



CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION

Meeting Date: 08/09/2023
Agenda Item: 5

Memorandum

To: Historic Preservation Commission

From: Zachary J. Lechner, Historic Preservation Officer (ex. 8870, zachary_lechner@tempe.gov)

Date: August 2, 2023

Subject: Agenda Item #5, Gonzales-Martinez House: Historic Preservation Update

I will provide an update on recent efforts to prepare for the future stabilization and rehabilitation of the **GONZALES-MARTINEZ HOUSE**, a National Register of Historic Places-listed and Tempe Historic Property Register-eligible ("Historic Eligible") property, located near the corner of 1st Street and Farmer Avenue. These efforts include Phase I (completed) and Phase II (pending) of an Environmental Site Assessment (ESA) by Engineering and Environmental Consultants, Inc., funded by an Environmental Protection Agency Brownfield Grant; remediation of asbestos by Kary Environmental Services, Inc. (completed); and submission of an updated building condition assessment by Robert ("Bob") Graham of Motley Design Group, LLC (completed).

Attachments:

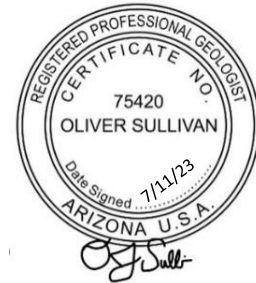
- 1.) Phase I ESA Report for Gonzales-Martinez House Site
- 2.) Phase II ESA Scope for Gonzales-Martinez House Site
- 3.) Update to Building Condition Assessment for Gonzales-Martinez House

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR
302 West 1st Street
Tempe, Arizona 85281
Maricopa County APN
124-24-171A**



**PREPARED FOR:
The City of Phoenix
200 West Washington Street
Phoenix, Arizona 85003
City of Phoenix**

**Project No. 440000022
Contract No. 156066**



PREPARED BY:



**Engineering and Environmental
Consultants, Inc.
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**EEC PROJECT NO. 22022.23
AAI Date: June 26, 2023
AAI Expiration Date: March 15, 2024
REPORT DATE: July 11, 2023**

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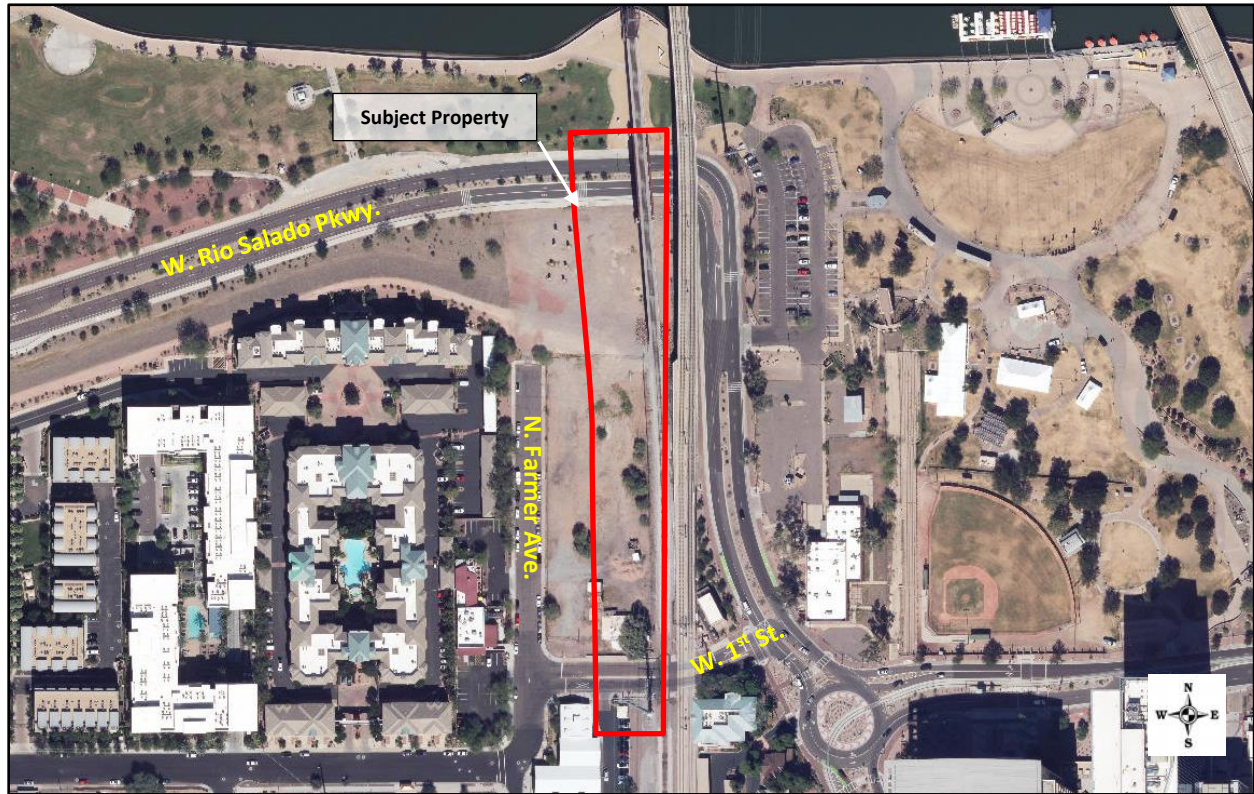
ABBREVIATIONS / ACRONYMS

AAI	All Appropriate Inquiries
ACIDS	Arizona CERCLIS Information System
ADEQ	Arizona Department of Environmental Quality
ADWR	Arizona Department of Water Resources
APN	Assessor's Parcel Number
APP	Aquifer Protection Permit
APS	Arizona Public Service
ASPL	Arizona's Superfund Program List
AST	Aboveground Storage Tank
ASTM	American Society of Testing and Materials
AUL	Activity and Use Limitations
AZPDES	Arizona Pollutant Discharge Elimination System
CEG	Conditionally Exempt Generator
CERCLA	Comprehensive Environmental Response, Compensation and Liability
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
COP	City of Phoenix
COPCR	City of Phoenix Central Records
CORRACTS	Corrective Action Sites
CREC	Current Recognized Environmental Condition
DAG	Deactivated Generator
DCA	Dichloroethane
DCE	Dichloroethene
DEUR	Declaration of Environmental Use Restriction
EEC	Engineering and Environmental Consultants, Inc.
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FCDMC	Flood Control District of Maricopa County
GID	General Industrial District
GIS	Geographic Information System
HREC	Historical Recognized Environmental Condition
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
MCAO	Maricopa County Assessor's Office
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFRAP	No Further Remediation Activity Planned
NPL	National Priorities List

PCB	Polychlorinated Biphenyl
PCE	Tetrachloroethene
PDF	Portable Document Format
RBCA	Risk-Based Closure Assessment
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
R.G.	Registered Geologist
ROW	Right-of-Way
SARA	Superfund Amendments and Reauthorization Act
SPS	Superfund Program Section
SQG	Small Quantity Generator
TCA	Trichloroethane
TCE	Trichloroethene
TSD	Transport, Storage or Disposal Facility
U.S.C.	United States Code
USGS	United States Geological Survey
UST	Underground Storage Tank
VEMUR	Voluntary Environmental Mitigation Use Restriction
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening
VRP	Voluntary Remediation Program
WQARF	Water Quality Assurance Revolving Fund

EXECUTIVE SUMMARY

Engineering and Environmental Consultants, Inc. (EEC) has completed a Phase I Environmental Site Assessment (ESA) for Maricopa County Assessor Parcel Number (APN) 124-24-171A located at 302 West 1st Street, Tempe, AZ 85281 (subject property). The subject property consists of 2.29 acres and includes a 1,007 square foot residential structure and three outbuildings as identified in the aerial below:



APN	OWNER	PROPERTY DESCRIPTION	RECs IDENTIFIED (Yes or No)
124-24-171A	City of Tempe	2.29 acres with a 1,007 square foot residential structure	Yes

This Phase I ESA was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-13, *Standard Practice for Environmental Site Assessments*. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs), Historical Recognized Environmental Condition (HREC) and Controlled Recognized Environmental Conditions (CRECs) (ASTM Standard E1527-13, Section 3), as discussed in Section 1.1, as well as to address items in Section 1.2. of this assessment. An REC is defined by the ASTM standard as “the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs.” The term includes hazardous substances or petroleum products even under conditions in compliance with laws. This Phase I ESA product was completed in accordance with the scope-of-services as well as the terms and conditions listed in the City of Phoenix (COP) Contract No. 156066. This Phase I ESA is being conducted as part of the Rio Reimagined Brownfields Assessment Coalition Grant Bf-98T09301 on behalf of the City of Tempe.



Historical research, document review and site assessment activities were conducted between June 26, 2023 and July 11, 2023. In general, the following items were noted:

- The subject property was residential property with a portion of the Salt River flood plain and Union Pacific Railroad from at least 1930 through 1949, residential property with a portion of the Union Pacific Railroad from at least 1959 through 1975, commercial property with a portion of the Union Pacific Railroad from at least 1976 through 1986, appears to be a commercial/ industrial property with approximately 10-20 vehicles stored from at least 1986 through 2001, commercial property from 2001 through 2021, vacant residential property from 2021 through the date of this report.
- The subject property is zoned as General Industrial District (GID) which allows for office uses, warehousing, wholesaling, assembling and manufacturing of building materials, machinery and other commodities to provide employment centers and production.
- Depth to groundwater beneath the subject property is approximately 25-60 feet below ground surface (bgs) with a general direction of flow to the west.
- The southern portion of the subject property is within Flood Zone X Shaded and the northern portion is within Flood Zone AE (Floodway).
- The subject property ranges from approximately 1,150 ft. to 1,160 ft. above mean sea level with a regional ground-slope to the north.
- The subject property is located at 302 West 1st Street, Arizona, being in the Southeast quarter of Section 16, Township 1 North, Range 4 East, Gila and Salt River Base and Meridian.

FINDINGS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Maricopa County APN 124-24-171A located at 302 W. 1st St., Tempe, AZ 85281. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. **The assessment has revealed the following RECs in connection with the subject property.**

- An inspection record dated 5/28/2002 from the City of Tempe Community Development Department indicates the subject property as a junk yard with old cars and engine parts (Appendix E, Item 3). No records were available for the former junkyard through the regulatory database search. The presence of former junkyard located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

- Directories indicate the subject property was listed as Myer Pest Control, Accent Paining, Apache Paint & Drywall, Titan Enterprises, Cahill Contracting and T-N-S Painting from at least 1974 through 2003 (Appendix E, Item 6). No records were available for the former commercial/industrial facilities through the regulatory database search. The presence of former commercial/ industrial facilities located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- The questionnaire completed by Zachary J. Lechner, property owner representative for the City of Tempe, on June 26, 2023 indicates the previous property owner (Sussex) who has been associated with the property for decades indicated automotive vehicles were stored on the property with potential repairs (Appendix H). Additionally, the questionnaire indicates the property has been zoned for industrial activities. The potential for commercial/industrial activities involving automotive repairs on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- EEC requested water and sewer connection dates from the City of Tempe Community Development/Building Safety Department for the subject property. A response was received on June 27, 2023 (Appendix E, Item 2) indicating no connection records from public to private development. However, EEC observed a permit indicating a sewer connection in 1972 (Appendix E, Item 3). Historical records indicate the subject property had a residential structure as early as 1880 through the date of this report. Therefore, the structure located on the subject property would likely have been serviced by septic system from at least 1880 through 1972. EEC identified ABS pipe along the western portion of the subject property residential structure (Appendix B, Photo B-14). The ABS pipe was traced to the northwest portion of the structure where it appears to be disconnected. ABS pipe is commonly used for sewers and septic systems. It is EEC's professional opinion that the ABS pipe located on the subject property likely leads to a potential septic system. Assuming the only material introduced to the system was domestic waste, no long-term environmental impact to the subject property would be expected. However, review of historical records and aerials indicates the subject property as commercial/industrial property associated with a junkyard and automotive repairs from at least at least 1974 through 2003. The potential for petroleum-based contaminants to be discharged into a septic system on the subject property is considered a potential vapor source and is identified as a REC. EEC recommends a Phase

II ESA including a geophysical assessment to identify potential residual septic system components on the property and subsurface soil sampling to assess for potential impacts to the subject property from a septic system. EEC also recommends a soil-gas survey for worker protection based on the history of the site and if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, septic systems can also be physical hazards during construction activities and proper precautions should be taken if earth disturbance is to occur within the subject property. EEC recommends proper abandonment in accordance with the City of Tempe/Maricopa County requirements should a septic system be discovered.

- Review of the historical chain of title records indicates the Union Pacific Railroad Company is located on and adjacent to the subject property. Historical records indicate the Union Pacific Railroad Company has been on and adjacent to the subject property from at least 1930 through the date of this report. The presence of the Union Pacific Railroad with the potential of industrial activities on or adjacent to the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

EEC identified the following issues that are not a REC, HREC or CREC, but the City of Tempe (COT) should be aware of concerning the subject property:

- An archaeological assessment was completed on July 3, 2023 by the COP Archaeology Office (Appendix E, Item 4). The archaeological assessment indicates the following:

“This project uses federal funding making it an undertaking subject to Section 106 of the National Historic Preservation Act (NHPA). The area of potential effects (APE) is crossed by the in-use historic Southern Pacific Railroad: Wellton-Phoenix-Eloy Spur (AZ T:10:84[ASM]). This historic structure was built in 1926 and has been determined eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion A (event). According to our records and those of AZSITE, most of this APE has been previously surveyed as part of multiple projects.

The projects did not identify any archaeological sites and did not record the segment of the historic railroad spur that crosses the current APE. According to historic aerial photographs, the alignment of this historic structure has been maintained at least since 1930. The projects also did not record the remnants of the historic-age powerline structures within the current APE, which first appear in historic aerial photographs in 1969. In a 2019 aerial photograph, the 8 posts that supported two transmission towers remain within the current APE.

The NRHP-listed (Criterion C [architecture]) Gonzales-Martinez House is within this APE. The home was built in 1880 and is one of the few buildings remaining

from the early history of Tempe. Historic-era cultural resources associated with the home are likely present within the APE.”

- The City of Phoenix Archaeology Office (CAO) recommends completing historical documentation, including archival research, for the segment of AZ T:10:84(ASM) and the remnants of the historic-age transmission line structures within the current APE. The CAO also recommends survey of the APE to assess the potential for buried cultural resources associated with early history of Tempe. Additional research and data recovery excavations may be necessary based upon the results of the archival research, survey, and documentation. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.
- The CAO has attempted to identify cultural resources concerns for this project; however, the lead state or federal agency should consult with the City of Tempe Historic Preservation Officer, affiliated Tribal Historic Preservation Offices, and the Arizona State Historic Preservation Office in compliance with the NHPA for this project. This consultation must be conducted prior to any ground-disturbing activities, and ideally as soon as possible in the planning process.
- The questionnaire completed by Zachary J. Lechner, property owner representative for the City of Tempe, on June 26, 2023 indicates the evidence of lead-based paint and asbestos on the subject property residential structure (Appendix H). EEC recommends the lead-based paint and asbestos containing materials be properly abated prior to any renovation or demolition occurring from a qualified professional.
- No staining, to include de minimis conditions, was observed on the subject property at the time of the site visit conducted on June 30, 2023. No REC has been identified and no further action is recommended.
- EEC was not granted access to the interior of the two conex boxes located on the southern portion of the subject property at the time of the time of the site visit (Appendix B, Photos B-2). The inability to access and observe the interior of structures is identified as a data gap as defined in ASTM 1527-13, Section 3.2.21. EEC recommends the interior of the two conex boxes be inspected or removed prior to acquiring the subject property. EEC does not consider this data gap to be significant since the conex boxes can be readily removed.
- A review of the Federal Emergency Management Agency (FEMA) maps indicates the northern portion is within Flood Zone AE (Floodway). Flood Zone AE (Floodway) is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood can be carried without substantial increases in flood heights. A FEMA flood map is provided in Appendix A, Figure A-6. No REC has been identified and no further action is recommended.
- One pad-mounted transformer was observed on the northern portion of the subject property (Appendix B, Photo B-33). There were no labels on the transformer to indicate that it does not contain polychlorinated biphenyls (PCBs). Therefore, the transformer is classified as contaminated (with 50 parts ppm to 500 ppm) PCBs, per Section 40 Code of

Federal Regulations, Part 761. No indication of stains or leaks was observed at the time of the site visit. If the transformer were to leak in the future or need to be removed, APS should be notified immediately and will be responsible for repair, cleanup and removal. No REC has been identified and no further action is recommended.

- EEC observed high voltage power lines and underground utilities on or adjacent to the southern and northern portion of the subject property (Appendix B, Photo B-3, B-4, B-6, B-27 & B-31). The underground utilities do not represent an REC to the subject property but should be a consideration for any future development. EEC recommends that the public and private utilities in the area be properly located and marked prior to conducting any earth disturbing work at the subject property.
- EEC observed solid waste including paper, plastic and cloth within a shed (Appendix B, Photo B-22) and former chicken coop during the time of the site visit (Appendix B, Photo B-24). EEC recommends the material be removed and properly disposed. This is not considered an REC to the subject property.

It is the opinion of EEC that this Phase I ESA constitutes "... appropriate inquiry into ... uses of the property consistent with good commercial or customary practice" as defined in Section 1.1 of ASTM Standard Practice E1527-13.

DOCUMENTATION

EEC completed this evaluation on the basis of a review of pertinent maps in **Appendix A**; a site visit with photographs in **Appendix B**; User-Provided Information in **Appendix C**; Federal and State Records Search in **Appendix D**; City of Tempe and County Records in **Appendix E**; Historical Aerial Photographs in **Appendix F**; Historical Title Report in **Appendix G**; Environmental Questionnaire in **Appendix H**. The resumes of John Burton, Project Manager and Oliver Sullivan, Registered Professional Geologist (R.P.G.) at EEC that completed this Phase I ESA, are in **Appendix I**. Mr. Sullivan, R.P. G, has sealed and signed this document. Limitations of this Phase I ESA are in Section 11.0 and References cited are in Section 13.0.

1.0 INTRODUCTION

EEC has performed a Phase I ESA in general conformance with the scope and limitations of the ASTM Practice E1527-13 for the following:

APN	OWNER	ADDRESS	Area Assessed (sq. ft.)
124-24-171A	City of Tempe	302 W. 1 st Street Tempe AZ 85281	2.29 Acres (1,007 sq. ft. Residential Structure)

The subject property consists of 2.29 acres with a 1,007 square foot residential structure located at 302 W. 1st St., Tempe Arizona. The subject property is further identified as being in the southeast quarter of Section 16, Township 1 North, Range 4 East, Gila and Salt River Base and Meridian (Appendix A, Figure A-1 & A-2).

1.1 PURPOSE

This report is designed to address the appropriate provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) innocent landowner defense and applicable state regulations. The objective of this ESA is, using appropriate inquiry, to identify RECs, HRECs and CRECs (ASTM Standard E1527-13, Section 3). As stated in ASTM Standard E1527-13, Paragraph 1.1.1, the term “recognized environmental conditions” means:

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

This Phase I ESA develops an information base regarding the potential of hazardous substance contamination on the subject site. Hazardous substances, as used herein, shall refer to hazardous substances, hazardous materials, or toxic substances defined in CERCLA, as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986 (Public Law 99-499); the Hazardous Materials Transportation Act, 49 United States Code (USC), Section 1801 et seq.; the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq.; the Resource Conservation and Recovery Act (RCRA), as amended, 42 U.S.C. Section 6901 et seq.; and in the rules or regulations adopted and guidelines promulgated pursuant to said laws. The purposes of this ESA include:

- Identifying the presence or likely presence of an environmental condition that may trigger an environmental liability on, restrict the use of, or affect the marketability or value of the subject property.
- Identifying any immediate risk to the public health or safety or the environment.
- Identifying the need for additional testing to confirm and evaluate the scope, location, source, and nature of any environmental condition.

1.2 SCOPE OF SERVICES

The scope of services follows the general practice of ASTM E1527-13 as follows:

- Obtain and review reasonably ascertainable public information, including government records, to identify regulated hazardous waste sites and recorded hazardous site conditions reported to federal, state, and local agencies.
- Perform a site inspection of the subject property and any facilities and improvements to include a visual reconnaissance of adjacent properties to discover the presence of contamination on or near the subject property, including, where appropriate, chemical use, storage, treatment, and disposal practices. Make a photographic record of the site visit.
- Obtain and provide a review of aerial photographs for the purpose of identifying prior uses that represent a potential or real threat of contamination to the subject property.
- Obtain and review information on soils, geology, water resources, and provide a summary of the findings.
- Review any previous Phase I ESAs or other environmental information provided.
- Interview a representative of the subject property owner, if readily available, about the history of the site.
- Identify wells located on the parcels registered with the Arizona Department of Water Resources (ADWR).
- Discuss the hydrogeology, hydrology, geology and topography of the site.
- The report shall include findings of the assessment, with information specifically addressing any potential environmental conditions.
- Resumes and qualifications statements for the persons performing the work will also be included. An Arizona registered geologist will seal the report.
- The final report will be submitted electronically via email in Adobe PDF format unless otherwise requested.

1.3 SIGNIFICANT ASSUMPTIONS

This report is limited to the duties, liabilities, and obligations as set forth in the Agreement between EEC and the COP under the City of Phoenix Annual Service Contract No. 156066 and issued as Project No. 440000022. No significant assumptions were made that are not recorded in the Scope of Services above.

1.4 ENVIRONMENTAL PROFESSIONAL DECLARATION

We declare that, to the best of our professional knowledge and belief, John Burton, Project Manager, Oliver Sullivan, R.P.G., meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) Part 312. We have the specific qualifications

based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

1.5 SPECIAL TERMS AND CONDITIONS

There are no special terms and conditions in this Phase I ESA that were not recorded in the Scope of Services in Section 1.2 of this document.

1.6 DATA GAP

The following data gap has been identified during the completion of this Phase I ESA report:

- EEC was unable to locate and/or contact the previous property owner for the subject property and has identified this as a data gap. ASTM Standard E 1527-13 Section 10.5.4 states “Interviews with past owners, operators, and occupants of the property who are likely to have material information regarding the potential for contamination at the property shall be conducted to the extent that they have been identified and that the information likely to be obtained is not duplicative of information already obtained from other sources.” However, it is not expected that information from an interview with the previous subject property owner would alter the conclusion of this report. EEC does not consider this to be data gap since the information is not reasonably ascertainable.
- EEC was not granted access to the interior of the two conex boxes located on the southern portion of the subject property at the time of the time of the site visit (Appendix B, Photos B-2). The inability to access and observe the interior of structures is identified as a data gap as defined in ASTM 1527-13, Section 3.2.21. EEC recommends the interior of the two conex boxes be inspected or removed prior to acquiring the subject property. EEC does not consider this data gap to be significant since the conex boxes can be readily removed.



2.0 SITE DESCRIPTION

2.1 SITE CHARACTERISTICS

The subject property consists of 2.29 acres with a 1,007 square foot residential structure located at 302 W. 1st St., Tempe Arizona, being in the southeast quarter of Section 16, Township 1 North, Range 4 East, Gila and Salt River Base and Meridian. The elevation of the subject property ranges from 1,150 ft. to 1,160 ft. above mean sea level. Depth to groundwater is approximately 25-60 feet below ground surface with a direction of flow to the west. An aerial site map of the subject property is provided in Appendix A, Figure A-3.

