Site Assessment (ESA) of two small portions of land at the Aurora Behavioral Health Hospital Facility located in Glendale, Arizona. One land area is a right of way (ROW) expansion that included an area currently improved with a 1,800 square foot storage warehouse surround by a chain-link fence. The second land area is a water line easement, which is needed to connect a new fire hydrant location to the existing 8 inch water main. His responsibilities included reviewing readily available maps and reports pertaining to the site; performing a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls, and possible risks of contamination from activities at the Site and/or adjacent properties; assessment of past and present site usage; evaluation of site characteristics; adjacent property evaluation; and preparation of a Phase I ESA report documenting findings and providing opinions and recommendations regarding possible environmental impacts at the site.

Mutual of Omaha Bank, Industrial Property, Phoenix, Arizona: Project Manager for a project where we were selected by the Mutual of Omaha Bank to perform a Phase I Environmental Site Assessment (ESA) of an industrial property located in Phoenix, Arizona. The site is approximately 4.7 acres and was developed with a single structure, situated on the southern portion of the site, consisting of a two-story office on the south side and a single-story metal working shop on the north side, asphalt-paved parking and driveway areas and metal parking canopies on the southern portion of the site, and a graded storage yard on the northern portion of the site. His responsibilities included physical review of site facilities and practices; assessment of past and present site usage; evaluation of site characteristics; adjacent property evaluation; and preparation of a Phase I ESA report presenting our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site.

Mutual of Omaha Bank, Orange Tree Golf Course and Club House, Phoenix, Arizona: Project Manager for a project where we were selected by the Mutual of Omaha Bank to perform a Phase I Environmental Site Assessment (ESA) of the Orange Tree golf course and club house located Phoenix, Arizona. The site is approximately 124.56 acres with an 18-hole regulation length golf course, the main clubhouse building, a golf starter shack, maintenance/chemical storage building, and two restrooms on the golf course. His responsibilities included physical review of site facilities and practices; assessment of past and present site usage; evaluation of site characteristics; adjacent property evaluation; and preparation of a Phase I ESA report presenting our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site.