2.2 ZONING AND LAND USE

Review of the Maricopa County Assessor Office (MCAO) website indicates the subject property is zoned as General Industrial District (GID). This zoning allows for office uses, warehousing, wholesaling, assembling and manufacturing of building materials, machinery and other commodities to provide employment centers and production. A zoning map of the subject property is provided in Appendix A, Figure A-4.

2.3 USES OF ADJOINING PROPERTIES

Uses of the properties adjoining the subject property are as follows:

DIRECTION	USE
North	Tempe park system followed by Tempe Town Lake
South	Business complex and associated parking (The Yard restaurant)
East	Union Pacific Railroad followed by Rio Salado Parkway and City building
West	Vacant land followed by restaurant (The lodge) and apartment complex (Regatta Pointe)

3.0 USER-PROVIDED INFORMATION

Users of this report are the COP, City of Tempe and/or their designees. User-provided information includes a right of entry agreement, Brownfields Hazardous Substance Site Eligibility Determination Checklist and general questionnaire in accordance with the Landowner Liability Protections (LLP) projections. The LLP questionnaire was completed by Maria Laughner, with COP Economic Development, dated June 23, 2023 (Appendix C) and summarized in the following table:

QUESTION	USER-PROVIDED ANSWER
1. Are you aware of any environmental cleanup liens that are filed or recorded under federal, tribal, state or local law?	No
2. Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site?	No
3. As the user of the ESA, do you have any specialized knowledge or experience related to the property or nearby properties?	No
4. Will the purchase price offered for this property reasonably reflect the fair market value of the property? Will purchase price be less than the appraised value?	No
5. Are you aware of any commonly known or reasonably ascertainable environmental information about the property? For example, as user, a) Do you know the past uses of the property? b) Do you know of specific chemical that are present or once were present at the property? c) Do you know of spills or other chemical release that have taken place at the property? d) Do you know of any environmental cleanups that have taken place or are ongoing at the property?	5a) Yes 5b) No 5c) No 5d) No
6. Are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No

No REC was identified upon review of the questionnaire and no further action is recommended.

4.0 RECORDS REVIEW

Records review consists of evaluating county, state and federal environmental permits and compliance records within minimum distances specified by the ASTM; review of additional environmental information; review and summary of physical setting information; and evaluation of historical records on use of the subject property and adjoining properties. The records identified are compared in relation to groundwater flow which within the subject property area is to the west. Findings from each type of record are below.

4.1 STANDARD FEDERAL AND STATE SOURCES

Federal and state records were researched using a database provided by Allands dated June 26, 2023 and identified as Allands File No.: 2023-06-113D (Appendix D, Item 1). The Allands database is used throughout Section 4 unless otherwise indicated. Where information from EEC staff supersedes that of the database preparer, the database has been modified. The map showing the location of listed sites is provided in Appendix A, Figure A-5 and indicates direction of groundwater below the subject property is at a depth of approximately 55 feet bgs with a flow direction to the west. The following summarizes the distances searched and the results of the search:

SUMMARY OF FEDERAL, STATE AND ADDITIONAL RECORD SOURCES

RECORDS	DATE OF LAST UPDATE	≤ 0.125 MILE	0.125 - 0.25 MILE	0.25 - 0.5 MILE	≥ 0.5 - 1 MILE
FEDERAL ENVIRONMENTAL RECORD SOURCES					
NPL	06/23	0	0	0	0
Delisted NPL	06/23	0	0	0	-
CERCLIS / NFRAP	06/23	0	0	0	-
RCRA Generators	06/23	3	-	-	-
RCRA CORRACTS	06/23	0	0	0	0
RCRA Non-CORRACTS TSD	06/23	0	0	0	-
ERNS	06/23	0	-	-	-
STATE ENVIRONMENTAL RECORD SOURCES					
WQARF	06/23	0	0	0	0
AZ Superfund	08/04	0	0	0	0
Landfills	05/99 & 05/04	0	0	0	-
Control Registries (Site adjoining)	06/23	0	-	-	-
Brownfields/ VRP Program	12/16	0	0	0	-
UST	06/23	2	-	-	-
LUST	06/23	1	0	3	-
ADDITIONAL ENVIRONMENTAL RECORD SOURCES					

RECORDS	DATE OF LAST UPDATE	≤ 0.125 MILE	0.125 - 0.25 MILE	0.25 - 0.5 MILE	≥ 0.5 - 1 MILE
RCRA Compliance	06/23	0	-	-	-
Haz Mat Incidents	1984-06/01	0	-	-	-
Drywells	09/22	9	-	-	-
Environmental Permits (Site only)	06/23	0	-	-	-
Fire Insurance Maps (Site and adjoining)	Various	0	-	-	-
USGS Topographical Map	1952/1982	1	-	-	-
VEMUR/DEUR/Liens (Site)	06/23	0	-	-	-
Drycleaner	06/06	0	-	-	-
Historical Gas Station and Dry Cleaners	06/23	0	-	-	-
ADWR Well Records (Site and/or adjacent 10 acres)	06/23	66	-	-	-

4.1.1 Federal Environmental Records

Federal compliance records that are searched in accordance to ASTM Standard E1527-13 include: the National Priorities List (NPL) or “Superfund”; the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; the CERCLIS No Further Remedial Action Planned (NFRAP); the Resource Conservation and Recovery Act (RCRA) Compliance Facilities list, RCRA Treatment, Storage, or Disposal (TSD) Facilities List; the RCRA Large and Small Generators List; the RCRA Corrective Action (CORRACTS) TSD list; (and the Emergency Response Notification System (ERNS).

4.1.2 National Priorities List

The NPL, established under the CERCLA by the Environmental Protection Agency (EPA), is a database of sites that contain hazardous waste and reflects a significant risk to public health and the environment. Sites on the list receive Federal Priority for remediation.

No NPL site is located within 1.0 mile of the subject property. No REC has been identified and no further action is recommended.

4.1.3 Delisted National Priorities List

Sites may be delisted from the NPL when no further response is necessary. This database is provided by the Environmental Protection Agency and was searched to identify all Delisted NPL Sites within a 0.5-mile search radius from the subject property.

No Delisted NPL sites were identified within 0.5-mile of the subject property.

4.1.4 CERCLIS and CERCLIS – No Further Remedial Action Planned

The CERCLIS list contains sites which are either proposed to be or are on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Sites on the NFRAP list have no further remediation action planned and have been removed from the



CERCLIS list. Sites included on the CERCLIS list may or may not be placed on the NPL barring the presence of contamination. Exclusion from the NPL may also be due to a prompt removal of contamination. The CERCLIS/NFRAP database has been archived by EPA as of November 12, 2013 and the Superfund Enterprise Management System (SEMS) has replaced the former lists and dated October 2015 and searched for facilities within a 0.5-mile search distance from subject property APN exterior boundaries.

No CERCLIS – NFRAP sites were found within 0.5-miles of the subject property.

4.1.5 Resource Conservation and Recovery Act Generator Facilities

Under the RCRA the Environmental Protection Agency maintains a database of facilities that are involved in the generation of hazardous materials. Sites that generate more than 1000 kg per month are known as large quantity generators (LQG), sites that generate between 100 and 1000 kg per month are known as small quantity generators (SQG), sites that produce less than 100 kg per month are known as conditionally exempt small quantity generators (CEG), and a deactivated generator (DAG) is a facility that is no longer in operation.

Three RCRA generator facilities were identified within 0.125 miles of the subject property.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS	DISTANCE/ DIRECTION	REC (Y/N)
AZD983473588	Missouri Enterprises	414 W. 1st St.	7/29/2002	N	340 Feet Southwest/ Down Gradient	N
AZD982439036	Thorens Arch Woodworking Ltd	149 S. Farmer	3/30/2004	N	300 Feet South/ Cross Gradient	N
AZD983477076	Empire Screen Printing	202 S. Farmer Ave.	11/4/2021	N	530 Feet Southwest/ Down Gradient	N

- EEC performed an online search of the identified facilities through the EPA’s Environmental & Compliance History Online (ECHO) website for Missouri Enterprises located at 414 W 1st St. (Appendix D, Item 2). Review of the ECHO search record indicates this facility had no enforcement or compliance within the past 5 years.
- EEC researched the EPA ECHO website for Thorens Arch Woodworking Ltd and Empire Screen Printing, but no records were identified. The status of both facilities are identified as not a generator verified (N) and are at a great enough distance and gradient not to be an issue of concern. No REC has been identified and no further action is recommended.

4.1.6 Resource Conservation and Recovery Act Corrective Action Sites

The Resource Conservation and Recovery Act Corrective Action Sites (RCRA CORRACTS) list is a list of RCRA sites at which contamination has been discovered and some level of corrective cleanup activity has occurred.

No RCRA CORRACTS site was found within 1.0 mile of the subject property.

4.1.7 Resource Conservation and Recovery Act TSD Facilities

The RCRA program documents facilities that are involved in the transportation, treatment, storage and disposal of hazardous materials. Inclusion on the TSD Facilities list does not exclude being on the CORRACTS Facility List.

No Federal RCRA TSD facilities were identified within a 0.5-mile search radius of the subject property.

4.1.8 Federal Emergency Response Notification System

The Federal ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by EPA through the Right-to-Know Net by OMB Watch and Unison Institute.

NO incident were identified within a 0.125-mile search radius of the subject property.

4.2 STATE ENVIRONMENTAL RECORDS

Information included in the state ASTM-mandated regulatory compliance records are the ADEQ equivalent to NPL or “Superfund” records, identified as Water Quality Assurance Revolving Fund (WQARF) records; Arizona’s Superfund Program List (ASPL); Arizona solid waste facilities; registered underground storage tanks (USTs); reported leaking underground storage tanks (LUSTs); the state emergency log (Hazardous Materials Incidents – the equivalent of the Federal ERNS); the Voluntary Remediation Program (VRP) and Brownfields records; and Declaration of Environmental Use Restrictions (DEURs) records. The following sections summarize the distances searched, following ASTM protocol, and the results of the search.

4.2.1 Water Quality Assurance Revolving Fund

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, 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 and searched to identify all WQARF sites within a 1.0-mile search distance from subject property APN exterior boundaries.

No WQARF registry site is located within a 1.0-mile radius of the subject property.



4.2.2 Arizona Superfund Program List

The ASPL replaces the Arizona CERCLIS Information Data System (ACIDS). This list is representative of the sites and potential sites within the jurisdiction of the Superfund Programs Section (SPS).

No ASPL site was found within a 0.5-mile search radius of the subject property.

4.2.3 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 a 0.5-mile search radius from subject property.

No active or inactive landfills were located within a 0.5-mile search distance from subject property exterior boundaries.

4.2.4 Control Registries

Under ASTM E1527-13, Federal, State and Tribal institutional control/engineering control registries need to be researched. The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ Geographic Information Systems (GIS) eMaps, which retrieves any institutional or engineering controls and searched for sites which occurred at subject property or adjoining properties.

No institutional or engineering controls were identified on the subject property or adjoining properties.

4.2.5 Voluntary Remediation Program and Brownfields Sites

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 and searched for sites which occurred within a 0.5-mile search radius from the subject property.

No VRP or Brownfield site was identified within a 0.5-mile radius of the subject property.

4.2.6 Registered Underground Storage Tanks

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 (USTs) containing "regulated substances" complete a notification form and register the tank with the state. The Arizona Department of Environmental Quality UST log was searched for sites located within a 0.125-mile radius of the property.



Two facilities with 3 USTs were identified within a 0.125-mile search radius of the subject property.

ID	FACILITY	ADDRESS	TANK NO.	TANK INSTALL DATE	CLOSURE TYPE/DATE	DISTANCE/DIRECTION	REC (Y OR N)
0-009943	Thoren's Architectural Woodwork	149 S. Farmer Ave.	1	1/1/1976	Removal 7/17/2003	300 Feet South/ Cross Gradient	N
0-005764	Southern Pacific Transportation	249 S. Farmer Ave.	1	-	Removal 11/20/1990	700 Feet South/ Cross Gradient	N
			2	-	Removal 11/20/1990		

- Thoren's Architectural Woodwork located at 149 S. Farmer Ave. is identified as having one UST installed on 1/1/1976 and removed on 7/17/2003. This facility is located 300 feet south and cross gradient from the subject property. The facility is identified as having one closed LUST case and is further discussed in Section 4.2.7. This facility is at a great enough distance and gradient not to be an issue of concern and no REC has been identified.
- Southern Pacific Transportation located at 249 S. Farmer Ave. is identified as having two USTs installed at an unknown date and removed on 11/20/1990. This facility is located 700 feet south and cross gradient from the subject property. The facility is identified as having one closed LUST case and is further discussed in Section 4.2.7. This facility is at a great enough distance and gradient not to be an issue of concern and no REC has been identified.

4.2.7 Registered Leaking Underground Storage Tanks

Owners of USTs are required to report to the ADEQ 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 and searched for LUST sites located within a 0.5-mile search radius from subject property.

Four facilities with 5 LUST cases were identified within a 0.5-mile search radius of the subject property.

ID	LUST ID NO.	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DISTANCE/DIRECTION	REC (Y/N)
0-005764	1545.01	Southern Pacific Transportation	249 S. Farmer Ave.	11/21/1990	5/4/2000	5R1	0.1 Mile South/ Cross Gradient	N



ID	LUST ID NO.	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DISTANCE/DIRECTION	REC (Y/N)
0-008180	3257.01	Hayden Flour Mill	19 S. Mill Ave.	12/6/1993	5/4/1994	5R1	0.3 Mile East/ Up Gradient	N
0-003390	2752.01	Tempe Main Co #141270	25 W. 5th St.	4/9/1993 1/26/2004	7/10/1995 7/21/2005	5R1 5R2	0.4 Mile Southeast/ Cross Gradient	N
0-008387	3563.01	Tempe, City Of - City Hall Parking Lot	31 E. 5th St.	6/20/1994	7/13/1995	5R1	0.4 Mile Southeast/ Cross Gradient	N

5R1 Closed soil levels meet RBCA
 5R2 Closed soil levels meet RBCA Tier 2

- Four of the facilities with 4 LUST cases were identified for Priority code 5R1, closed soil levels meet risk based corrective action (RCBA). Due to the case status, no REC has been identified and no further action is recommended.
- One facility with one LUST case was identified as Priority Code 5R2, closed soils meet RCBA Tier 2. Due to the case status, no REC has been identified and no further action is recommended.

4.3 ADDITIONAL ENVIRONMENTAL SOURCES

Environmental records included in the Arizona State portion of the database supplied by Allands (Appendix D, Item 1) in addition to the standard ASTM search items include the Arizona drywell listings, aquifer protection permits and other Clean Water Act permits. This section also includes information from the Arizona Department of Water Resources (ADWR) water well report and local records.

4.3.1 Resource Conservation and Recovery Act 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. The ADEQ RCRA Compliance Log was searched for compliance facilities within a 0.125-mile search radius of the subject property.

No compliance facilities were found located within a <=0.125-mile search distance from subject property exterior boundaries.

4.3.2 Hazardous Material Incidents

The ADEQ Response Team documents spills and incidents involving hazardous materials. This database is from the Arizona Department of Environmental Quality Emergency Response Log and was checked for hazardous material incidents located within a 0.125-mile search radius from subject property.

No facilities was identified within the 0.125-mile search radius of the subject property.



4.3.3 Drywell Registration Database

Drywells are constructed for the purpose of collecting stormwater. Drywells are required to be registered with ADEQ. This database is from the ADEQ drywell registration database and searched for drywells located within a 0.125-mile search distance from subject property.

Six facilities with a total of 9 registered dry wells were found located at adjoining properties as identified below. The subject property is not identified as having a drywell.

FACILITY	ADDRESS	BEG REG #	END REG #	TOTAL WELLS	DISTANCE/ DIRECTION	REC (Y/N)
The Lodge Kitchen	NWC Of 1st St. And Farmers Ave.	51519	51520	2	200 Feet West/ Down Gradient	N
Broadstone Lakeside	Farmer Ave. And 1st St.	54540	54541	2	200 Feet West/ Down Gradient	N
The Bradford	1037 S. Farmer Rd.	55641	-	1	750 Feet/ South/ Cross Gradient	N
Culinary Dropout At Farmer Apts	149 S. Farmer Ave.	50588	-	1	375 Feet/ South/ Cross Gradient	N
Farmer Rentals (Multi-Tenant-Compl)	202, 204, & 206 S. Farmer	7223	-	1	500 Feet/ South/ Cross Gradient	N
Regatta Pointe Condos	NWC Farmer Ave. & 1st St.	22408	22409	2	200 Feet/ West/ Down Gradient	N

No REC has been identified and no further action is recommended.

4.3.4 Environmental Permits

There are no groundwater permits, reclaimed water reuse permits, National Pollutant Discharge Elimination System (NPDES) permits, Arizona Discharge Elimination System (AZPDES) permits, or APP for the subject property. No REC has been identified and no further action is recommended.

4.3.5 Fire Insurance Maps

Allands made a review 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.

4.3.6 Voluntary Environmental Mitigation Use Restrictions and Declaration of Environmental Use Restrictions

Voluntary Environmental Mitigation Use Restrictions (VEMURs) and DEURs records are available online at ADEQ and were reviewed during this Phase I ESA.

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

4.3.7 Drycleaners

The Drycleaners Inventory List summarizes current and historic drycleaners sites throughout the state of Arizona and is not all inclusive. This database is from the Report for the ADEQ Drycleaners Inventory Project. The Report was searched for drycleaners sites located within a 0.125-mile search radius from subject property.



No drycleaners were found within the 0.125-mile search radius from the subject property.

4.3.8 Historical Gas Stations and Drycleaners

Historical Gas Stations sites (also known as filling stations, service stations and other names) and Historical Dry Cleaners were researched by Allands, but is not all inclusive. Multiple sources of information were utilized by Allands, including but not limited to the National Register of Historic Places, City Directories, Wikipedia and Arizona County Records records. This database was searched for historical gas stations and drycleaners for inclusion of subject property.

No historical gas stations or drycleaners were listed for subject property. No REC has been identified and no further action is recommended.

4.3.9 Arizona Department of Water Resources Well Report

The Arizona Department of Water Resources groundwater well registry was searched for wells within the same and adjacent 10 acres of the subject property. The ADWR Well Report is included in Appendix D, Item 1 as a part of the regulatory database search.

Sixty-six wells were identified on the ADWR Well Report shown in the table below:

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
910654	1	N	4	E	15	-	-	-	O	-	-	-	ADOT
910635	1	N	4	E	15	-	-	-	O	50	46	4	ADOT
916767	1	N	4	E	15	-	-	-	O	-	32	-	First Service Residential
915791	1	N	4	E	15	-	-	-	O	-	-	-	S/R Marina Heights, L L C
915572	1	N	4	E	15	-	-	-	O	-	31	-	Arizona State University
914706	1	N	4	E	15	-	-	-	O	60	45	-	Hanover RS limited partnership
921653	1	N	4	E	15	-	-	-	O	60	40	7	American airlines
920627	1	N	4	E	15	-	-	-	O	50	44	-	Fenix Development Inc
920222	1	N	4	E	15	-	-	-	O	136	65	-	Core Tempe 7th & Mill L L C
919584	1	N	4	E	15	-	-	-	O	80	53	-	Rescent Acquisitions, L L C
917598	1	N	4	E	15	-	-	-	O	80	50	-	Hayden House Tempe L L C
917109	1	N	4	E	15	-	-	-	O	-	55	-	Arizona State University
929060	1	N	4	E	15	-	-	-	O	60	50	-	580 Partners, L L C
929061	1	N	4	E	15	-	-	-	O	70	35	-	Portman Holdings, L L C
926242	1	N	4	E	15	-	-	-	O	60	43	-	3rd and ash owner, L L C
923980	1	N	4	E	15	-	-	-	O	-	-	-	Mortenson Development Inc.
923867	1	N	4	E	15	-	-	-	O	-	-	-	Supreme Bright Seattle L L C
923980	1	N	4	E	15	-	-	-	O	80	45	5	HICO 100 Mill L L C
906345	1	N	4	E	15	-	-	-	K	60	53	-	Constellation Property Group
566947	1	N	4	E	15	-	-	-	N	-	-	-	Benton - Robb
567830	1	N	4	E	15	-	-	-	N	60	-	-	City Of Tempe-Water Management Div
908242	1	N	4	E	15	-	-	-		120	45	10	Holualoa Arizona Inc.
901617	1	N	4	E	15	-	-	-	N	48	-	3	Hayden Ferry Lakeside Llc

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
580863	1	N	4	E	15	-	-	-	N	-	-	-	City Of Tempe Public Works
583782	1	N	4	E	15	-	-	-	N	30	10		City Of Phoenix Water Services
570409	1	N	4	E	15	-	-	-		-	-	-	Daly
566011	1	N	4	E	15	-	-	-	N	-	-	-	Tempe, City Of
904201	1	N	4	E	15	-	-	-	T	75	50	-	Namwest-Town Lakes, Llc
902894	1	N	4	E	15	-	-	-	N	80	58	-	Mcduffys
906620	1	N	4	E	15	-	-	-	K	99	-	-	Saxa
906735	1	N	4	E	15	-	-	-	N	80	59	5	Pccp Constellation (Armory), Llc, Attn: Tim O'neill
906848	1	N	4	E	15	-	-	-	N	80	40		Arizona State University
906899	1	N	4	E	15	-	-	-	N	32	24	8	Arizona State University, Attn: Steve Nielsen
520233	1	N	4	E	15	-	-	-	N	0	0	0	Sergent-Hauskins,
907725	1	N	4	E	15	-	-	-	N	70	65	7	City Of Tempe, Attn: Mark Weber (Public Works)
533696	1	N	4	E	15	NW	SW	NW	T	32	32	2	Tempe, City Of,
903873	1	N	4	E	15	NW	SW	SW	N	80	-	11	Tempe Land Company, LLC
533697	1	N	4	E	15	NW	SW	SW	T	73	42	2	Tempe, City Of,
923867	1	N	4	E	15	SW	-	-	O	70	45	-	Supreme Bright Seattle L L C
915715	1	N	4	E	16	-	-	-	O	40	35	-	Liberty Property Trust
928494	1	N	4	E	16	-	-	-	O	-	40	-	CRG Acquisitions, L L C
925111	1	N	4	E	16	-	-	-	O	-	-	-	Union Pacific Railroad
923340	1	N	4	E	16	-	-	-	O	-	-	-	Verde Investments, Inc.
922670	1	N	4	E	16	-	-	-	O	50	40	5	Hunt Aecom
921792	1	N	4	E	16	-	-	-	O	45	45	-	Boyer Company
916589	1	N	4	E	16	-	-	-	O	88	5	-	City of Tempe
909360	1	N	4	E	16	-	-	-	-	-	-	-	City Of Tempe
518682	1	N	4	E	16	-	-	-	N	39	10	0	Adot,
583781	1	N	4	E	16	-	-	-	N	35	17		City Of Phoenix Water Services
524369	1	N	4	E	16	-	-	-	N	49	0	6	Salt River Project,
565765	1	N	4	E	16	-	-	-	N	-	-	-	Tempe, City Of
511784	1	N	4	E	16	-	-	-	N	39	0	4	Thomas-Hartig & Assc,
527300	1	N	4	E	16	-	-	-	N	0	0	0	Tempe, City Of,
202430	1	N	4	E	16	-	-	-	M	-	-	-	Pulte Homes
542989	1	N	4	E	16	-	-	-	N	0	0	0	Tempe, City Of,
529795	1	N	4	E	16	-	-	-	N	0	0	0	Tempe, City Of - Engineering
550109	1	N	4	E	16	-	-	-	N	62	5	0	Tempe, City Of,
529782	1	N	4	E	16	-	-	-	N	0	0	0	Tempe, City Of,
510091	1	N	4	E	16	-	-	-	N	0	0	0	Tempe, City Of,
929161	1	N	4	E	16	NE	-	-	O	40	35	-	Mill Creek Residential Trust
569750	1	N	4	E	16	NE	-	-		-	-	-	City Of Tempe

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
582720	1	N	4	E	16	NE	-	-	N	46	30	-	City Of Tempe
577615	1	N	4	E	16	SE	NE	NE	N	-	-	-	Union Pacific Railroad
538022	1	N	4	E	16	SE	NE	NE	M	40	36	0	Southern Pacific,
577614	1	N	4	E	16	SE	NE	NE	N	64	45	4	Union Pacific Railroad
482709	1	N	4	E	16	SE	NE	NE	O	-	-	6	Arizona Public Service Company

WATER USES (WU)		LEGAL DESCRIPTION	
A	Irrigation	T	Township
B	Utility (Water Co.)	N/S	North or South
C	Commercial	R	Range
D	Domestic	E/W	East or West
E	Municipal	S	Section
F	Industrial	Q1	Quarter of Section (160 Acres)
G	Recreational	Q2	Quarter of Section (40 Acres)
H	Remediation	Q3	Quarter of Section (10 acres)
I	Mining		
J	Stock	ID	Well Registration Number
K	Other – Exploration	WD	Well Depth
L	Drainage	WL	Water Level
M	Monitoring	DIA	Casing width
N	None		
O	Other - Non-Production		
P	Remediation		
R	Recharge		
T	Test		
U	Unknown		
V	Dewatering		

The ADWR results indicate no wells were identified on the subject property, however 66 wells were located within approximately ten acres of the subject property. The wells were identified as non-production, exploration, test, and monitoring uses. No wells were observed on the subject property during the time of the site visit. No REC has been identified and no further action is recommended.

5.0 CITY AND COUNTY RECORDS

5.1 FIRE DEPARTMENT

EEC requested records from the Tempe Fire Medical Department (TFMD) for the subject property address of 302 W. 1st Street, Tempe, Arizona. A response was received from the TFMD on June 26, 2023 indicating no records were found pertaining to citation/violation concerns, hazardous materials incidents and installation or removal of fuel storage tanks (Appendix E, Item 1). No REC has been identified and no further action is recommended.

5.2 WATER AND SEWER SERVICES

EEC requested water and sewer connection dates from the City of Tempe Community Development/Building Safety Department for the subject property. A response was received on June 27, 2023 (Appendix E, Item 2) indicating no connection records from public to private development. However, EEC observed a permit indicating a sewer connection in 1972 (Appendix E, Item 3). Historical records indicate the subject property had a residential structure as early as 1880 through the date of this report. Therefore, the structure located on the subject property would likely have been serviced by septic system from at least 1880 through 1972. EEC identified ABS pipe along the western portion of the subject property residential structure (Appendix B, Photo B-14). The ABS pipe was traced to the northwest portion of the structure where it appears to be disconnected. ABS pipe is commonly used for sewers and septic systems. It is EEC's professional opinion that the ABS pipe located on the subject property likely leads to a potential septic system. Assuming the only material introduced to the system was domestic waste, no long-term environmental impact to the subject property would be expected. However, review of historical records and aerials indicates the subject property as commercial/industrial property associated with a junkyard and automotive repairs from at least at least 1974 through 2003. The potential for petroleum-based contaminants to be discharged into a septic system on the subject property is considered a potential vapor source and is identified as a REC. EEC recommends a Phase II ESA including a geophysical assessment to identify potential residual septic system components on the property and subsurface soil sampling to assess for potential impacts to the subject property from a septic system. EEC also recommends a soil-gas survey for worker protection based on the history of the site and if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, septic systems can also be physical hazards during construction activities and proper precautions should be taken if earth disturbance is to occur within the subject property. EEC recommends proper abandonment in accordance with the City of Tempe/Maricopa County requirements should a septic system be discovered.

5.3 COMMUNITY DEVELOPMENT DEPARTMENT RECORDS

EEC performed a records search for the subject property through the City of Tempe Community Development Department. The following records were identified for 302 W. 1st St., Tempe Arizona as provided in Appendix E, Item 3 and summarized below:

- 2/10/2023 – Temporary valet parking lot



- 2/6/2023 – Temporary valet parking lot
- 2/3/2023 – Temporary valet parking lot
- 5/20/2022 – Graffiti on historical building
- 10/30/2019 – Homeless encampment
- 8/7/2019 – Homeless encampment
- 10/13/2009 – Site in need of Maintenance
- 3/9/2005 – Pothole of 1st Street.
- 5/28/2002 – Property described as a junkyard with several burned-out mobile homes including trash, old cars, plywood, engines parts, stoves, dishwashers, refrigerators, and other miscellaneous junk. The site underlying zoning is I-2 and junkyard has been on this property since 1970's. The site has possible building safety concerns.
- 3/1/2002 – Dig Bellhole at riser and main tie-in to inspect service
- 1-26-1987 – Complaint abated
- 9-18-1984 – Complaint
- 6-17/23-1986 – Electrical permit
- 9-25-1984 – Failure to secure building permit.
- 12-2-1980 – Junk cars have been removed
- 10-29-1980 – Complaint of junk cars
- 3-11-1976 – Change of Occupancy
- 2-15-1974 – Junk Cars have been removed
- 1-21-1974 – Accent Paining Company occupying trainer for office.
- 1-21-1974 – nonconforming trailer is hook up to City sewer
- 3-27-72 – Trailer dumping sewage
- 10-10-1972 – Final sewer
- 1-20-1972 - Change of Occupancy has been denied
- 1-12-1972 – Inspect for change of occupancy
- 5-24-1971 – Final and clear electrical inspection
- 5-20-1971 – Electrical permit
- 5-20-1971 – Inspection of Temporary pole
- 5-20-1971 – Electrical permit
- 3-15-1962 – Plumbing Permit (Water Softner)

Review of permit history indicates the subject property as a junkyard with old cars and engine parts. No records were available for the former junkyard activities through the regulatory database search. The presence of former junkyard located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.



5.4 Archaeological Assessment

An archaeological assessment was completed on July 3, 2023 by the COP Archaeology Office (Appendix E, Item 4). The archaeological assessment indicates the following:

“This project uses federal funding making it an undertaking subject to Section 106 of the National Historic Preservation Act (NHPA). The area of potential effects (APE) is crossed by the in-use historic Southern Pacific Railroad: Wellton-Phoenix-Eloy Spur (AZ T:10:84[ASM]). This historic structure was built in 1926 and has been determined eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion A (event). According to our records and those of AZSITE, most of this APE has been previously surveyed as part of multiple projects.

The projects did not identify any archaeological sites and did not record the segment of the historic railroad spur that crosses the current APE. According to historic aerial photographs, the alignment of this historic structure has been maintained at least since 1930. The projects also did not record the remnants of the historic-age powerline structures within the current APE, which first appear in historic aerial photographs in 1969. In a 2019 aerial photograph, the 8 posts that supported two transmission towers remain within the current APE.

The NRHP-listed (Criterion C [architecture]) Gonzales-Martinez House is within this APE. The home was built in 1880 and is one of the few buildings remaining from the early history of Tempe. Historic-era cultural resources associated with the home are likely present within the APE.”

The City of Phoenix Archaeology Office (CAO) recommends completing historical documentation, including archival research, for the segment of AZ T:10:84(ASM) and the remnants of the historic-age transmission line structures within the current APE. The CAO also recommends survey of the APE to assess the potential for buried cultural resources associated with early history of Tempe. Additional research and data recovery excavations may be necessary based upon the results of the archival research, survey, and documentation. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

The CAO has attempted to identify cultural resources concerns for this project; however, the lead state or federal agency should consult with the City of Tempe Historic Preservation Officer, affiliated Tribal Historic Preservation Offices, and the Arizona State Historic Preservation Office in compliance with the NHPA for this project. This consultation must be conducted prior to any ground-disturbing activities, and ideally as soon as possible in the planning process.

5.5 MARICOPA COUNTY ENVIRONMENTAL SERVICES

EEC conducted a search online through the Maricopa County Onsite Wastewater Program for septic records within the subject property. No records of a septic system on the property were available online (Appendix E, Item 5). No REC was identified and no further action is recommended

6.0 PHYSICAL SETTING OF THE SUBJECT PROPERTY

The physical setting description consists of information on topography and drainage, geology, and groundwater. These natural features influence routes of migration of any contamination that might originate on the subject property or on neighboring properties.

6.1 TOPOGRAPHY AND SURFACE DRAINAGE

The elevation of the subject property is 1,150 feet above mean sea level. Elevation information was derived from the following U.S. Geological Survey (USGS) 7.5-minute series topographic map (Appendix A, Figure A-1):

NAME	TYPE	DATE	REVISION	CONTOUR INTERVAL
Tempe	Topo	1952	1982	10 feet

A review of the topographic map indicates the regional ground slope is to the west.

6.2 GEOLOGY

The subject property is located within the Lower Salt River Basin, which is in the Sonoran Section of the Basin and Range Physiographic Province in south-central Arizona (Arizona Bureau of Mines, 1969). Broad alluvial valleys that characterize the Province separate elongated mountain ranges trending to the northwest.

The Lower Salt River Basin contains alluvial soils more than 2,500 feet thick surrounded by mountains. The mountains chiefly consist of crystalline and minor sedimentary rocks. These mountains are typically bounded by faults and are severely eroded. Greenstone formations (predominantly altered volcanics) form northwest-trending mountain ranges in the lower basin and range areas.

6.3 SOIL SURVEY

Review of the U.S. Department of Agriculture, Natural Resource Conservation Service Online Web Soil Survey indicates two soil types present on the subject property and is listed below:

- **Gilman loam:** This soil type consists of well drained soils formed by alluvial fans and flood plains. The parent material consists of recent mixed alluvium with slopes of 0 to 1 present. The typical profile consists of 0 to 60 inches of loam.
- **Alluvial Land:** This soil type was formed by channels. The parent material consists of stratified mixed alluvium.

A USDA soil survey map is provided in Appendix A, Figure A-7.

6.4 GROUNDWATER

The alluvial sediments are of late Tertiary to Quaternary age and consist of clay to gravel deposits. Three aquifers are delineated within the sediments and are termed (from oldest to



youngest): the Lower Unit (LU), the Middle Unit (MU), and the Upper Unit (UU). Locally, the LU is weakly to moderately cemented and yields large amounts of water to wells. The MU is the least permeable of the unconsolidated alluvium. The UU has the highest average permeability and yield of water to wells is normally high, but the unit is being de-watered in large parts of the areas by the large-scale pumping for agricultural purposes. The aquifer units are hydrologically interconnected to varying degrees throughout the sub-basin. The area is in the Phoenix Active Management Area, under the jurisdiction of the ADWR. Depth to groundwater is approximately 55 feet below ground surface with a direction of flow to the west (ADWR, 2005).

6.5 FLOOD ZONE

A review of the FEMA maps indicates the southern portion of the subject property is within Flood Zone X Shaded and the northern portion is within Flood Zone AE (Floodway). Flood Zone X Shaded is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Flood Zone AE (Floodway) is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood can be carried without substantial increases in flood heights. A FEMA flood map is provided in Appendix A, Figure A-6.



7.0 HISTORICAL USE OF THE SUBJECT PROPERTY & ADJOINING PROPERTY

The following sources were used to assist in identifying the historical use of the subject property and adjacent properties:

SUMMARY OF HISTORICAL DATA		
HISTORICAL DATA TYPE	SOURCE	DATE
Aerial Photographs	Maricopa County GIS	1930, 1949, 1959, 1969, 1976, 1986, 1991, 2001, 2007, 2014, 2023

7.1 AERIAL PHOTOGRAPHS

Aerial photographs from Maricopa County GIS and Google Earth were reviewed for this report and are included in Appendix F. The aerial photos for the subject property, adjacent properties and the surrounding area indicate the following:

YEAR	LOCATION	OBSERVATION	SOURCE
1930 (F-1)	Subject Property	Subject property is residential property in the southern portion and vacant property including the Salt River flood plain and Union Pacific Railroad in the northern portion.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north is the Salt River flood plain and Union Pacific Railroad. Adjacent property to the east is Salt River flood plain, residential property, W. 1 st Street and the Union Pacific railroad. Adjacent property to the south is a portion of the Union Pacific railroad. Adjacent property to the west is a portion of the Union Pacific railroad and W. 1 st St.	
1949 (F-2)	Subject Property	The subject property is similar to the previous aerials with the addition of a few structures in the southern/central portion.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north and east is similar to previous aerial with minimal to no change. Adjacent property to the south is vacant lot followed by commercial property. Adjacent property to the west appears to be vacant land with a few dirt roads/ paths including W. 1 st St.	
1959 (F-3)	Subject Property	The northern portion of the subject property no longer consists of the salt river flood plain. Construction around this area appears to be redeveloping the route for the salt river.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north, east, south is similar to previous aerial with minimal to no change. Adjacent property to the west is a vacant lot.	
1969 (F-4)	Subject Property	Subject property is residential property in the southern portion and vacant property including the Union Pacific Railroad in the northern portion.	Maricopa County Assessor's Office GIS
	Adjacent	The adjacent property to the north and south is similar to previous aerial with minimal to no change. Adjacent property to the west is vacant property consisting of the historical-age powerline. Adjacent property to the east is residential property, commercial property, W. 1 st St. and Union Pacific railroad.	

YEAR	LOCATION	OBSERVATION	SOURCE
1976 (F-5)	Subject Property	Subject property appears to be commercial property with the addition of a few structures in the southern portion. City directories list the property as Accent Painting and Myer Pest Control in 1975. The north portion of the subject property consists of Rio Salado Parkway.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north is Rio Salado Parkway, Salt River flood plain and the Union Pacific railroad. Adjacent property to the east is the Union Pacific railroad, W. 1 st St. commercial and vacant property. Adjacent property to the south and west is similar to previous aerial with minimal to no change.	
1986 (F-6)	Subject Property	The northern portion of the subject property is similar to previous aerial with minimal to no change. The central and southern portion of the subject property appears to be commercial/ industrial property with approximately 15-25 vehicles stored. City directories list the subject property as Apache Paint & Drywall in 1986.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north and east is similar to previous aerial with minimal to no change. Adjacent property to the south is commercial property. Adjacent property to the west is S. Farmer Ave. followed by commercial property.	
1991 (F-7)	Subject Property	Similar to previous aerial with minimal to no change. City directories list the property as Titan Enterprises in 1990 and Cahill Contracting in 1994.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north, south and west is similar to previous aerial with minimal to no change. Adjacent to the east consist of Rio Salado Parkway followed by commercial property and Tempe Beach Park.	
2001 (F-8)	Subject Property	Similar to previous aerial with minimal to no change. City directories list the property as Papago Plumbing in 2000 and Cahill Contracting in 2003.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north is Rio Salado Parkway, Union Pacific railroad followed by Tempe Beach Park and Town Lake. Adjacent to the west is Farmer Ave. followed by commercial and residential property. The historical-age powerlines no longer exists, however the foundations are still present. Adjacent property to the east and south is similar to previous aerial with minimal to no change.	
2007 (F-9)	Subject Property	Similar to previous aerial with minimal to no change. The central and southern portion of the subject property appears to be commercial/ industrial property with approximately 10 vehicles stored.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent to the east consists of the light rail system. Adjacent property to the north, south and west is similar to previous aerial with minimal to no change.	



YEAR	LOCATION	OBSERVATION	SOURCE
2014 (F-10)	Subject Property	The majority of the subject property is similar to previous aerial with minimal to no change. The southern portion of the subject property is W. 1 st St. and parking lot for adjacent commercial property.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north, east, and west is similar to previous aerial with minimal to no change. The adjacent property to the south has expanded their commercial structure.	
2023 (F-11)	Subject Property	Subject property consist of residential property and a few sheds/smaller structures.	Maricopa County Assessor's Office GIS
	Adjacent	Adjacent property to the north, east, west, and south is similar to previous aerial with minimal to no change.	

The subject property was residential property with a portion of the Salt River flood plain and Union Pacific Railroad from at least 1930 through 1949, residential property with a portion of the Union Pacific Railroad from at least 1959 through 1975, commercial property with a portion of the Union Pacific Railroad from at least 1976 through 1986, appears to be a commercial/ industrial property with approximately 15-25 vehicles stored from at least 1986 through 2001, commercial property from 2001 through 2021, vacant residential property from 2021 through the date of this report. More information about the subject and adjacent properties being associated with the Union Pacific Railroad is further discussed in Section 7.4.

7.2 HISTORICAL USE OF ADJOINING PROPERTIES

Historical use of adjoining properties was evaluated primarily through aerial photograph from the MCAO website. Historical uses of adjoining properties are as follows:

- North – Salt River Flood Plain and Union pacific railroad from at least 1930 through 1969, Rio Salado Parkway, Salt River flood plain and the Union Pacific railroad from 1969 through 2001, Rio Salado Parkway, Union Pacific railroad followed by Tempe Beach Park and Town Lake from 2001 through the date of this report.
- East – Salt River flood plain, residential property, W. 1st Street and the Union Pacific railroad from at least 1930 through 1969, residential property, vacant property, commercial property, W. 1st St. and Union Pacific railroad from 1969 through 1991, Rio Salado Parkway followed by commercial property and Tempe Beach Park from 1991 through the date of this report.
- South – Portion of the Union Pacific railroad from at least 1930 through 1949, vacant lot followed by commercial property from 1949 through 1986, commercial property from 1986 through the date of this report.
- West – Union Pacific railroad and W. 1st St. from at least 1930 through 1949, vacant land with a few dirt roads/ paths including W. 1st St. from 1949 through 1969, vacant property consisting of the historical-age powerline from 1969 through 1986, S. Farmer Ave. followed by commercial property from 1986 through 1996, S. Farmer Ave. followed



by commercial property and residential property from 1996 through the date of this report.

More information about the subject and adjacent properties being associated with the Union Pacific Railroad is further discussed in Section 7.4.

7.3 HISTORICAL AGRICULTURAL USE

No agricultural use was identified from the review of historical aerials and records for the subject property. No REC has been identified and no further action is recommended.

7.4 HISTORICAL TITLE

A historical title report has been completed for the subject property APN 124-24-171A by Allands and is attached in Appendix G. A summary of the historical title records is provided below:

Leases/Other Records

- No leases, VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.
- Historical records indicate the subject property was homesteaded by the Roman Gonzalez around 1880 and later sold to Sussex family (Jesus Martinez) in 1892. The subject property was occupied and claimed by the Sussex family until the final lawsuit was settled in 2020.

Chain of Title

Review of the chain of title and other historical information indicated the following:

1. Conveyance from the United States of America to the state of Arizona by State School Selection on February 14, 1912, date of statehood.
2. Quit-Claim Deed from the state of Arizona to Union Pacific Railroad Company, dated 12-18-02, recorded 12-27-02 in Document No. 02-1402981.
3. Quit-Claim Deed from Union Pacific Railroad Company, a Delaware Corporation, formerly known as Southern Pacific Transportation Company, a Delaware Corporation to the city of Tempe, a municipal corporation, dated 12-27-02, recorded 12-27-02 in Document No. 02-1402983.

Review of the historical chain of title records indicates the Union Pacific Railroad Company is located on and adjacent to the subject property. Historical records indicate the Union Pacific Railroad Company has been on and adjacent to the subject property from at least 1930 through the date of this report. The presence of the Union Pacific Railroad with the potential of industrial activities on or adjacent to the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil



sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

7.5 CITY DIRECTORIES

EEC reviewed available City directories from 1940 through 2022 for the subject property associated address and adjacent areas as provided by ERIS (Appendix E, Item 4). A summary of the findings is provided below.

ADDRESS	FACILITIES
244 W 1ST ST, TEMPE	EDD W GARDNER (1946-47); TED C DAY (1946-47)
247 W 1ST ST, TEMPE	No Listing (1981-1994)
250 W 1ST ST, TEMPE	TEMPE CNTR HANDCPD (1986); TEMPE HANDCP WRKSH (1986-1990); TEMPE CTR HBLTTN (1994); PENNSAVER (1997); PENNSAVER CISSFD (1997); PENNSAVER DISTRB (1997); PENNSAVER INSERTS (1997); PENNSAVER RDR AD (1997); PNNYSVR AZ PNNYSVR (1997); PNNYSVR OSPLY & RTL (1997); PNNYSVR SWTCHBRD (1997)
254 W 1ST ST, TEMPE	BELVA MYERS (1946-47)
260 W 1ST ST, TEMPE	H THURBER PAYNE (1946-47)
265 W 1ST ST, TEMPE	ROBERT B RODNEY (1946-47)
302 W 1ST ST, TEMPE	R FLORES FRANK JR (1940); SUSSEX A E (1940); GUITERREZ VERA MRS (1958); NORDBERG JOHN (1958); SUSSEX BETH MRS (1958); VACANT (1963); MYER PEST CONTROL (1975); ACCENT PAINTING (1975-1981); STEPHEN M SUSEX (1981-1986); APACHE PAINT & DRYWL (1986); TITAN ENTERPRISES (1990); STEPHEN M SUSSEX (1990-2000); CAHILL CONTRACTING (1990-2003); SHANNON MACKLIN (1994); PAUL GALLE (1994-2000); PAPAGO PLUMBING (2000); T-N-S PAINTING (2000)
302 #REAR W 1ST ST, TEMPE	SUSSEX S F JR (1963); S MACKLIN (1990)
401 W 1ST ST, TEMPE	WOOL - SO - LITE STGE (1958); DESERT AWNINGS (1963-1966); AD CRAFT SIGNS (1970); AC - CRAFT SIGNS (1975); AD - CRAFT SIGNS INC (1981); PREFERRED FOAM SYS (1986); KRAFT PLUMB & HEATG (1990); KRAFT PLMB & HEAT (1994); PARADIGM CASTR & MII (1994); LAHAINA CONST MGMT (1994-1997); DOUBLE D DISTNCTV (1997); KRAFT PLUMBING INC (1997); LAHAINA CONSTRUCTION MGMT (2000); DOUBLE D DISTINCTIVE WOOD (2000-2003); KRAFT PLUMBING (2000-2003); BLUE EAGLE POWER SWEEPING (2000-2008); DOUBLE D (2008)
402 W 1ST ST, TEMPE	DANA BUTANE & EQUIP CO (1958-1963); DANA BUTANE CO (1966); ARIZ PROPANE (1970); ARIZONA PROPANE (1970); CAL GAS - TEMPE (1975)
410 W 1ST ST, TEMPE	ARIZONA MODELS & PROMOTIONS (2008); AXIOMA TRAVEL CORP (2008-2022); WORLD OF WORK INC (2008-2022); AXIOMA TRAVEL (2020-2022)
411 W 1ST ST, TEMPE	PAINTER HAROLD TRK SO (1958); VACANT (1963)
414 W 1ST ST, TEMPE	AUTOMOTIVE WAX WRK (1981); BRIAN DAY (1986); BRIAN DAY IMPORT (1986); PAT HUGHES PERFMCE (1986); ALLISONS STRIPPING (1990); DOUBLE D OSTCY WD (1990); DOUBLE D DSTCV WD (1994); D & S AUTO CARE (1994-1997); CLASSY TAXI RICKSHAW (2000-2003); ARIZONA PEDAL CABS (2003)
414 #C W 1ST ST, TEMPE	DIVERSFD METL FBCT (1975); DMF CO (1975)



416 W 1ST ST, TEMPE	ACME ELECTRIC SRV (1975); ARIZ ACCU COLOR (1986); BOB ELLIS FRNTR RS (1990); SCRIVEN PRCSN FABR (1990); THE COBBLER (1994); RDRNNR TRIRS AZ (1997); ROADRUNNER TRAILERS OF ARIZONA (2000)
416 #B W 1ST ST, TEMPE	MARK III INDUS (1975)
416 #A W 1ST ST, TEMPE	CREATIVE CABINetry (1975)
418 W 1ST ST, TEMPE	ALVAREZ A L (1958-1963); ANTONIO L ALVAREZ (1966); No Listing (1975); CANYON AUTO REPAIR (1986); THE COBBLER (1990); WIZARD FOR HIGHER (1990); BUILDING (1994-1997); BOB DEYOUNG (1994-2003); CLASSY TAXI BCYCLS (1997); DEYOUNG BOB (1997); CLASSIC IRON (2000)
418 #C W 1ST ST, TEMPE	CLASSIC IRON (1986-1997)
418 #A W 1ST ST, TEMPE	ACCURATE SHEET MTL (1975)

Listings for the subject property and adjoining properties are as follows:

- 302 W. 1st St. (Subject property/Adjacent West) – Directories indicate the subject property was listed as Myer Pest Control, Accent Paining, Apache Paint & Drywall, Titan Enterprises, Cahill Contracting and T-N-S Painting from at least 1974 through 2003. No records were available for the former commercial/ industrial facilities through the regulatory database search. The presence of former commercial/ industrial facilities located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- 250 W. 1st St. (Adjacent East) – No issue of concern identified.
- 149 S. Farmer Ave. (Adjacent South) – No issue of concern identified.
- Adjacent North – No current address or listings. Historically the Salt River and flood plain area.
- Historical Adjacent Addresses – No issue of concern identified.

8.0 SITE RECONNAISSANCE

Mr. Oliver Sullivan, Registered Professional Geologist, conducted a visit to the site on June 30, 2023 in order to observe and record information concerning present site conditions. Observations made on the grounds of the subject property are reported below.

8.1 General Description

The subject property consists of 2.29 acres with a 1,007 square foot residential structure with four separate outbuildings located at 302 W. 1st St., Tempe Arizona. The residential structure and outbuildings are located on the southern/central portions of the subject property. The outbuildings appear to be three sheds and a former chicken coop. The elevation of the subject property ranges from 1,150 ft. to 1,160 ft. above mean sea level. A site map is included in Appendix A, Figure A-3 and site photographs are included in Appendix B.

8.2 EXTERIOR OBSERVATIONS

8.2.1 Hazardous Substances and Containers

No hazardous substances or petroleum products, or containers indicative of hazardous substances were noted on the subject property exterior during the time of the site visit. No REC has been identified and no further action is recommended.

8.2.2 Solid Waste

No solid waste was identified on the subject property at the time of the site visit. No REC has been identified and no further action is recommended.

8.2.3 Polychlorinated Biphenyls (PCBs)

One pad-mounted transformer was observed on the northern portion of the subject property (Appendix B, Photo B-33). There were no labels on the transformer to indicate that it does not contain PCBs. Therefore, the transformer is classified as contaminated (with 50 parts ppm to 500 ppm) PCBs, per Section 40 Code of Federal Regulations, Part 761. No indication of stains or leaks was observed at the time of the site visit. If the transformer were to leak in the future or need to be removed, APS should be notified immediately and will be responsible for repair, cleanup and removal. No REC has been identified and no further action is recommended.

8.2.4 Pits, Sumps, Drywells, Catch Basins, Separators

No recognizable pits, sumps, drywells, or catch basins were observed on the subject property at the time of the site visit. No REC has been identified and no further action is recommended.

8.2.5 Aboveground and Underground Storage Tanks

No aboveground storage tank, fill pipes, vent pipes, access ways, or other indications of underground storage tanks were observed on the subject property at the time of the site. No REC has been identified and no further action is recommended.

8.2.6 Septic Systems

EEC identified acrylonitrile butadiene styrene (ABS) pipe along the western portion of the subject property residential structure (Appendix B, Photo B-14). The ABS pipe was traced to the

northwest portion of the structure where it appears to be disconnected. ABS pipe is commonly used for sewers and septic systems. It is EEC's professional opinion that the ABS pipe located on the subject property likely leads to a potential septic system. More information about the subject property being occupied by a septic system was previously discussed in Section 5.3.

8.2.7 Stained Soil or Pavement

No stained soil or pavement was observed during the time of the site visit. No REC was identified and no further action is recommended.

8.2.8 Stressed Vegetation

No stressed vegetation (other than due from insufficient water) was observed on the subject property at the time of the site visit. No REC was identified and no further action is recommended.

8.2.9 Waste Water

No waste water was observed during the time of the site visit. No REC was identified and no further action is recommended.

8.2.10 Wells

No wells were observed on the subject property at the time of the site visit. No REC was identified and no further action is recommended.

8.2.11 Other Observations

EEC observed high voltage power lines and underground utilities on or adjacent to the southern and northern portion of the subject property (Appendix B, Photo B-3, B-4, B-6, B-27 & B-31). The underground utilities do not represent an REC to the subject property but should be a consideration for any future development. EEC recommends that the public and private utilities in the area be properly located and marked prior to conducting any earth disturbing work at the subject property.

8.3 INTERIOR OBSERVATIONS

8.3.1 Heating/Cooling

No heating or cooling units were observed on the subject property. No REC has been identified for the subject property and no further action is recommended.

8.3.2 Stains or Corrosion

No stains or corrosion, other than those cause by water, were observed within the interior of the structure at the time of the site visit. No REC was identified and no further action is recommended.

8.3.3 Drains, Sumps or Ground Lifts

No drains or sumps, other than those associated with bathroom facilities, were observed within the interior of the structure at the time of the site visit. No REC was identified, and no further action is recommended.

8.3.4 Hazardous Substances and Containers

No hazardous substances or petroleum products, or containers indicative of hazardous substances were noted on the subject property exterior during the time of the site visit. No REC has been identified and no further action is recommended.

8.3.5 Solid Waste

EEC observed solid waste including paper, plastic and cloth within a shed (Appendix B, Photo B-22) and former chicken coop during the time of the site visit (Appendix B, Photo B-24). EEC recommends the material be removed and properly disposed. This is not considered an REC to the subject property.



9.0 INTERVIEWS

9.1 CURRENT PROPERTY OWNER

An environmental questionnaire completed by Zachary J. Lechner, property owner representative for the City of Tempe, was completed as part of the Phase I ESA on June 26, 2023 (Appendix H). A summary of the questionnaire is listed below:

- The property is currently zoned for industrial use, however, has not been used in this manner recently.
- The previous property owner (Sussex) who has been associated with the property for decades indicated automotive vehicles were stored on the property with potential repairs.
- Unaware if a well is located on the subject property.
- Recent assessment showed evidence of lead-based paint on the exterior and interior portion of the residential structure known as the Gonzales-Martinez House.
- The 1,007 square foot residential structure on the subject property was constructed in 1880 with additions in 1918 and 1985.
- Recent asbestos assessment located asbestos in the bathroom floor tile.
- The subject property is within a designated floodplain or wetlands area.
- A portion of the subject property has had a previously archaeological survey. No further details were provided about the survey.

Review of the questionnaire indicates the previous property owner (Sussex) who has been associated with the property for decades indicated automotive vehicles were stored on the property with potential repairs. Furthermore, the questionnaire indicates the property has been zoned for industrial activities. The potential for commercial/industrial activities involving automotive repairs on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

The questionnaire also indicates the evidence of lead-based paint and asbestos on the subject property residential structure. EEC recommends the lead-based paint and asbestos containing materials be properly abated prior to any renovation or demolition occurring from a qualified professional.



9.2 PREVIOUS PROPERTY OWNER

EEC was unable to locate the previous property owner for an interview. EEC has attempted to locate the previous owner through means of www.yellowpages.com, www.dex.com and www.google.com. As of the date of this report, a previous property owner could not be located and is identified as a data gap. The lack of an interview with the previous owner does not preclude EEC from making conclusions and recommendations about the site history.



10.0 FINDINGS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Maricopa County APN 124-24-171A located at 302 W. 1st St., Tempe, AZ 85281. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. **The assessment has revealed the following RECs in connection with the subject property.**

- An inspection record dated 5/28/2002 from the City of Tempe Community Development Department indicates the subject property as a junk yard with old cars and engine parts (Appendix E, Item 3). No records were available for the former junkyard through the regulatory database search. The presence of former junkyard located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- Directories indicate the subject property was listed as Myer Pest Control, Accent Paining, Apache Paint & Drywall, Titan Enterprises, Cahill Contracting and T-N-S Painting from at least 1974 through 2003 (Appendix E, Item 6). No records were available for the former commercial/industrial facilities through the regulatory database search. The presence of former commercial/ industrial facilities located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- The questionnaire completed by Zachary J. Lechner, property owner representative for the City of Tempe, on June 26, 2023 indicates the previous property owner (Sussex) who has been associated with the property for decades indicated automotive vehicles were stored on the property with potential repairs (Appendix H). Additionally, the questionnaire indicates the property has been zoned for industrial activities. The potential for commercial/industrial activities involving automotive repairs on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental

professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

- EEC requested water and sewer connection dates from the City of Tempe Community Development/Building Safety Department for the subject property. A response was received on June 27, 2023 (Appendix E, Item 2) indicating no connection records from public to private development. However, EEC observed a permit indicating a sewer connection in 1972 (Appendix E, Item 3). Historical records indicate the subject property had a residential structure as early as 1880 through the date of this report. Therefore, the structure located on the subject property would likely have been serviced by septic system from at least 1880 through 1972. EEC identified ABS pipe along the western portion of the subject property residential structure (Appendix B, Photo B-14). The ABS pipe was traced to the northwest portion of the structure where it appears to be disconnected. ABS pipe is commonly used for sewers and septic systems. It is EEC's professional opinion that the ABS pipe located on the subject property likely leads to a potential septic system. Assuming the only material introduced to the system was domestic waste, no long-term environmental impact to the subject property would be expected. However, review of historical records and aerials indicates the subject property as commercial/industrial property associated with a junkyard and automotive repairs from at least at least 1974 through 2003. The potential for petroleum-based contaminants to be discharged into a septic system on the subject property is considered a potential vapor source and is identified as a REC. EEC recommends a Phase II ESA including a geophysical assessment to identify potential residual septic system components on the property and subsurface soil sampling to assess for potential impacts to the subject property from a septic system. EEC also recommends a soil-gas survey for worker protection based on the history of the site and if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, septic systems can also be physical hazards during construction activities and proper precautions should be taken if earth disturbance is to occur within the subject property. EEC recommends proper abandonment in accordance with the City of Tempe/Maricopa County requirements should a septic system be discovered.
- Review of the historical chain of title records indicates the Union Pacific Railroad Company is located on and adjacent to the subject property. Historical records indicate the Union Pacific Railroad Company has been on and adjacent to the subject property from at least 1930 through the date of this report. The presence of the Union Pacific Railroad with the potential of industrial activities on or adjacent to the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be

contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

EEC identified the following issues that are not a REC, HREC or CREC, but the City of Tempe (COT) should be aware of concerning the subject property:

- An archaeological assessment was completed on July 3, 2023 by the COP Archaeology Office (Appendix E, Item 4). The archaeological assessment indicates the following:

“This project uses federal funding making it an undertaking subject to Section 106 of the NHPA. The APE is crossed by the in-use historic Southern Pacific Railroad: Wellton-Phoenix-Eloy Spur (AZ T:10:84[ASM]). This historic structure was built in 1926 and has been determined eligible for inclusion in the NRHP under Criterion A (event). According to our records and those of AZSITE, most of this APE has been previously surveyed as part of multiple projects.

The projects did not identify any archaeological sites and did not record the segment of the historic railroad spur that crosses the current APE. According to historic aerial photographs, the alignment of this historic structure has been maintained at least since 1930. The projects also did not record the remnants of the historic-age powerline structures within the current APE, which first appear in historic aerial photographs in 1969. In a 2019 aerial photograph, the 8 posts that supported two transmission towers remain within the current APE.

The NRHP-listed (Criterion C [architecture]) Gonzales-Martinez House is within this APE. The home was built in 1880 and is one of the few buildings remaining from the early history of Tempe. Historic-era cultural resources associated with the home are likely present within the APE.”

- The CAO recommends completing historical documentation, including archival research, for the segment of AZ T:10:84(ASM) and the remnants of the historic-age transmission line structures within the current APE. The CAO also recommends survey of the APE to assess the potential for buried cultural resources associated with early history of Tempe. Additional research and data recovery excavations may be necessary based upon the results of the archival research, survey, and documentation. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.
 - The CAO has attempted to identify cultural resources concerns for this project; however, the lead state or federal agency should consult with the City of Tempe Historic Preservation Officer, affiliated Tribal Historic Preservation Offices, and the Arizona State Historic Preservation Office in compliance with the NHPA for this project. This consultation must be conducted prior to any ground-disturbing activities, and ideally as soon as possible in the planning process.
- The questionnaire completed by Zachary J. Lechner, property owner representative for the City of Tempe, on June 26, 2023 indicates the evidence of lead-based paint and

asbestos on the subject property residential structure (Appendix H). EEC recommends the lead-based paint and asbestos containing materials be properly abated prior to any renovation or demolition occurring from a qualified professional.

- No staining, to include de minimis conditions, was observed on the subject property at the time of the site visit conducted on June 30, 2023. No REC has been identified and no further action is recommended.
- EEC was not granted access to the interior of the two conex boxes located on the southern portion of the subject property at the time of the site visit (Appendix B, Photos B-2). The inability to access and observe the interior of structures is identified as a data gap as defined in ASTM 1527-13, Section 3.2.21. EEC recommends the interior of the two conex boxes be inspected or removed prior to acquiring the subject property. EEC does not consider this data gap to be significant since the conex boxes can be readily removed.
- A review of the FEMA maps indicates the northern portion is within Flood Zone AE (Floodway). Flood Zone AE (Floodway) is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood can be carried without substantial increases in flood heights. A FEMA flood map is provided in Appendix A, Figure A-6. No REC has been identified and no further action is recommended.
- One pad-mounted transformer was observed on the northern portion of the subject property (Appendix B, Photo B-33). There were no labels on the transformer to indicate that it does not contain PCBs. Therefore, the transformer is classified as contaminated (with 50 parts ppm to 500 ppm) PCBs, per Section 40 Code of Federal Regulations, Part 761. No indication of stains or leaks was observed at the time of the site visit. If the transformer were to leak in the future or need to be removed, APS should be notified immediately and will be responsible for repair, cleanup and removal. No REC has been identified and no further action is recommended.
- EEC observed solid waste including paper, plastic and cloth within a shed (Appendix B, Photo B-22) and former chicken coop during the time of the site visit (Appendix B, Photo B-24). EEC recommends the material be removed and properly disposed. This is not considered an REC to the subject property.
- EEC observed high voltage power lines and underground utilities on or adjacent to the southern and northern portion of the subject property (Appendix B, Photo B-3, B-4, B-6, B-27 & B-31). The underground utilities do not represent an REC to the subject property but should be a consideration for any future development. EEC recommends that the public and private utilities in the area be properly located and marked prior to conducting any earth disturbing work at the subject property.

It is the opinion of EEC that this Phase I ESA constitutes “... appropriate inquiry into ... uses of the property consistent with good commercial or customary practice” as defined in Section 1.1 of ASTM Standard Practice E1527-13.



11.0 LIMITATIONS

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. The attached report is a qualitative assessment. EEC offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

This report is limited to the duties, liabilities, and obligation as set forth between the COP and EEC under the COP Contract No. 156066 and issued as Project No. 440000022. No significant assumptions were made that are not recorded in Section 1.3.

EEC performed this ESA in general accordance with the guidelines set forth in the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation E1527-13). No warranty, either expressed or implied is made.

Land use, site conditions (both on-site and off-site) and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E1527-13).

Any party other than the Client who would like to use this report shall notify EEC of such intended use in writing. Non-compliance with this requirement by the client or anyone else will release EEC from any liability resulting from the use of this report by any unauthorized party.

No other warranty, expressed or implied, is made. EEC does not and cannot represent that the site does not contain any hazardous substances, contaminants, pollutants, petroleum hydrocarbons, or any other latent conditions beyond those observed by EEC during the course of the project. This report is also subject to the following specific limitations:

The observations described in the environmental evaluation were made under the conditions stated herein. The environmental report is based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of described services or the time and budget constraints imposed by the Client.

In preparing this report, EEC has relied on information provided by federal, state, and local agencies and/or other parties referenced therein, and other sources made available to EEC at the time of this project. Although there may have been some degree of overlap in the information provided by these various sources, EEC did not attempt to independently



verify the accuracy or completeness of all information reviewed or received during the course of this project.

No warranty is made regarding the accuracy of any publicly documented information or the opinions of officials consulted for this project. A good faith effort has been made to consult pertinent sources of data and EEC has disclosed all discovered information to the Client.

In the event that the COP or other User obtains information regarding environmental or hazardous substances issues at the site not contained in this report, such information shall be brought to EEC's attention forthwith. EEC will evaluate such information and, on the basis of this evaluation, may modify the findings, opinion, and conclusions stated in this report.



12.0 USER RELIANCE

This Phase I ESA has been prepared for use by and for the benefit of the City of Phoenix, City of Tempe and/or their designees. John Burton, Project Manager, and under the direction of Oliver Sullivan, R.P.G. Qualifications for Mr. Sullivan R.P.G., in resume form, are in Appendix J. Mr. Sullivan R.P.G. has signed and sealed this report.

Engineering and Environmental Consultants, Inc., its officers, and its employees have no present or planned financial interest in the property or the parties involved. EEC's compensation for preparing this report is not contingent on any conclusions or opinions expressed in this report or on actions or events by others resulting from the analyses, opinions, observations, or conclusions in this report.



13.0 REFERENCES CITED

The references listed below were cited in this Phase I ESA:

Allands (June 26, 2023). *Regulatory Database (ASTM) Search, Allands File Nos. 2023-06-113D.*

Arizona Department of Water Resources, 1994. Summary of Ground-Water Conditions in Arizona, 1987-1990, Open-File Report 94-476.

Arizona Department of Water Resources, Arizona Water Atlas
<http://www.azwater.gov/azdwr/StatewidePlanning/WaterAtlas/default.htm>

Arizona Department of Water Resources, 2005. Groundwater Report No. 35, Nov 2002 – Feb 2003, Rascona.

Geologic Map of Maricopa County, Arizona, Wilson and Moore, et al. USGS, 1957

Hammett & Herther, July 1995, *Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal, and Yavapai Counties, Arizona – 1992.*

Arizona Republic, (March 9, 2020); Richard Ruelas (July 2023).
<https://www.azcentral.com/story/news/local/tempe/2020/03/10/tempe-squatter-case-after-years-court-case-battle-steve-sussex-prepares-leave/5000964002/>

Maricopa County Assessor's Office GIS. Retrieved, June/July 2023. Website:
www.maricopa.gov/assessor/gis

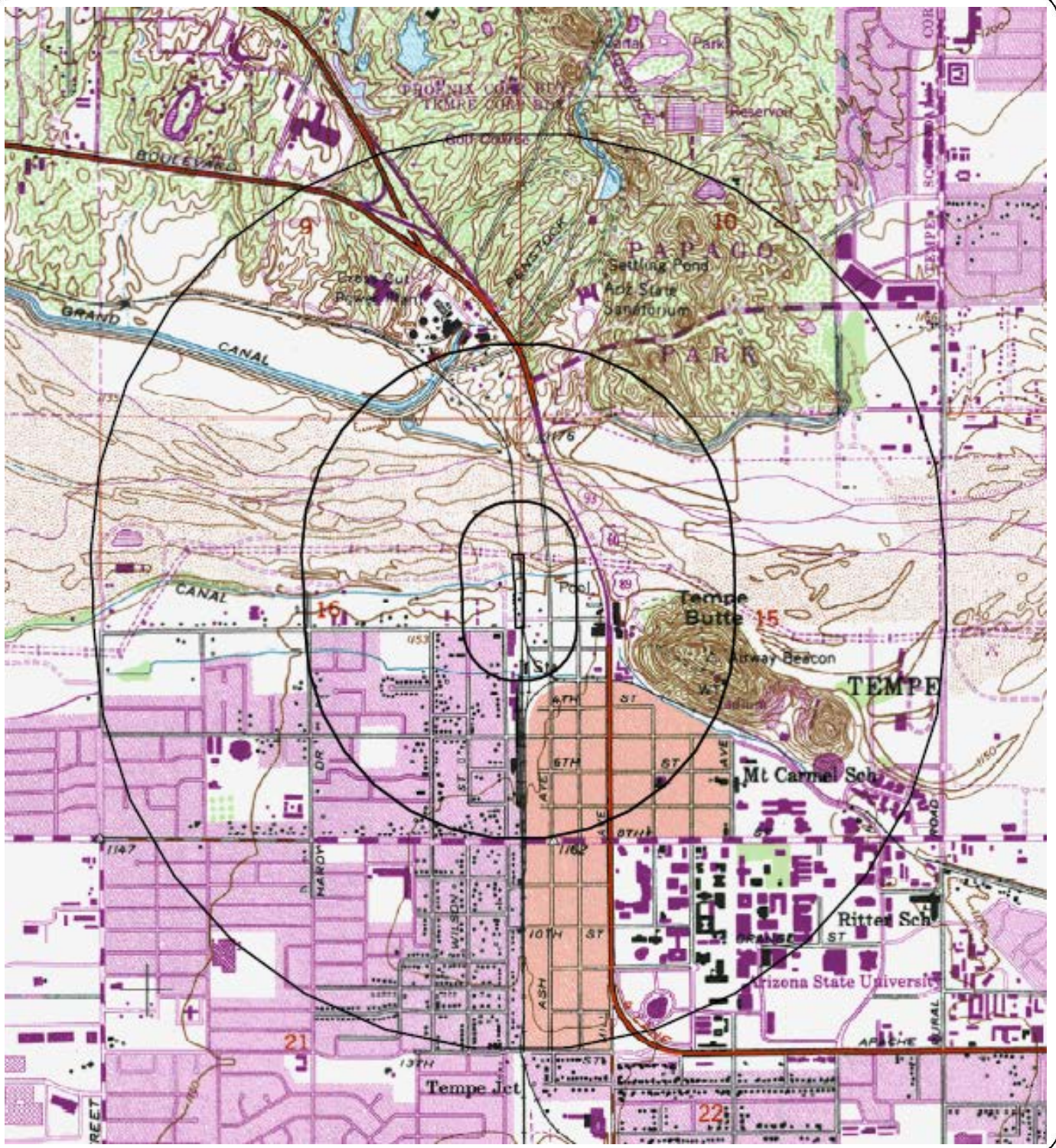
U.S. Department of Agriculture Soil Conservation Service & University of Arizona Agricultural Experiment Station. (June 2023). Soil Survey of Maricopa County, Arizona Central Part.

U.S. Geological Survey (USGS). (1952/1982). Tempe, AZ. 7.5-minute series (topographic) map, Maricopa County, Arizona. Scale 1:24,000. Contour interval = 10 feet. [See Figure A-1.]


Google Earth Pro V 7.1.2.2041, Imagery Date (June 2023) Phoenix, Arizona.
Website: <http://www.google.com/earth/download/gep/> (December 2019)



A: MAPS



Legend

 - Subject Property



Not to Scale

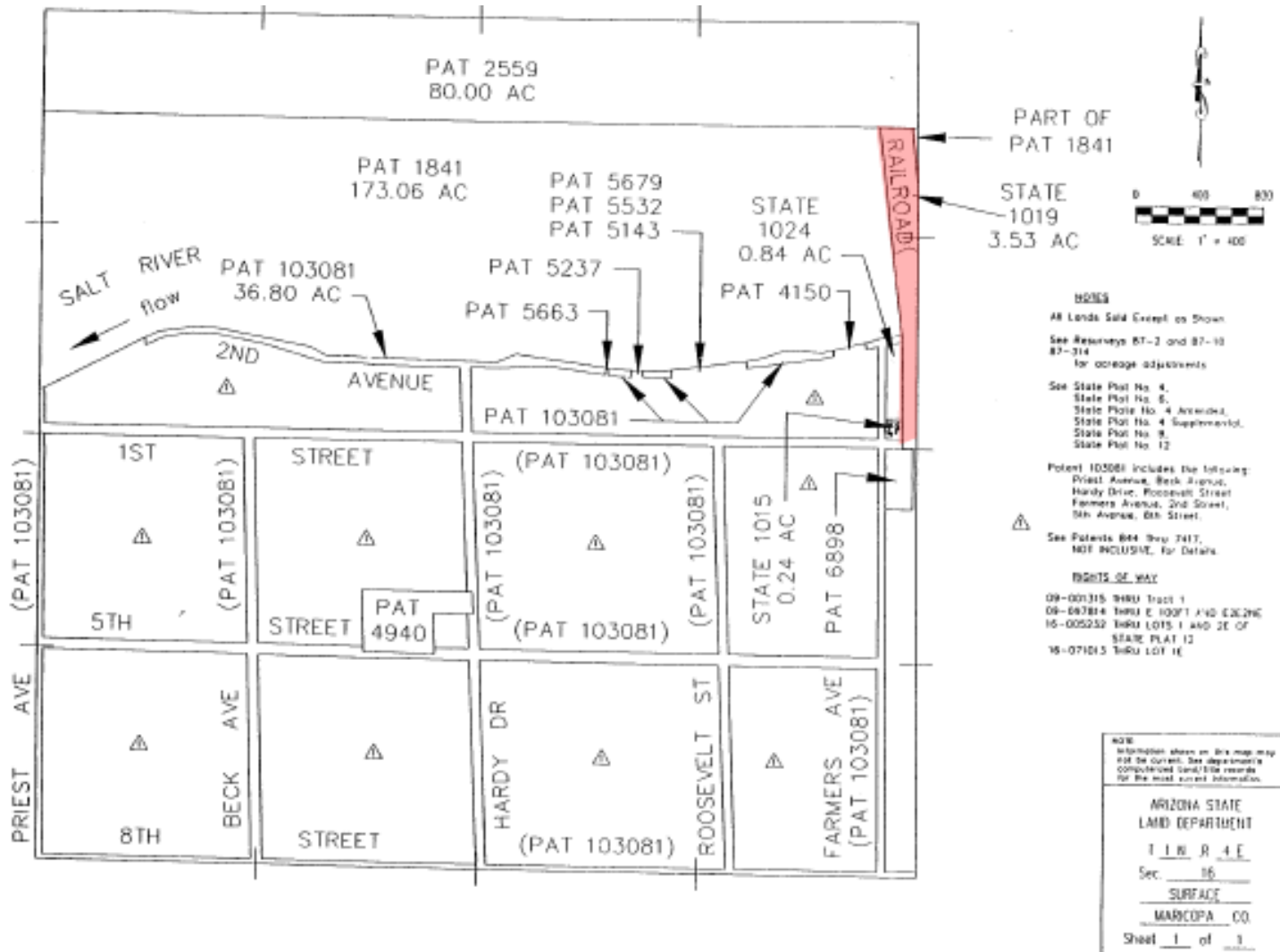
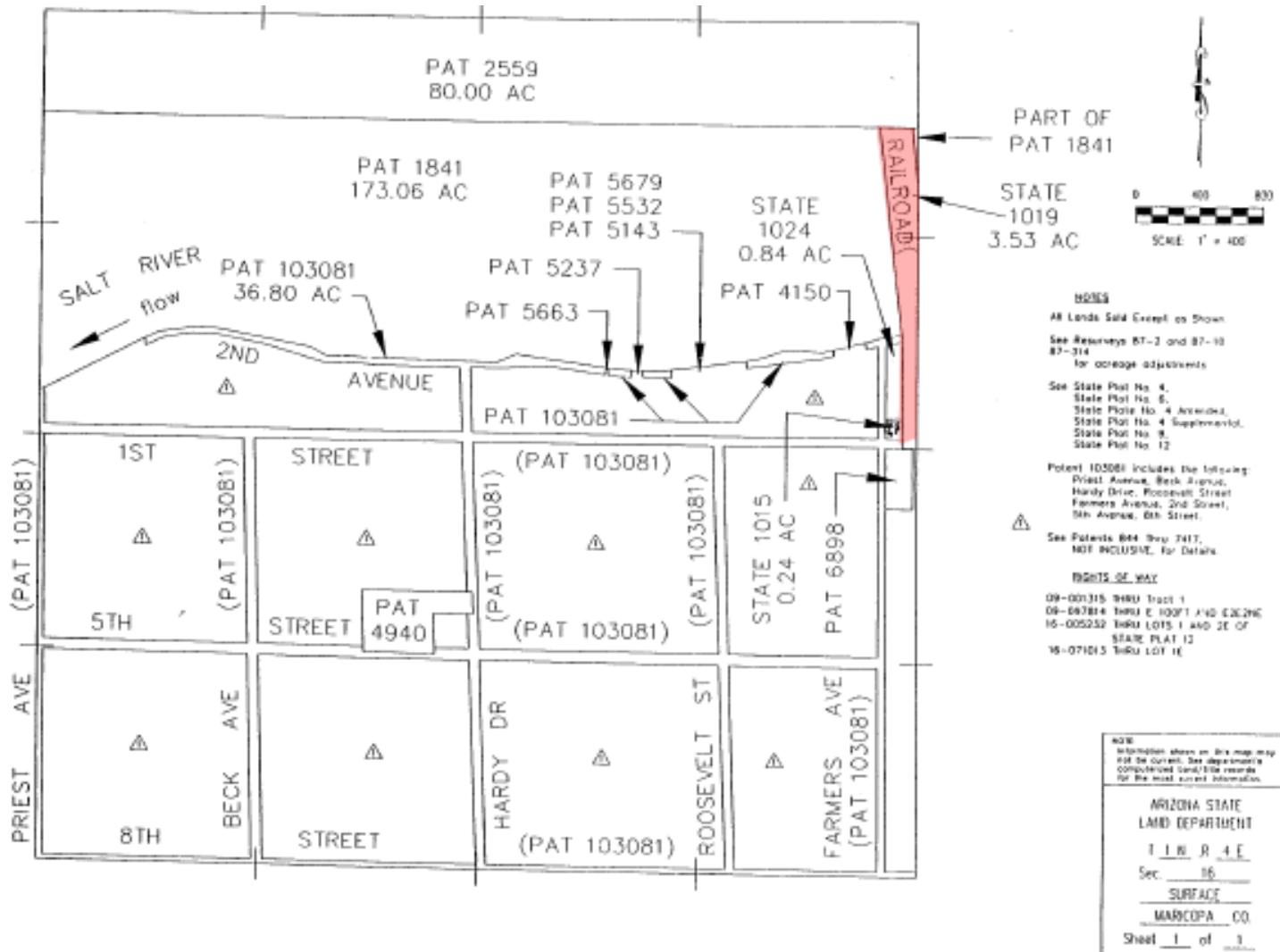


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Figure A-1

Topographic Map

302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A



Legend

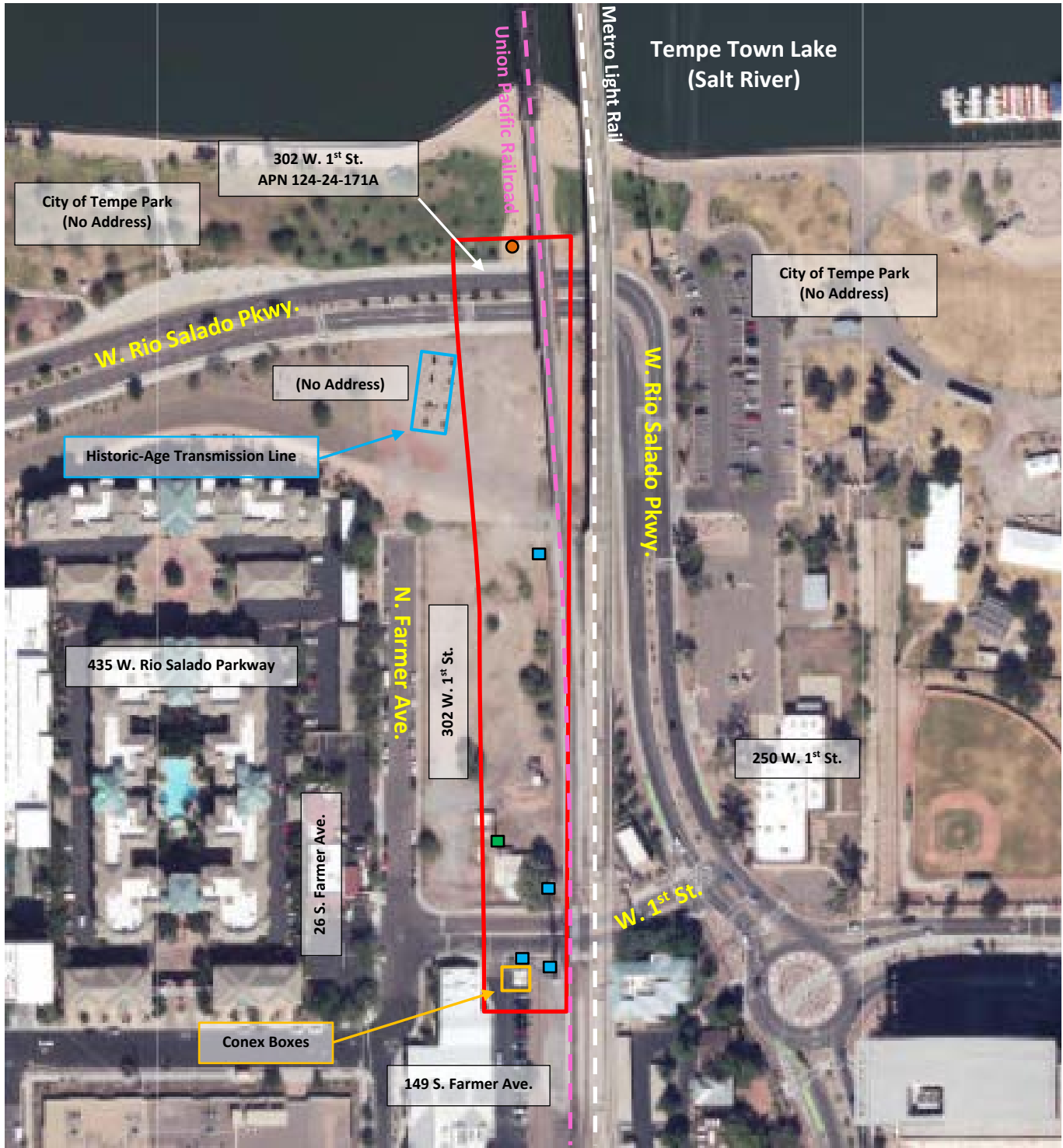
- Subject Property


 Not to Scale

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Figure A-2
Assessor's Map
 302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A

DES: OIS | DR: OIS | CK: JB | SHT 2 OF 7



Legend

- Subject Property
- Potential Septic Location
- Private Utilities (Southwest Gas, Fiber Optic, Electrical Box)
- Pad-Mounted Transformers



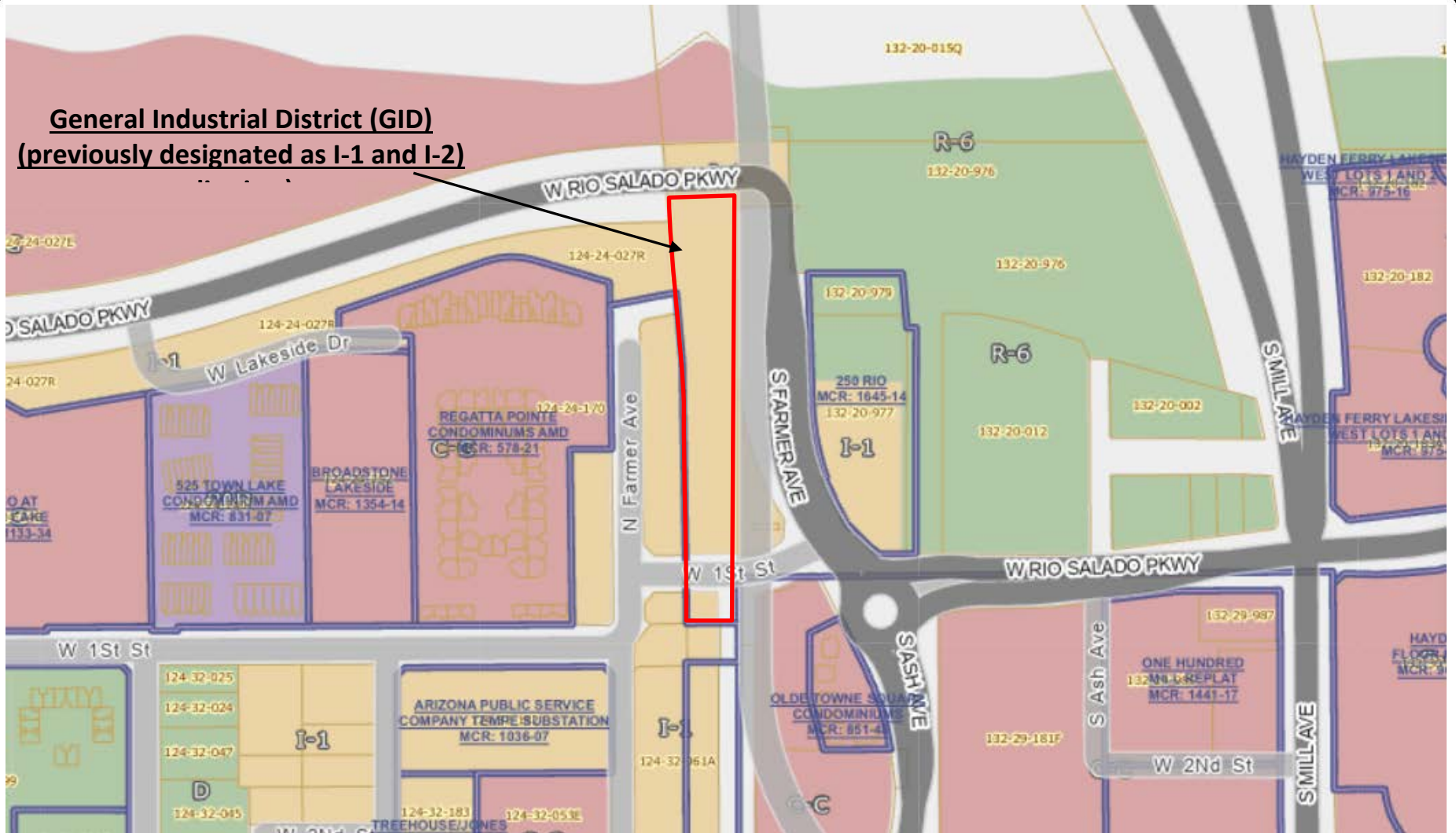
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Figure A-3


Site Map

302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A

General Industrial District (GID)
(previously designated as I-1 and I-2)



Legend

 -Subject Property



Not to Scale

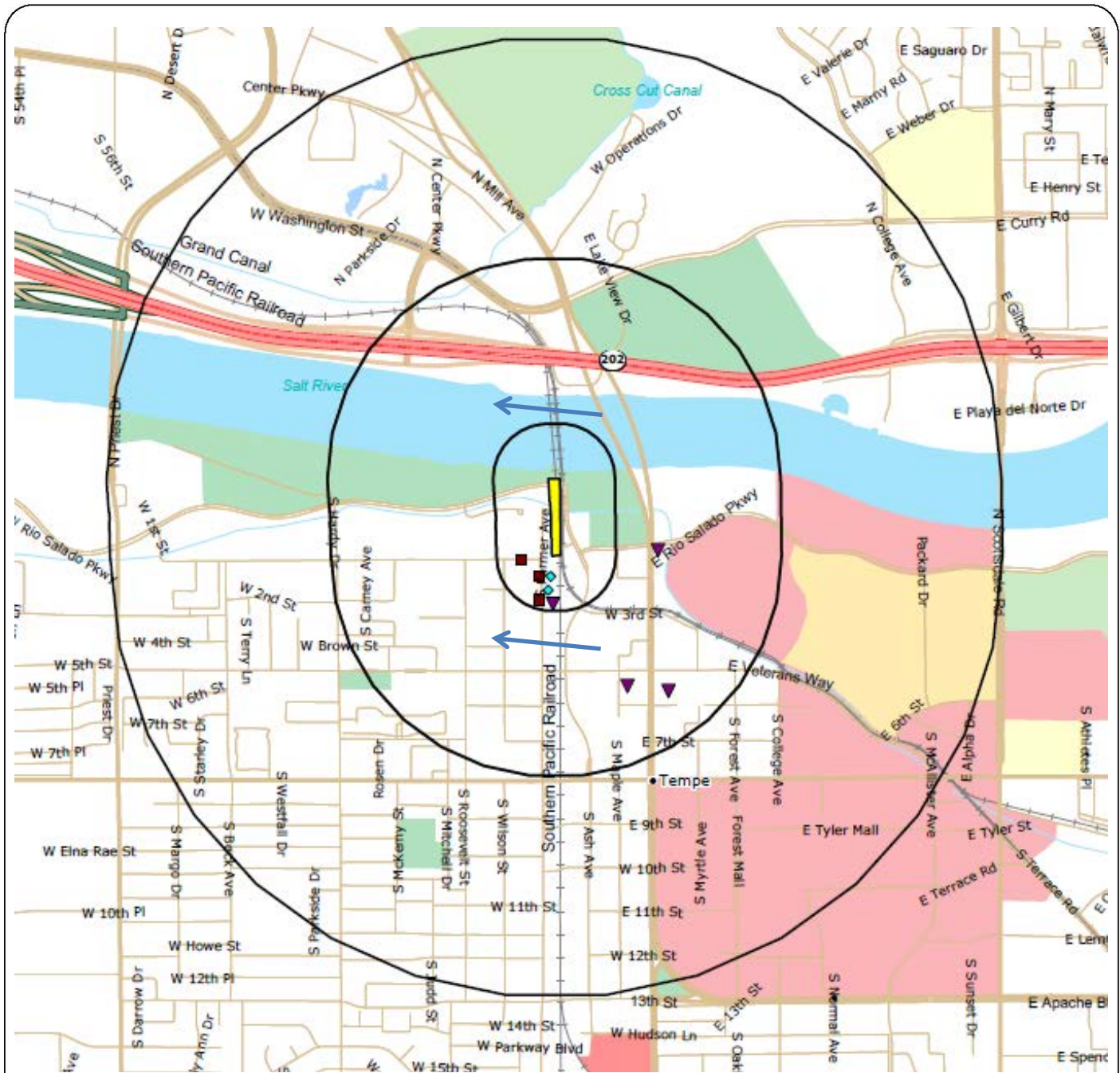


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Figure A-4

Zoning Map

302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A



LEGEND

	SITE	USTs	CERCLA / NFRAP	RCRA	2020-07-092
		LUSTs	LANDFILLS	RCRA COMPLIANCE	

Legend

- Subject Property
- Groundwater Flow Direction

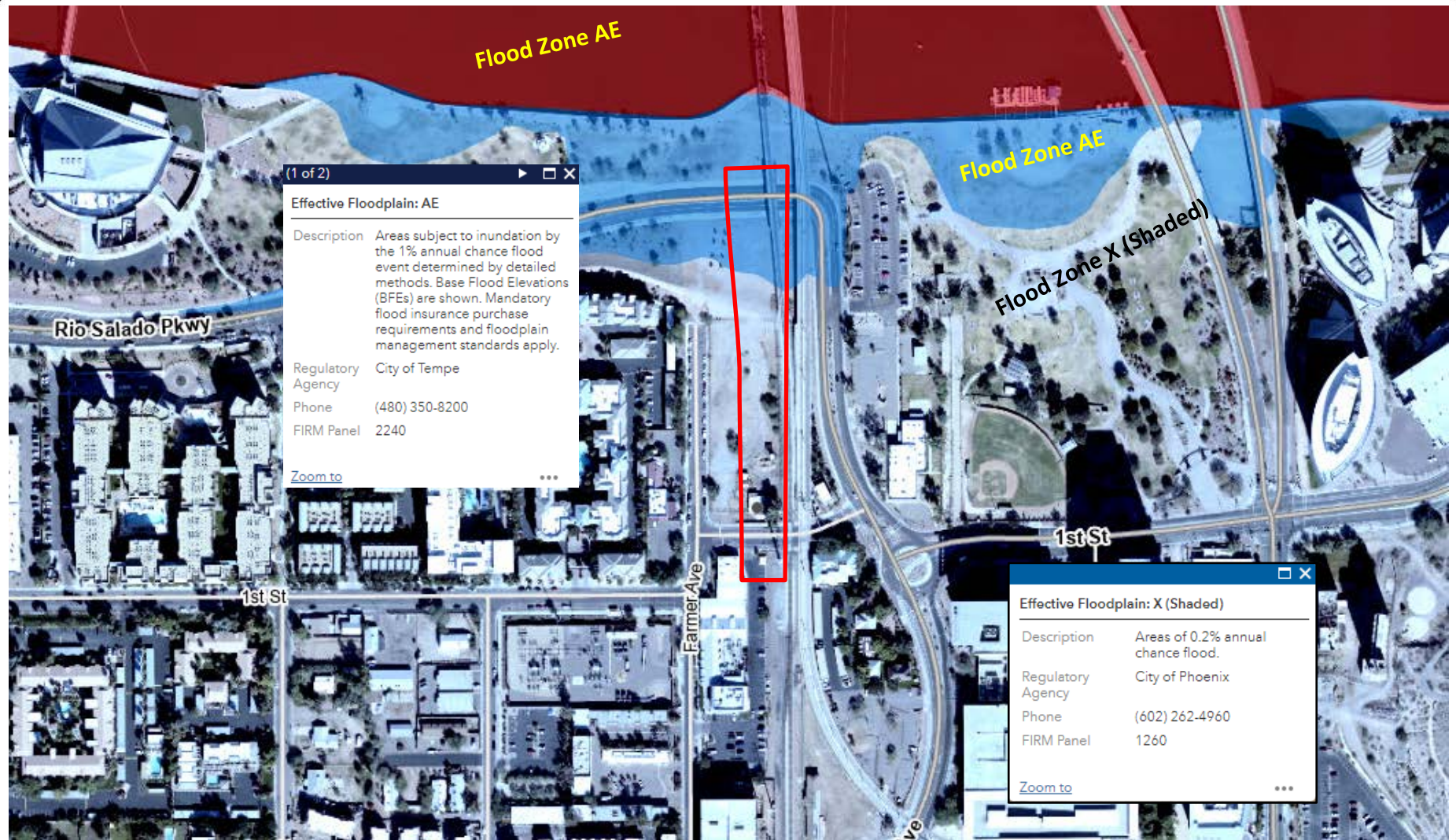
Not to Scale

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Figure A-5

Regulatory Database Map
 302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A

DES: OJS	DR: OJS	CK: JB	SHT 5 OF 7
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Legend

- Subject Property
- (X-Shaded) FEMA Flood Zone
- (AE Floodway) FEMA Flood Zone



Not to Scale

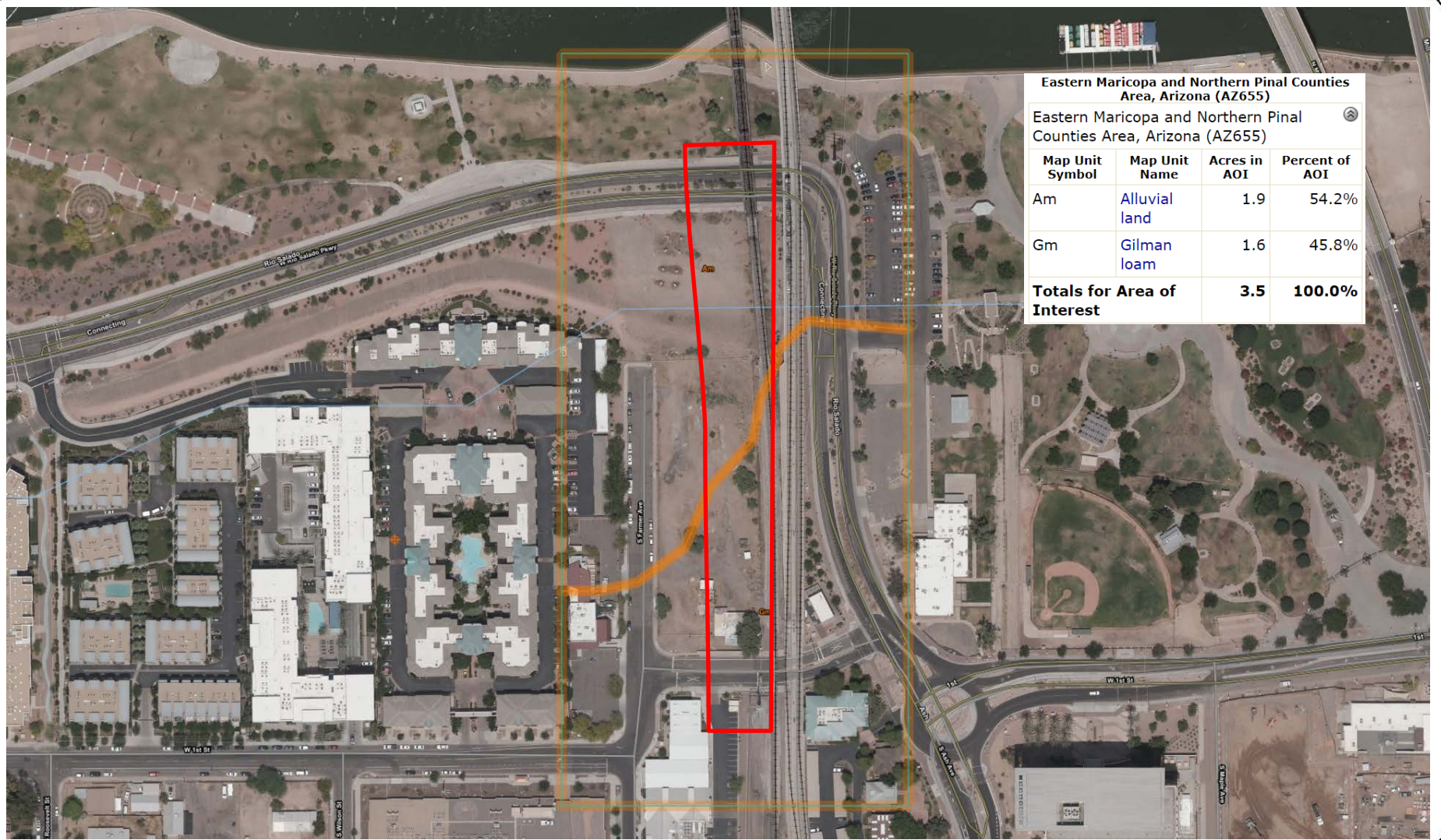


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Figure A-6

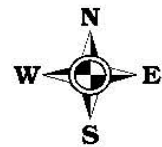
FEMA Flood Map

302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A



Legend

- Subject Property
- Soil Search Outline
- Am - Soil Type (Alluvial Land)
- Gm - Soil Type (Gilman Loam)



Not to Scale



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Figure A-7

USDA Soil Survey Map

302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A

B: SITE PHOTOGRAPHS



Photo No. B-1

Description: Southern portion of the subject property showing parking lot for The Yard restaurant located at 149 S. Farmer Ave.

View: South

Date: 6/30/2023



Photo No. B-2

Description: Southern portion of the subject property showing two conex boxes. No access within the conex boxes is identified as a data gap.

View: East

Date: 6/30/2023



Photo No. B-3

Description: Southern portion of the subject property showing high voltage power lines.

View: West

Date: 6/30/2023



Photo No. B-4

Description: Southern portion of the subject property showing underground utilities including fiber optic and southwest gas pipeline.

View: North

Date: 6/30/2023



Photo No. B-5

Description: Southern portion of the subject property showing W. 1st Street.

View: South

Date: 6/30/2023

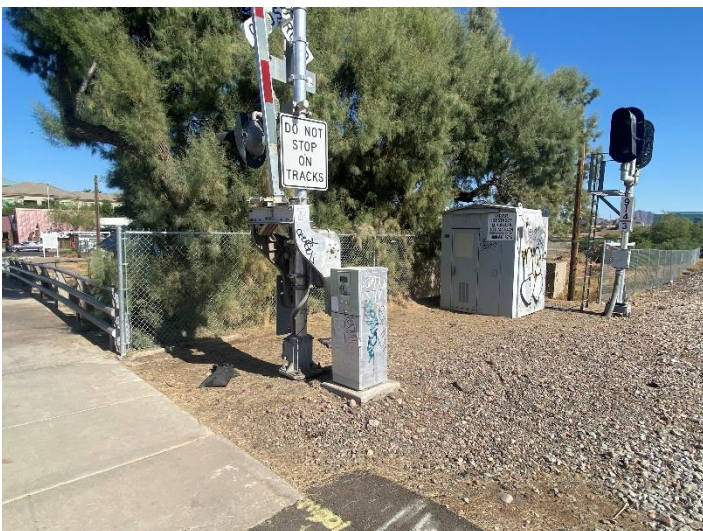


Photo No. B-6

Description: Southern portion of the subject property showing underground utilities for the adjacent Union Pacific Railroad to the east.

View: East

Date: 6/30/2023



Photo No. B-7

Description: Southern portion of the subject property showing residential structure known as the Gonzales-Martinez House.

View: North

Date: 6/30/2023



Photo No. B-8

Description: Interior of the subject property residential structure showing kitchen area.

View: West

Date: 6/30/2023



Photo No. B-9

Description: Interior of the subject property residential structure showing living room.

View: West

Date: 6/30/2023



Photo No. B-10

Description: Interior of the subject property residential structure showing bedroom.

View: South

Date: 6/30/2023

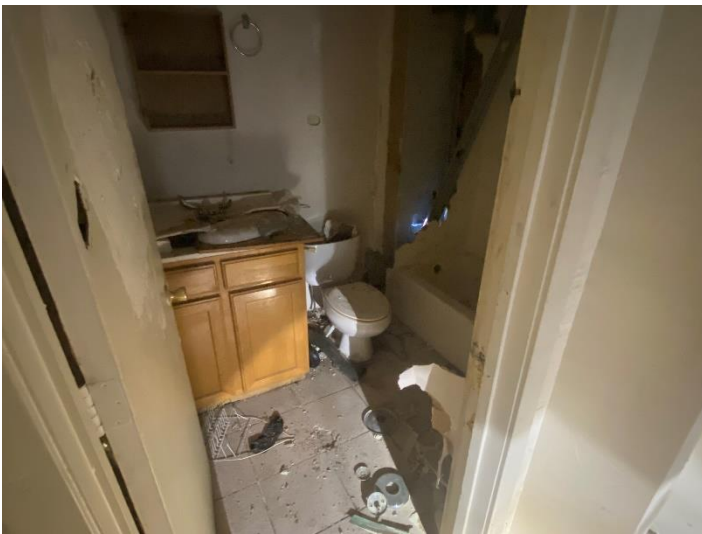


Photo No. B-11

Description: Interior of the subject property residential structure showing restroom.

View: West

Date: 6/30/2023



Photo No. B-12

Description: Interior of the subject property residential structure showing garage.

View: North

Date: 6/30/2023



Photo No. B-13

Description: Southern portion of the subject property showing northern portion of the residential structure.

View: South

Date: 6/30/2023

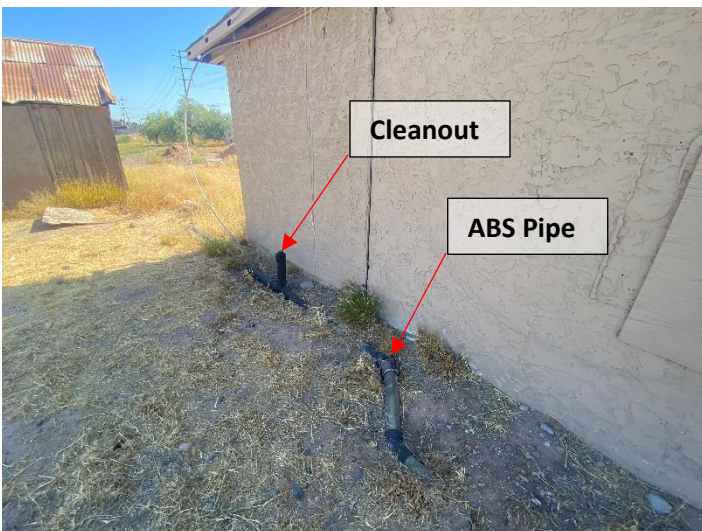


Photo No. B-14

Description: Western portion of the residential structure showing ABS pipe and sewer cleanout.

View: East

Date: 6/30/2023



Photo No. B-15

Description: Northern portion of the residential structure showing the end of ABS pipe.

View: Southwest

Date: 6/30/2023



Photo No. B-16

Description: Southwest portion of the subject property showing 1 of 3 sheds.

View: South

Date: 6/30/2023



Photo No. B-17

Description: Interior of the southern shed showing storage area.

View: North

Date: 6/30/2023



Photo No. B-18

Description: Southwest portion of the subject property showing 2 of 3 sheds.

View: Southwest

Date: 6/30/2023



Photo No. B-19

Description: Interior of the central shed showing work area.

View: South

Date: 6/30/2023



Photo No. B-20

Description: Central portion of the subject property showing inert soil piles.

View: South

Date: 6/30/2023



Photo No. B-21

Description: Central portion of the subject property showing 3 of 3 sheds.

View: South

Date: 6/30/2023



Photo No. B-22

Description: Interior of the northern shed showing solid waste including paper, plastic, and cloth.

View: South

Date: 6/30/2023



Photo No. B-23

Description: Central portion of the subject property showing former chicken coop.

View: East

Date: 6/30/2023



Photo No. B-24

Description: Interior of the former chicken coop showing solid waste including paper, plastic, and cloth.

View: Southwest

Date: 6/30/2023



Photo No. B-25

Description: Central portion of the subject property showing vacant area.

View: South

Date: 6/30/2023



Photo No. B-26

Description: Central portion of the subject property showing vacant area.

View: North

Date: 6/30/2023



Photo No. B-27

Description: Central portion of the subject property showing underground utilities signs (fiber optic).

View: North

Date: 6/30/2023



Photo No. B-28

Description: Central portion of the subject property showing Union Pacific Railroad. This portion of the railroad intercepts the subject property at the central portion and extends into the northern portion.

View: South

Date: 6/30/2023



Photo No. B-29

Description: Northern portion of the subject property showing Union Pacific Railroad.

View: North

Date: 6/30/2023



Photo No. B-30

Description: Northern portion of the subject property showing vacant area. Also showing the Union Pacific Railroad Bridge along the northeast portion of the subject property.

View: North

Date: 6/30/2023



Photo No. B-31

Description: Northern portion of the subject property showing underground utilities signs (fiber optic).

View: East

Date: 6/30/2023



Photo No. B-32

Description: Northern portion of the subject property showing W. Rio Salado Parkway. Also showing the Union Pacific Railroad Bridge along the northeast portion of the subject property.

View: Northeast

Date: 6/30/2023



Photo No. B-33

Description: Northern portion of the subject property showing pad mounted transformer.

View: North

Date: 6/30/2023



Photo No. B-34

Description: Adjacent property to the north showing Tempe Beach Park followed by Tempe Town Lake (Salt River).

View: North

Date: 6/30/2023



Photo No. B-35

Description: Adjacent property to the west showing W. Rio Salado Parkway.

View: West

Date: 6/30/2023



Photo No. B-36

Description: Adjacent property to the west showing vacant lot and foundations to former historical-age powerline.

View: West

Date: 6/30/2023



Photo No. B-37

Description: Adjacent property to the west showing vacant lot followed by N. Farmer Ave. and residential property.

View: Northwest

Date: 6/30/2023



Photo No. B-38

Description: Adjacent property to the west showing N. Farmer Ave. and commercial property (The Lodge restaurant).

View: West

Date: 6/30/2023



Photo No. B-39

Description: Adjacent property to the south showing W. 1st St. and commercial property (The Yard restaurant).

View: South

Date: 6/30/2023



Photo No. B-40

Description: Adjacent property to the south showing parking lot for commercial property (The Yard restaurant).

View: South

Date: 6/30/2023



Photo No. B-41

Description: Adjacent property to the east showing Union Pacific Railroad followed by Metro Light Rail and commercial property.

View: Northeast

Date: 6/30/2023



Photo No. B-42

Description: Adjacent property to the east showing Rio Salado Parkway followed by Metro Light Rail.

View: Southwest

Date: 6/30/2023



Photo No. B-43

Description: Adjacent property to the east showing Rio Salado Parkway followed by Metro Light Rail.

View: Southeast

Date: 6/30/2023

C: USER-PROVIDED INFORMATION

Street Transportation Department
Office of the City Engineer
Environmental Section

REQUEST FOR ENVIRONMENTAL SERVICES

PROJECT INFORMATION

Services Requested

- | | |
|--|--|
| <input checked="" type="checkbox"/> Phase I Environmental Site Assessment*
<input type="checkbox"/> Phase II Environmental Site Assessment
<input type="checkbox"/> Phase III Environmental Site Assessment
<input type="checkbox"/> Baseline Pre-Lease Assessment**
<input type="checkbox"/> Lease Closure Assessment
<input type="checkbox"/> Has an INCRA review been conducted? | <input type="checkbox"/> Third Party Oversight/Review**
<input type="checkbox"/> Review of ESA
<input type="checkbox"/> Phase I ESA UPDATE*
<input type="checkbox"/> Would you like to meet to discuss this work?
<input type="checkbox"/> Other _____
<input type="checkbox"/> No <input type="checkbox"/> Yes If yes, please attach the INCRA Summary Results. |
|--|--|

Date of the Request	6-23-2023
Scope of Work (Please include plans if applicable)	
Requested Schedule	<input type="checkbox"/> Standard (draft report due 3-4 weeks from NTP date) <input checked="" type="checkbox"/> Rush (draft report due 2 weeks from NTP date)
Requesting Individual/Phone	623-694-0984
Requesting Department/Contact / Phone	Economic Development
COP Project Number (WBS or Cost Center)	4400000022
Funding	<input type="checkbox"/> None <input type="checkbox"/> FAA <input type="checkbox"/> FTA <input type="checkbox"/> HUD <input checked="" type="checkbox"/> EPA <input type="checkbox"/> FHWA <input type="checkbox"/> Other: _____
Historic Property	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SITE INFORMATION

County Tax Assessor's Parcel Number(s)	124-24-171A
Address	320 W. 1st Street, Tempe, 85281
Property Owner Phone or Email	City of Tempe
Owner Representative Phone or Email (Access)	Zach Lechner zachary_lechner@tempe.gov
Property Type (Check all that apply)	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Vacant Land <input type="checkbox"/> Commercial <input type="checkbox"/> City Owned Property one historic property on site <input type="checkbox"/> Industrial <input type="checkbox"/> Other: _____
Boundary Map Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site Access Verified	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Right of Entry / OIP Attached	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Any other historical documents/reports/information available? i.e. environmental reports, permits, or notices. If so, please attach. Yes No

**If you are requesting a Phase I ESA or ESA Update please answer the questions on page 2 (attached).*

***Client to provide specific scope of work for these projects.*

Street Transportation Department
Office of the City Engineer
Environmental Section

PHASE I ESA/AI REQUIREMENTS

In order to qualify for one of the "Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete. This information is required for incorporation into the Phase I ESA report or update report. Please check yes or no and provide any additional information you may have regarding the site. This form must be completed and signed prior to the issuance of the NTP.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 132.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

Yes No

If yes, please explain:

(2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any activity use limitations (AULs) such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes No

If yes, please explain:

(3) Specialized knowledge or experience of the person/department requesting the Phase I ESA and seeking to qualify for the landowner liability protections (40 CFR 312.28).

As the user of this ESA, do you have any specialized knowledge or experience related to the property or adjoining properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes No

If yes, please explain:

(4) Relationship of the purchase price to the fair market value of the property, if it were not contaminated (40 CFR 312.29).

Does the purchase price offered for this property reasonably reflect the fair market value of the property? If there is a difference between the purchase price and the fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be at the property?

Will purchase price be less than the appraised value? Yes No

If yes, please discuss:

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property? Yes No

(b) Do you know of specific chemicals that are present or once were present at the property? Yes No

(c) Do you know of spills or other chemical releases that have taken place at the property? Yes No

(d) Do you know of any environmental cleanups that have taken place or are ongoing at the property? Yes No

If yes, please explain:

(6) The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes No

If yes, please explain:

Maria Laughner, Economic Development

Maria Laughner

6-23-2023

Printed Name and Department

E-Signature

Date

**CITY OF TEMPE
RIGHT OF ENTRY AGREEMENT**

This Temporary Right of Entry Agreement (“Agreement”) is made this 23 day of June 2023, by and between the City of Tempe, Arizona ("City") and Engineering and Environmental Consultants (EEC), an Arizona corporation, and its successors and assigns ("Grantee").

For valuable consideration and upon execution of this Agreement, the City hereby grants to Grantee temporary non-exclusive permission to enter upon property of the City located at APN 124-24-171A in an area depicted in Exhibit "A" attached hereto.

Said permission is granted for the express purpose of allowing Grantee to conduct the following activities on the Property: surveys, soil testing, remediation analysis and any other activities that relate to a proposed development and preconstruction studies and directly-related activities.

Grantee acknowledges that City may issue an RFP or engage in a similar competitive process for a possible award of a Development Agreement to develop the Property in the future, but that the City has not issued a RFP at this time. Grantee covenants and agrees that the City is to be free from liability and claim for damages by reason of any injury to any person or persons, including Grantee, or property of any kind whatsoever and to whomsoever while in, upon, or in any way connected with Grantee’s activities and use of the Property pursuant to the terms of this Agreement or any extension hereof, or any occupancy hereunder. Grantee covenants and agrees to indemnify and save harmless the City from all liability, loss, costs and obligations on account of or arising out of any such injuries or losses, however occurring, attributable to Grantee’s activities and use of the subject property, unless caused by the sole negligence or willful misconduct of the City, its agents or employees, as established by a court of competent jurisdiction. The City agrees that Grantee shall have the right to contest the validity of any and all such claims and defend, settle and compromise any and all such claims of any kind or character and by whomsoever claimed, in the name of the City, as Grantee may deem necessary, provided that the expenses thereof shall be paid solely by Grantee. The provisions of this section shall survive the expiration or other termination of this Agreement, and the City’s protection pursuant to the provisions of this section shall extend to all of Grantee’s agents, employees and representatives who enter upon the Property pursuant to the terms of this Agreement.

Grantee wishes to undertake the activities on the Property at its own risk. In addition to undertaking these activities, Grantee wishes to engage in communication with the City regarding development of the Property, and City has agreed to do so provided that Grantee provides the indemnification afforded by this section. Grantee covenants and agrees that the City is to be free from liability and claims for damages of any kind whatsoever in any way connected with City’s conversations with Grantee (including its agents, representatives and employees) prior to the issuance of development permits or entry into a Development

Agreement. Grantee covenants and agrees to indemnify and save harmless the City from all liability, loss, costs and obligations on account of or arising out of any such injuries or losses, however occurring, attributable to such activities, unless caused by the sole negligence or willful misconduct of the City, its agents or employees, as established by a court of competent jurisdiction. The City agrees that Grantee shall have the right to contest the validity of any and all such claims and defend, settle and compromise any and all such claims of any kind or character and by whomsoever claimed, in the name of the City, as Grantee may deem necessary, provided that the expenses thereof shall be paid solely by Grantee. The provisions of this section shall survive the expiration or other termination of this Agreement, and the City's protection pursuant to the provisions of this section shall extend to all of Grantee's agents, employees and representatives who engage in conversations with the City pursuant to the terms of this Agreement.

Grantee hereby agrees that they shall leave the Property in a neat, clean and orderly condition; as near possible to the condition that existed prior to their entry on to the Property. Grantee agrees that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511.

This Agreement shall expire at the earlier of the following: 1) Grantee's written notification to City that it no longer intends to undertake any of the activities authorized by this Agreement; or 2) six (6) months from the date hereof unless extended pursuant to agreement of the parties.

City of Tempe

EEC

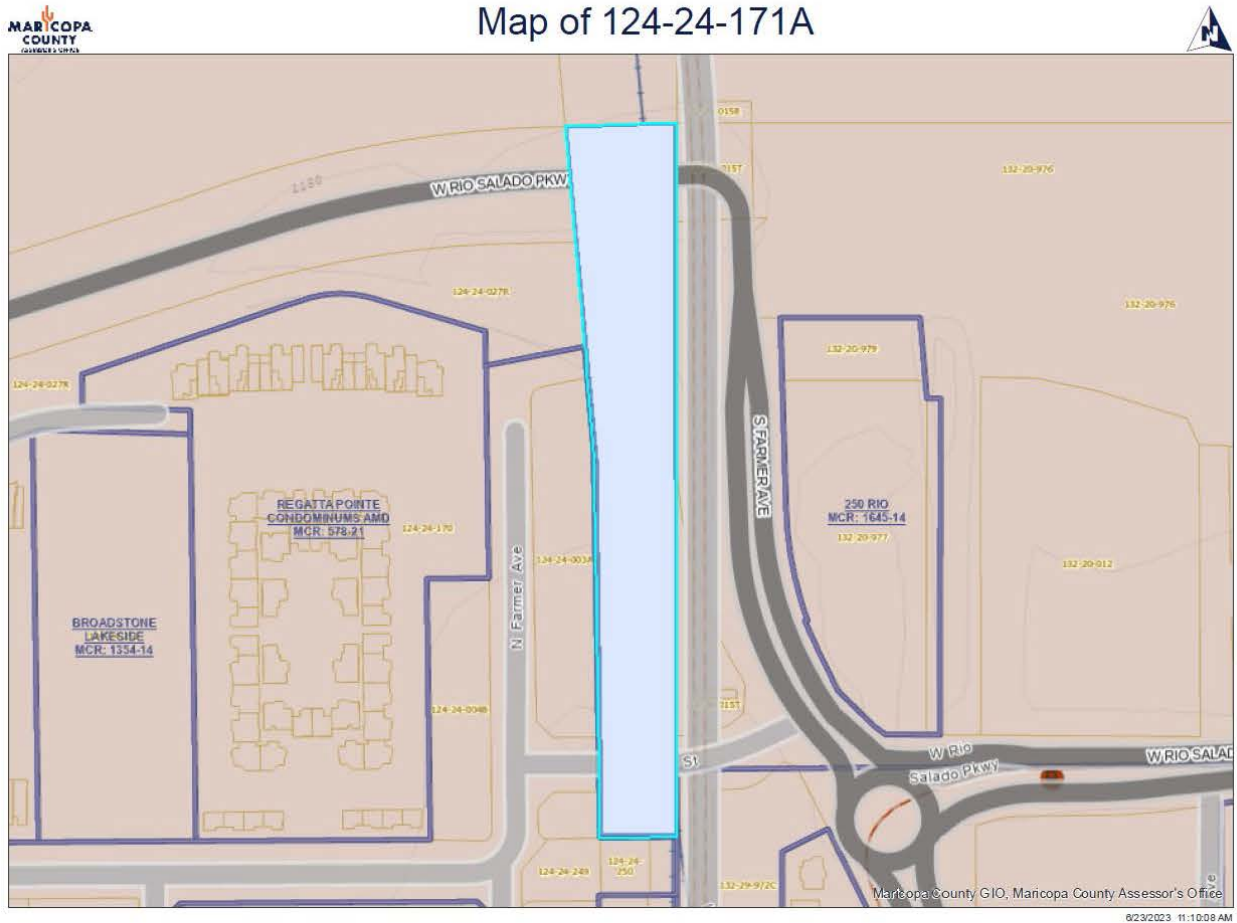
Maria Laughner

Maria Laughner
Dep Economic Development Director

Name
Title

Exhibit "A"

Map of 124-24-171A



**U.S. ENVIRONMENTAL PROTECTION AGENCY REGION 9
BROWNFIELDS HAZARDOUS SUBSTANCE SITE ELIGIBILITY DETERMINATION CHECKLIST**

HAZARDOUS SUBSTANCE SITES: a site primarily contaminated with hazardous substances; includes mine-scarred lands or sites contaminated with controlled substances.

CO-MINGLED SITE QUESTIONS

Are hazardous substances and petroleum co-mingled at the site?

YES NO

Are the hazardous substances and petroleum-contaminated areas easily distinguishable from each other?

YES NO N/A

If the areas are easily distinguishable from each other: fill out both site eligibility checklists (i.e., both the petroleum site eligibility checklist and the hazardous substances site eligibility checklist). If the areas are not easily distinguishable from each other, fill out only the checklist for the predominant substance/contaminant.

Brownfields Site Eligibility Evaluation: *This document is based on EPA guidance and applicable law, and is meant as a tool to help EPA staff. Nothing in this document is intended to supplement or supersede EPA guidance or applicable law. A determination of eligibility for purposes of the Brownfields program does not guarantee the non-liability of the grantee under applicable law.*

The grantee/applicant should provide answers to the following questions to the best of their knowledge.

A. GENERAL INFORMATION

1. Grantee Name: City of Tempe
2. Grant/Applicant Type:
 - Phase I Assessment Phase II Assessment Revolving Loan Fund (RLF) Multipurpose
 - If a Grant, provide the Grant Number: BF-98T09301
3. Name and title of person completing this form: Maria Laughner
4. Date Submitted to EPA: 6-06-2023

B. BASIC SITE INFORMATION

1. Site Name: Sussex Property (APN 124-24-171A Portion)
2. Site Address (including County): 302 West 1st Street, Tempe, AZ 85281, Maricopa County
3. Name of the current owner of the site: City of Tempe

If the grantee/applicant does not own the site, describe their relationship with the owner: Click or tap

here to enter text.

4. Identify the operational history and how the site became contaminated and, to the extent possible, describe the nature and extent of contamination. If the land has been vacant for many years, why does the grantee/applicant think that it is contaminated? Site of a historical structure (family residence) and former junkyard. Environmental condition unknown.
5. Identify the current use(s) of the site. Blighted land with historical structures
6. Does the site meet the definition of a “brownfield site,” as defined under CERCLA at 42 U.S.C. § 9601(39)?
 YES NO
7. Does grantee/applicant have access to (or an access agreement for) this property?
 YES NO

C. SITES NOT ELIGIBLE FOR FUNDING BY STATUTE

1. Is the facility listed (or proposed for listing) on the National Priorities List?
 YES NO
2. Is the facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to, or entered into by parties under CERCLA?
 YES NO
3. Is the facility subject to the jurisdiction, custody, or control of the U.S. government?
 YES NO N/A (**This question is not applicable for land held in trust by the U.S. government for an Indian tribe.**)

*If the answer is **YES** to any of the above (C.1-3) the property is not eligible. **Stop here.***

D. SITES ONLY ELIGIBLE WITH A PROPERTY SPECIFIC DETERMINATION BY EPA:

1. Is the site/facility subject to a planned or ongoing CERCLA removal action?
 YES NO
2. Has the site/facility been the subject of a federal unilateral administrative order, court order, an administrative order on consent or judicial consent decree that has been issued to or entered into by the parties, or been issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Clean Water Act, the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act?
 YES NO
3. Is the site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)), and has there been a corrective action permit or order issued or modified to require corrective measures?
 YES NO
4. Does the site/facility include a land disposal unit for which a closure notification under subtitle C of RCRA has been submitted and closure requirements have been specified in a closure plan or permit?
 YES NO

5. Has the site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA?
 YES NO
6. Has the site/facility obtained assistance / funding for response activity (e.g., remediation) from the Leaking Underground Storage Tank (LUST) Trust Fund?
 YES NO

If the answer is YES to any of the above (D. 1-6), a property specific determination is required. Consult with your Project Officer.

E. HAZARDOUS SUBSTANCE SITES

Answer E.1-7 if the grantee/applicant is the site owner. If the grantee/applicant does not own the site, skip to E.8.

1. How was the property acquired? Purchase Foreclosure Donation Eminent Domain
 Other (Explain): In approximately 1880, Ramon Gonzales,-a Hayden Mill employee, “squatted” on the land without clear title, built a residence, and then sold it to the Martinez family (whose descendants are the Sussex family). After many years and several lawsuits over ownership of the property, the east side of the property was awarded to the City of Tempe.
2. What is the date when the grantee/applicant acquired the property? 2020
3. Provide the name/identity of the party or parties from whom the grantee/applicant acquired ownership:
See above.
4. Provide information about any familial, contractual, corporate, or financial relationships or affiliations the grantee/applicant has or had with all prior owners or operators (or other potentially responsible parties) of the property: None
5. Did the grantee/applicant cause or contribute to any release of hazardous substances at the site? Did the grantee/applicant arrange for the disposal of hazardous substances or transport of hazardous substances to the site? YES NO ***If the answer is YES to either question, the property is not eligible, stop here.***
6. Did the grantee/applicant take reasonable steps¹ with regards to the contamination at the site?
 YES NO If YES, describe the steps taken. Click or tap here to enter text. ***If the answer is NO, the property is not eligible, stop here.***
7. Defenses to Liability - The site must meet one of the following conditions:
 - Involuntary Acquisition**: The grantee/applicant is a unit of local government who acquired the site through seizure or otherwise in connection with law enforcement activity, or through bankruptcy, tax delinquency, abandonment, or other circumstances by virtue of its function as sovereign.

¹ “Reasonable steps” generally means exercising appropriate care with respect to hazardous substances found at the property by taking reasonable steps to: stop any continuing release; prevent any threatened future release; and prevent or limit human, environmental, or natural resource exposure to any previously released hazardous substance. *Enforcement Discretion Guidance Regarding Statutory Criteria for Those Who May Qualify as CERCLA Bona Fide Prospective Purchasers, Contiguous Property Owners, or Innocent Landowners (“Common Elements”)* (EPA July 29, 2019), Attachment B: Reasonable Steps and Categories.
<https://www.epa.gov/sites/default/files/2019-08/documents/common-elements-guide-mem-2019.pdf>

Nature of Acquisition: [Click or tap here to enter text.](#)

Bona Fide Prospective Purchaser: The grantee/applicant conducted a Phase I Environmental Site Assessment or other All Appropriate Inquiry investigation in compliance with ASTM standards prior to acquiring property. Provide the date of AAI Phase I or describe the All Appropriate Inquiry investigation: [Click or tap here to enter text.](#)

Publicly-Owned Brownfields: The grantee/applicant is an eligible public entity (as defined at 42 U.S.C. § 9604(k)(1)(A)-(H)) who acquired the property prior to January 11, 2002, and did not cause or contribute to a release or threatened release of a hazardous substance at the property.

Explain: [Click or tap here to enter text.](#)

If the site does not meet any of the scenarios in question 7, the property is not eligible, [stop here.](#)

Answer the following if the grantee/applicant is not the site owner:

8. Is the grantee/applicant potentially liable at the site as an: Operator, Arranger, or Transporter?
 YES NO ***If the answer is YES, the property is not eligible, [stop here.](#)***
9. Is the grantee/applicant affiliated with the site owner (familial, contractual, financial)?
 YES NO ***If the answer is YES, explain below; this site may require discussion with your EPA Project Officer.*** [Click or tap here to enter text.](#)

F. SITE ELIGIBILITY DETERMINATION BY EPA PROJECT OFFICER

The EPA Project Manager should consult with the regional Site Eligibility lead before finalizing. For complex eligibility determinations and other appropriate situations, EPA brownfields staff should consult with EPA legal counsel.

SITE IS / SITE IS NOT eligible for EPA Brownfields Funds

USEPA Project Manager

Date

D: FEDERAL AND STATE RECORDS SEARCH

Item 1 – Allands Regulatory Database (ASTM) Search



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

Historical Title and Environmental Research

REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO: 22022.23

ALLANDS FILE NO: 2023-06-113D

DATE OF REPORT: June 26, 2023

ALLANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-21. 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 Engineering and Environmental Consultants, Inc.

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

Property located at 302 West 1st Street, Arizona, being in the Southeast quarter of Section 16, Township 1 North, Range 4 East, Gila and Salt River Base and Meridian.

REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
Standard Federal ASTM Environmental Record Sources			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	06/23	1.0	0
Delisted National Priorities List	06/23	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS)	06/23	0.5	0
RCRA (Resource Conservation and Recovery Act)	06/23	Site and adjoining	3
RCRA – Corrective Action Sites	06/23	1.0	0
RCRA –TSDFs	06/23	0.5	0
ERNS (Emergency Response Notification System)	06/23	Site only	0
Standard State ASTM Environmental Record Sources			
WQARF (Water Quality Assurance Revolving Fund) Areas	06/23	1.0	0
Superfund Program List (replaces ACIDS)	08/04	0.5	0
Solid Waste Facilities/Landfill Sites – Operating and Closed	05/99 & 05/04	0.5	0
Federal and State Control Registries	06/23	Site only	0
Brownfields / Voluntary Remediation Program	12/16	0.5	0
Registered USTs (Underground Storage Tanks) (includes Tribal Records)	06/23	Site and adjoining	2
LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)	06/23	0.5	4
Additional Environmental Record Sources			
RCRA Compliance Facilities	06/23	Site and adjoining	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	Site and adjoining	0
ADEQ Drywell Registration Database (includes Tribal Records)	09/22	Site and adjoining	9
Environmental Permits	06/23	Site only	0
Fire Insurance Maps	Various	Site and adjoining	0
Topographical / Aerial Maps	See text	Site and adjoining	2
VEMUR / DEUR / LIENS / DEURTRACKER	06/23	Site only	0
DRYCLEANER	06/06	Site and adjoining	0
Historical Gas Stations and Dry Cleaners	06/23	Site and adjacent	0
Arizona Department of Water Resources Well Registration Database	06/23	Site and adjoining	See Text

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

Standard Federal ASTM Environmental Record Sources

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 June, 2023, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior 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 a 1.0 mile search distance from subject property exterior 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 June, 2023, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

No Delisted National Priorities List (NPL) Sites were found located within a 0.5 mile search distance from subject property exterior 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 June, 2023 and searched for currently active and formerly active facilities within a 0.5 mile search distance from subject property exterior boundaries.

No CERCLIS / NFRAP / SEMS facilities were found located within a 0.5 mile search distance from subject property exterior 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 compiled from Envirofacts and the EPA RCRAInfo Web dated June, 2023 and checked for Federal RCRA facilities located at subject property and adjoining properties.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZD983473588	Missouri Enterprises	414 W 1st St	7/29/2002	N
AZD982439036	Thorens Arch Woodworking Ltd	149 S Farmer	3/30/2004	N
AZD983477076	Empire Screen Printing	202 S Farmer Ave	11/4/2021	N

CODES:

LQG: Large quantity generator (more than 1000 kg per month)
SQG: Small quantity generator (100 – 1000 kg per month)
CEG: Conditionally exempt small quantity generator (less than 100 kg per month)
VSQG: Very Small Quantity Generators
N : Not a generator verified or inactive generator

FEDERAL RCRA FACILITIES UNDERGOING CORRECTIVE ACTION

Under RCRA the Environmental Protection Agency compiles a database of federal RCRA facilities undergoing Corrective Action. Formerly known as the RCRA CORRACTS List, this list is 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. This database is dated June, 2023, and checked for facilities which occurred within a 1.0 mile search distance from subject property exterior boundaries.

No Facilities were found which occurred within a 1.0 mile search distance from subject property exterior boundaries

FEDERAL RCRA 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 compiled from Envirofacts and the EPA RCRAInfo Web dated June, 2023, and checked for Facilities which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No TSD Facilities were found which occurred within a 0.5 mile search distance from subject property exterior 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 June, 2023, and checked for incidents located at subject property only.

No incidents were found located at subject property

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 June, 2023, and searched to identify all WQARF sites within a 1.0 mile search distance from subject property exterior 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 a 1.0 mile search distance from subject property exterior 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 a 0.5 mile search distance from subject property exterior boundaries.

No facilities on the Arizona Superfund Program List were found located within a 0.5 mile search distance from subject property exterior 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 a 0.5 mile search distance from subject property exterior boundaries.

No active nor inactive landfills were found located within a 0.5 mile search distance from subject property exterior boundaries

Codes:

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

FEDERAL, TRIBAL AND STATE CONTROL REGISTRIES

Under ASTM E 1527-21, Federal, State and Tribal institutional control / engineering control registries need to be researched. EPA Envirofacts was reviewed for federal institutional or engineering controls and The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated June, 2023, and was researched for inclusion of subject property only.

No institutional or engineering controls were found which occurred at subject property

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 dated August, 2018 and the ADEQ Brownfields Tracking System, dated December, 2016, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No brownfield nor Voluntary Remediation Program sites were found which occurred within a 0.5 mile search distance from subject property exterior 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 June, 2023, and searched for UST sites located at subject property and adjoining properties.

Facility ID	Facility Name	Address	Tank No	Tank Inst Date	Closure Type	Closure Date
0-009943	Thoren's Architectural Woodwork	149 S Farmer Ave	1	1/1/1976	Removal	7/17/2003
0-005764	Southern Pacific Transportation	249 S Farmer Ave	1		Removal	11/20/1990
0-005764	Southern Pacific Transportation	249 S Farmer Ave	2		Removal	11/20/1990

DETAILS

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

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

0-005764 **Southern Pacific Transportation** Maricopa Co. 3191 Union Pacific Railroad Company
 249 S Farmer Ave ,Tempe AZ 85281
 1 REMV Gasoline 3000 Unknown Suction: Check
 2 REMV Gasoline 5000 Unknown Suction: Check

**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 June, 2023, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

ID	LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./ DIREC.
0-005764	1545.01	Southern Pacific Transportation	249 S Farmer Ave	11/21/1990	5/4/2000	5R1	0.1 mi. S
0-008180	3257.01	Hayden Flour Mill	119 S Mill Ave	12/6/1993	5/4/1994	5R1	0.3 mi. E
0-003390	2752.01 2752.02	Tempe Main Co #141270	25 W 5th St	4/9/1993 1/26/2004	7/10/1995 7/21/2005	5R1 5R2	0.4 mi. SE
0-008387	3563.01	Tempe, City Of - City Hall Parking Lot	31 E 5th St	6/20/1994	7/13/1995	5R1	0.4 mi. SE

P CODE (Leaking UST Priority):

5R1	Closed soil levels meet RBCA Tier 1
5R2	Closed soil levels meet RBCA Tier 2

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 June, 2023, and searched for compliance facilities at subject property and adjoining properties.

No compliance facilities were found located at subject property nor adjoining properties

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 at subject property and adjoining properties.

No hazardous material incidents were found located at subject property nor adjoining properties

ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Currently dry wells are required to be registered with ADEQ; however due to the passage of House Bill 2410 the Arizona State Drywell Registration Program has been repealed and will be replaced by an Underground Injection Control Program once granted by the EPA. 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 September, 2022, and searched for dry wells located at subject property and adjoining properties.

FACILITY	ADDRESS	BEG REG #	END REG #	TOTAL WELLS
The Lodge Kitchen	NWC Of 1st Street And Farmers Ave	51519	51520	2
Broadstone Lakeside	Farmer Ave And 1st Street	54540	54541	2
The Bradford	1037 South Farmer Road	55641		1
Culinary Dropout At Farmer Apts	149 S Farmer Ave	50588		1
Farmer Rentals (Multi-Tenant-Compl)	202, 204, & 206 South Farmer	7223		1
Regatta Pointe Condos	NWC Farmer Ave & 1st Street	22408	22409	2

ENVIRONMENTAL PERMITS

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality through its AZURITE Database System and the Environmental Protection Agency and updated to June, 2023, and checked for inclusion of subject property only.

Subject property was not found on these lists

FIRE INSURANCE MAPS

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

USGS 7.5 MINUTE TOPOGRAPHICAL MAPS 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.

NAME	TYPE	DATE	REVISION	CONTOUR INTERVAL
Tempe	Topo	1952	1982	10 feet
Bing	Aerial	2023		

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 only.

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 at subject property and adjoining properties.

No drycleaners were found located at subject property nor adjoining properties

HISTORICAL GAS STATIONS AND DRYCLEANERS

Historical Gas Stations sites (also known as filling stations, service stations and other names) and Historical Dry Cleaners were researched throughout the state of Arizona by Allands and is not all inclusive. Multiple sources of information were utilized, including but not limited to the National Register of Historic Places, City Directories, Wikipedia and Arizona County Recorders records. This database was last updated June, 2023, and searched for historical gas stations and drycleaners for inclusion of subject and adjacent properties.

No historical gas stations or historical drycleaners were found listed for subject nor adjacent properties.

ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated June, 2023. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

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

Water Uses (WU)

A Irrigation
 B Utility (Water Co.)
 C Commercial
 D Domestic
 E Municipal
 F Industrial
 G Recreational
 H Remediation
 I Mining
 J Stock
 K Other - Exploration
 L Drainage
 M Monitoring
 N None
 O Other - Non-Production
 P Remediation
 R Recharge
 T Test
 U Unknown
 V Dewatering

Legal Description

T Township
 N/S North or South
 R Range
 E/W East or West
 S Section
 Q1 Quarter of Section (160 Acres)
 Q2 Quarter of Section (40 Acres)
 Q3 Quarter Quarter Quarter of Section (10 acres)
 ID Well Registration Number
 WD Well Depth
 WL Water Level
 DIA Casing width

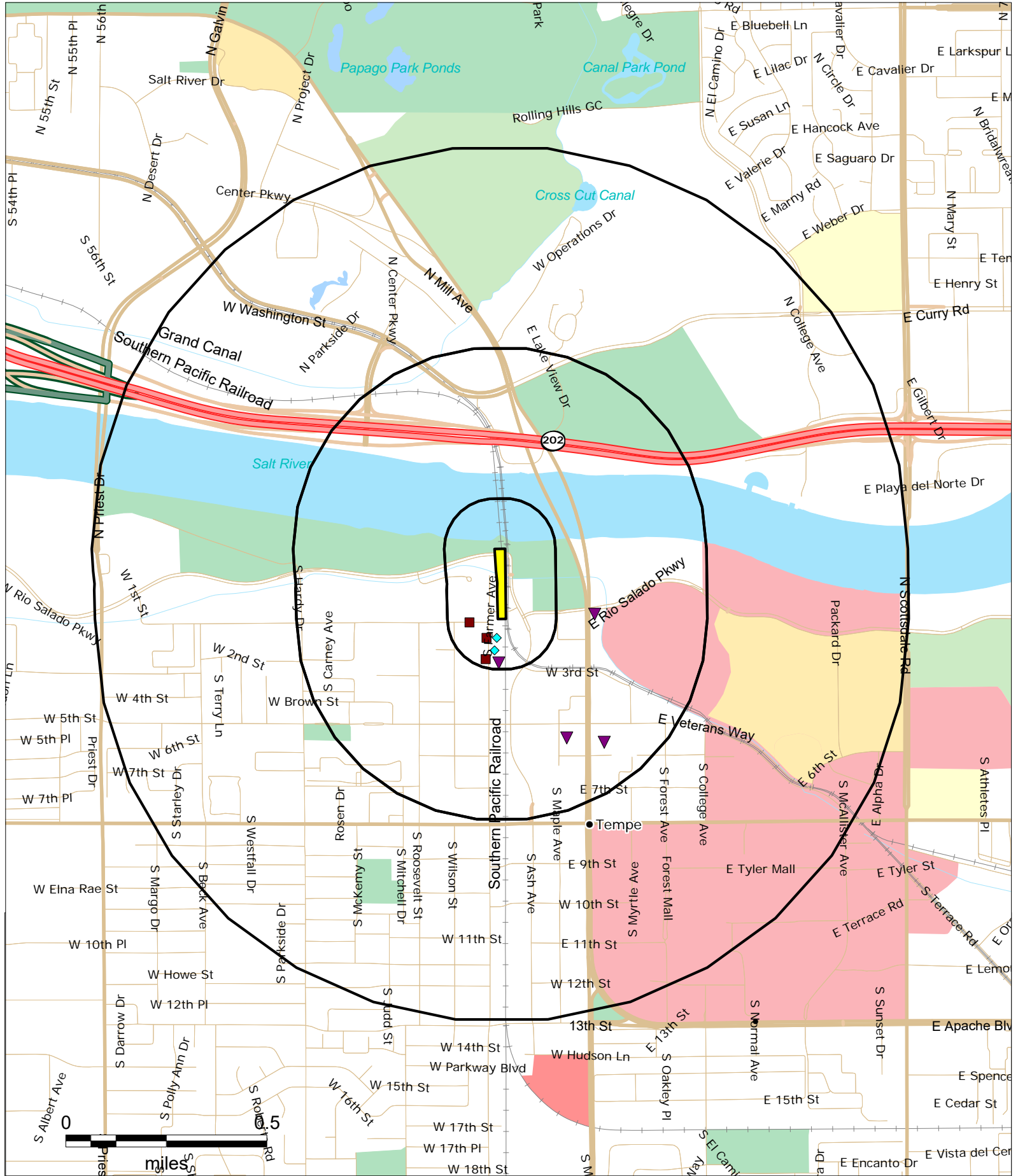
ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
910654	1	N	4	E	15				O				ADOT
910635	1	N	4	E	15				O	50	46	4	ADOT
916767	1	N	4	E	15				O		32		First Service Residential
915791	1	N	4	E	15				O				S/R Marina Heights, L L C
915572	1	N	4	E	15				O		31		Arizona State University
914706	1	N	4	E	15				O	60	45		Hanover RS limited partnership
921653	1	N	4	E	15				O	60	40	7	American airlines
920627	1	N	4	E	15				O	50	44		Fenix Development Inc
920222	1	N	4	E	15				O	136	65		Core Tempe 7 th & Mill L L C
919584	1	N	4	E	15				O	80	53		Rescent Acquisitions, L L C
917598	1	N	4	E	15				O	80	50		Hayden House Tempe L L C
917109	1	N	4	E	15				O		55		Arizona State University

**ARIZONA DEPARTMENT OF WATER RESOURCES
WELL REPORT (cont.)**

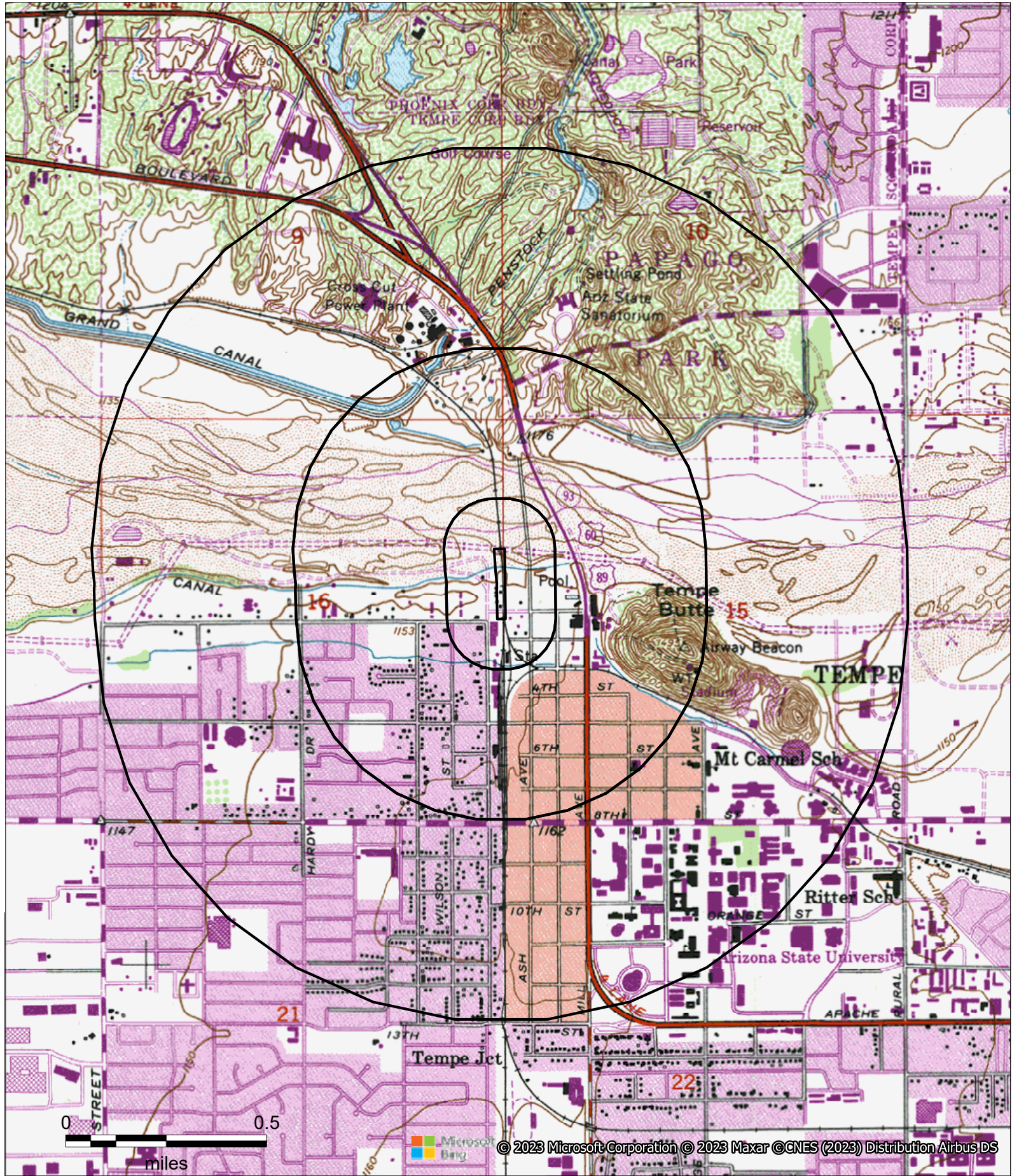
ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
929060	1	N	4	E	15				O	60	50		580 Partners, L L C
929061	1	N	4	E	15				O	70	35		Portman Holdings, L L C
926242	1	N	4	E	15				O	60	43		3 rd and ash owner, L L C
923980	1	N	4	E	15				O				Mortenson Development Inc.
923867	1	N	4	E	15				O				Supreme Bright Seattle L L C
923980	1	N	4	E	15				O	80	45	5	HICO 100 Mill L L C
906345	1	N	4	E	15				K	60	53		Constellation Property Group
566947	1	N	4	E	15				N				Benton - Robb
567830	1	N	4	E	15				N	60			City Of Tempe-Water Management Div
908242	1	N	4	E	15					120	45	10	Holualoa Arizona Inc.
901617	1	N	4	E	15				N	48		3	Hayden Ferry Lakeside Llc
580863	1	N	4	E	15				N				City Of Tempe Public Works
583782	1	N	4	E	15				N	30	10		City Of Phoenix Water Services
570409	1	N	4	E	15								Daly
566011	1	N	4	E	15				N				Tempe, City Of
904201	1	N	4	E	15				T	75	50		Namwest-Town Lakes, Llc
902894	1	N	4	E	15				N	80	58		Mcduffy's
906620	1	N	4	E	15				K	99			Saxa
906735	1	N	4	E	15				N	80	59	5	Pccp Constellation (Armory), Llc, Attn: Tim O'neill
906848	1	N	4	E	15				N	80	40		Arizona State University
906899	1	N	4	E	15				N	32	24	8	Arizona State University, Attn: Steve Nielsen
520233	1	N	4	E	15				N	0	0	0	Sergent-Hauskins,
907725	1	N	4	E	15				N	70	65	7	City Of Tempe, Attn: Mark Weber (Public Works)
533696	1	N	4	E	15	NW	SW	NW	T	32	32	2	Tempe, City Of,
903873	1	N	4	E	15	NW	SW	SW	N	80		11	Tempe Land Company, LLC
533697	1	N	4	E	15	NW	SW	SW	T	73	42	2	Tempe, City Of,
923867	1	N	4	E	15	SW			O	70	45		Supreme Bright Seattle L L C
915715	1	N	4	E	16				O	40	35		Liberty Property Trust
928494	1	N	4	E	16				O		40		CRG Acquisitions, L L C
925111	1	N	4	E	16				O				Union Pacific Railroad
923340	1	N	4	E	16				O				Verde Investments, Inc.
922670	1	N	4	E	16				O	50	40	5	Hunt Aecom
921792	1	N	4	E	16				O	45	45		Boyer Company
916589	1	N	4	E	16				O	88	5		City of Tempe

**ARIZONA DEPARTMENT OF WATER RESOURCES
WELL REPORT (cont.)**

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
909360	1	N	4	E	16								City Of Tempe
518682	1	N	4	E	16				N	39	10	0	Adot,
583781	1	N	4	E	16				N	35	17		City Of Phoenix Water Services
524369	1	N	4	E	16				N	49	0	6	Salt River Project,
565765	1	N	4	E	16				N				Tempe, City Of
511784	1	N	4	E	16				N	39	0	4	Thomas-Hartig & Assc,
527300	1	N	4	E	16				N	0	0	0	Tempe, City Of,
202430	1	N	4	E	16				M				Pulte Homes
542989	1	N	4	E	16				N	0	0	0	Tempe, City Of,
529795	1	N	4	E	16				N	0	0	0	Tempe, City Of - Engineering
550109	1	N	4	E	16				N	62	5	0	Tempe, City Of,
529782	1	N	4	E	16				N	0	0	0	Tempe, City Of,
510091	1	N	4	E	16				N	0	0	0	Tempe, City Of,
929161	1	N	4	E	16	NE			O	40	35		Mill Creek Residential Trust
569750	1	N	4	E	16	NE							City Of Tempe
582720	1	N	4	E	16	NE			N	46	30		City Of Tempe
577615	1	N	4	E	16	SE	NE	NE	N				Union Pacific Railroad
538022	1	N	4	E	16	SE	NE	NE	M	40	36	0	Southern Pacific,
577614	1	N	4	E	16	SE	NE	NE	N	64	45	4	Union Pacific Railroad
482709	1	N	4	E	16	SE	NE	NE	O			6	Arizona Public Service Company



	LEGEND				2023-06-113
	SITE	USTs	CERCLA / NFRAP	RCRA	
	LUSTs	LANDFILLS	RCRA COMPLIANCE		



	<p>LEGEND</p> <p> SITE</p>	USTs	CERCLA / NFRAP	RCRA	<p>2023-06-113</p>
		LUSTs	LANDFILLS	RCRA COMPLIANCE	



LEGEND

★ **SITE**

◆ USTs

● CERCLA / NFRAP

■ RCRA

▼ LUSTs

● LANDFILLS

▲ RCRA COMPLIANCE

2023-06-113

Item 2 – EPA ECHO Search Records

Detailed Facility Report



Detailed Facility Report

Facility Summary

MISSOURI ENTERPRISES

414 W 1ST ST, TEMPE, AZ 85281

FRS (Facility Registry Service) ID: 110002591892

EPA Region: 09

Latitude: 33.429129

Longitude: -111.94448

Locational Data Source: FRS

Industries: --

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	--
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive
Other, (AZD983473588)

Safe Drinking Water Act (SDWA): No Information

[Go To Enforcement/Compliance Details](#)
[Known Data Problems](#)

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI):
No Information

Informal Enforcement Actions Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions Last 5 Years

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	-----------	------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
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No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	8-Hour Ozone (2008); 8-Hour Ozone (2015)	Yes	1-Hour Ozone (1979); 8-Hour Ozone (1997)
Lead	No	--	No	--
Particulate Matter	Yes	PM-10 (1987)	No	--
Carbon Monoxide	No	--	Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No	--	No	--

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJScreen home page](#).

EJScreen Indexes Shown

Compare to US State

Index Type Environmental Justice Supplemental

Related Reports

[EJScreen Report](#)

Download Data

Census Block Group ID: 040133188004	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
Count of Indexes At or Above 80th Percentile	9	10
Particulate Matter 2.5	68	73
Ozone	93	95
Diesel Particulate Matter	90	93
Air Toxics Cancer Risk	86	90
Air Toxics Respiratory Hazard Index	88	91
Traffic Proximity	45	84
Lead Paint	31	82
Risk Management Plan (RMP) Facility Proximity	88	91
Hazardous Waste Proximity	90	93
Superfund Proximity	90	92
Underground Storage Tanks (UST)	85	92
Wastewater Discharge	89	90

Facility 1-mile Radius Facility Census Block Group



Demographic Profile of Surrounding Area (1 mile)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2016 - 2020 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics (U.S. Census)	
Total Persons	11,631
Population Density	3,725/sq.mi.
Housing Units in Area	5,590

General Statistics (ACS (American Community Survey))	
Total Persons	16,527
Percent People of Color	45%
Households in Area	5,899
Households on Public Assistance	57
Persons With Low Income	6,509
Percent With Low Income	51%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	33.429129
Center Longitude	-111.94448
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	1,032 (17.49%)
\$15,000 - \$25,000	698 (11.83%)
\$25,000 - \$50,000	1,522 (25.8%)
\$50,000 - \$75,000	995 (16.87%)
Greater than \$75,000	1,652 (28%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	428 (4%)
Minors 17 years and younger	1,292 (11%)
Adults 18 years and older	10,339 (89%)
Seniors 65 years and older	316 (3%)

Race Breakdown (U.S. Census) - Persons (%)	
White	8,200 (71%)
African-American	832 (7%)
Hispanic-Origin	2,442 (21%)
Asian/Pacific Islander	567 (5%)
American Indian	425 (4%)
Other/Multiracial	1,607 (14%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	264 (3.74%)
9th through 12th Grade	197 (2.79%)
High School Diploma	816 (11.55%)
Some College/2-year	1,979 (28%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	3,488 (49.36%)

LAST UPDATED ON SEPTEMBER 21, 2022

[DATA REFRESH INFORMATION](#)

E: CITY AND COUNTY RECORDS

Item 1 – City of Phoenix Fire Records

City of Tempe
Fire Medical Rescue Mail
Stop 11-1
PO Box 5002
Tempe, AZ 85280
www.tempe.gov



Site File Review

Requested by: John Burton
Company: Engineering and Environmental Consultants, Inc.
Telephone: (602) 248-7702
Date: 06/29/2023
Address: 302 W 1st Street, Tempe, AZ

Information found to report:

Having performed a file search on the above property, there are no citation/violation concerns and no record of hazardous materials incidents. There are no records found regarding the installation or removal of fuel storage tanks. Tank information can also be obtained from the Arizona Department of Environment Quality.

The file Search fee is \$27.92 per file– Paid 6/29/2023



Thank you,
Pamela Bayless



Reviewed by: Pamela Bayless for
Tempe Fire Medical Rescue

Item 2 – City of Phoenix Water and Sewer Connections

Redacted: contains site security information

Item 3 – City of Phoenix Building Permits and Records

City of Tempe
Community Development
Mail Stop 0107
PO Box 5002
Tempe, AZ 85280
www.tempe.gov



We have received your public records request. Please note that public records requests have an average of 20 business days for a response.

They are also addressed in the order they arrive, and the division handling your request will contact you as soon as the research is completed or if they need additional information. Thank you for your patience.

The City of Tempe does offer certain information on the website. Please visit these suggestions:

- Building Safety: <https://epermits.tempe.gov/citizenaccess/default.aspx>
(More information can be found if an account is created)
- Tempe Zoning: <https://data.tempe.gov/showcase/zoning-map>
- Financial Data: <https://www.tempe.gov/government/internal-services/finance/open-book>
- Open Data Portal (Stats and Data), <https://data.tempe.gov/>
- Open Performance Measurements Portal: <https://data.tempe.gov/base/strategic-priorities/>

Another external resource is the Maricopa County Assessor's office:
<https://maps.mcassessor.maricopa.gov/>

If you have any questions, please contact:

Community Development Department
31 East 5th Street, Mail stop 0107, Garden Level East
Tempe, AZ 85281

Email: cdpr@tempe.gov

06/28/2023 ADDRESS HISTORY FOR 302 W 1ST ST

Record #	Status	Applied Date	Application Name	Street #	Dir	Street Name	Type	Description
DPR230025	Approved	2/10/2023	1st & Farmer	302	W	1ST	ST	Temporary valet parking lot.
DS230154	Active	2/6/2023	1st & Farmer	302	W	1ST	ST	Temporary valet parking lot.
PL230041	Completed	2/3/2023	1st & Farmer	302	W	1ST	ST	Temporary valet parking lot.
CM220877	Closed	5/20/2022	Graffiti on historic building next to railroad	302	W	1ST	ST	Graffiti on historic building next to railroad
CM191341	Closed	10/30/2019	HOMELESS ENCAMPMENT; J/D/T	302	W	1ST	ST	HOMELESS ENCAMPMENT; J/D/T
CM190906	Closed	8/7/2019	HOMELESS ENCAMPMENT FRONT/BACK/SIDE	302	W	1ST	ST	HOMELESS ENCAMPMENT FRONT/BACK/SIDE
CM091839	Closed	10/13/2009	STATE OF ARIZONA	302	W	1ST	ST	STATE OF ARIZONA SITE IN NEED OF MAINTENANCE
PTH05005	Issued	3/9/2005	MCI RELOCATION FOR LIGHT RAIL	302	W	1ST	ST	POTHOLE ON 1ST STREET FOR MCI COMM. RELOCATION @ RR & 1st. ST.
IP020108	Abated	5/28/2002		302	W	1ST	ST	UNSAFE CONDITIONS & CONSTRUCTION W/O PERMITS
PP022902	Active	5/28/2002		302	W	1ST	ST	3/01/02 WENT BY PROPERTY, PROPERTY IS A JUNKYARD SEVERAL BURNED OUT MOBILE HOMES ON SITE, TRASH, GARBAGE, OLD CARS, PLYWOOD, ENGINES PARTS, STOVES, DISHWASHERS, REFRIDGERATORS, AND OTHER MISC JUNK. OTHER MOBILE HOMES ON PROPERTY APPEARED TO BE LIVING IN. WILL INVESTIGATE OWNERSHIP.
								4/02/02 FURTHER INVESTIGATION SITE IS LEGAL NON-CONFORMING AT THIS TIME, UNDERLIEING ZOING IS I-2 AND JUNKYARD HAS BEEN ON THIS PROPERTY SINCE 1970'S. STILL A JUNKYARD TODAY, POSSIBLE BUILDING SAFETY CONCERNS. WILL NOTIFY BILL LUNDFORD.
CE020829	Closed	3/1/2002		302	W	1ST	ST	5/06/02 SEND E-MAIL TO BILL LUNDSFORD ABOUT BLDG SAFETY CONCERNS FROM THE COMPLAINTANT ART JACOBS.
SWG99081	Finaled	4/14/1999	800172	302	W	1ST	ST	DIG BELLHOLE AT RISER AND MAIN TIE-IN TO INSPECT SERVICE. REPLACE SERVICE IF NECESSARY.

302 W 1ST ST

SUBDIVISION Misc. STATE LAND LOT _____ BLOCK _____
 ADDRESS 302 West 1st Street PERMIT ISSUED _____
 BUILDER _____ PLUMBER _____ ELECTRICIAN _____
 OWNER SUSSEX UNITS _____ PLAN No. _____
 APPLICATION # _____ AMOUNT \$ _____ PERMIT # _____ AMOUNT \$ _____
 PLUMBING # _____ AMOUNT \$ _____ ELECTRIC # _____ AMOUNT \$ _____
 PROPOSED USE: _____

APPROVAL DATE & INSPECTOR	REJECT REASON AND DATE
1st Insp. _____	_____
2nd Insp. _____	_____
COPPER INSP. _____	SEWER INSP. _____
3rd Insp. _____	_____
Final inspection _____	_____

NOTIFIED: WATER DEPT _____ PUBLIC SERVICE _____

ZONING SRPD Effective October 2, 1977, all Types of Construction and Occupancy Classification
 designations are based on the 1976 Edition of the Uniform Building Code. NAME

3-15-62 - PLMG. PERMIT #7810 \$3 - GENERAL - water softener & drain.
3-20-62 - Inspect water softener

5-20-71-Inspect to determine if this is a non conforming mobile home use. *per AS*
5-20-71-ELECTRIC PERMIT #23819-\$3.00-HARMOND ELECTRIC CO.-Temp. Pole.

5-20-71-Inspection of Temporary Pole in front of office. *OK-713. Redeem A.P. 9*
5-24-71-Final and clear electric inspection *records A.P. 5* *Ly n 7 6-29-71 Pauline*
726

1-20-72-Inspect for change of occupancy *AS*

1-21-72-Change of Occupancy has been denied - report on file

4-7-72-PLMG. PMT. # 26178-\$7.00-STEPHEN SUXSEX - Install sewer

10-10-72 Final sewer *ok and*

3-27-72-Trailer. Dumping Sewage. Z-1935-

1-21-74-Inps. Nonconforming trailer is hooked up to City Sewer. Abated. Z-1935

1-21-74-Accent Painting Company Inc. occupying trailer for an office. Old house used for storage. Rear of property used as a car junking yard. Z-3171

1-30-74-Sent 20 day certified letter. Z3171

2-15-74-Junk cars have been removed. the trailer has been established as legal nonconforming. Abated. Z-3171 -

3-11-76 Change of Occupancy--Not feasible

Effective October 2, 1977, all Types of Construction and Occupancy Classification designations are based on the 1976 Edition of the Uniform Building Code.

10-29-80 Complaint of 3 junk cars at 302 West 1st Street. 11326

12-2-80 Junk cars have been removed. Complaint removed. 11326

CARD 1

ADDRESS: 302 West 1st Street

SUBDIVISION: STATE LAND

#10911

9-25-84 NOTICE TO COMPLY issued to STEPHEN F. SUSEX - failure to secure required building permit - room addition and carport area - Must obtain building permits prior to October 5, 1984 or return the building to its original condition.

6-17-86 ELEC. PMT. #68605 - \$10.50 - D & Sons - upgrade to 200 amps

6-23-86 Final on 200 amp. APS cleared w/Donna. OK M.M.

9-18-84 Complaint alleges expansion of non-conforming use at 302 W 1st Street. 15852

1-26-87 Case dismissed, inspector not available. Complaint Abated. 15852

Item 4 – City Archaeology Assessment

Archaeology Assessment Result

Project Name: Phase I ESA – Maricopa County APN 124-24-171A

4400000022

Project Location: 302 W 1st St, Tempe

Project Sponsor: Phase I (Beth Zima)

Review Agencies: City of Phoenix; SHPO

X Survey Monitoring Testing X Data Recovery

Comments:

This project uses federal funding making it an undertaking subject to Section 106 of the National Historic Preservation Act (NHPA). The area of potential effects (APE) is crossed by the in-use historic Southern Pacific Railroad: Wellton-Phoenix-Eloy Spur (AZ T:10:84[ASM]). This historic structure was built in 1926 and has been determined eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion A (event). According to our records and those of AZSITE, most of this APE has been previously surveyed as part of multiple projects, the results of which are documented in the following reports:

Foster, Michael S., and Korri D. Turner

1994 *A Cultural Resources Survey of the Rio Salado Parkway Between Farmer Avenue and Rural Road. Tempe, Maricopa County, Arizona.* Soil Systems Technical Report No. 94-2. Soil Systems, Inc., Phoenix.

Kaldal, Eric J., and Allen Dart

2001 *Cultural Resources Survey of 25.17 Acres for the Tempe Performing Arts Center, Tempe, Arizona.* Letter Report No. 2001.040. Old Pueblo Archaeology Center, Tucson.

Kwiatkowski, Scott M.

1998 *Cultural Resources Survey for Two Proposed 230-kV Electrical Towers Near First Street and Ash Avenue, Tempe, Maricopa County, Arizona.* Archaeological Research Services, Inc., Tempe.

Schilz, Allan J., Margerie Green, Lourdes Aguila, and Glennda Gene Luhnnow (Eds.)

2011 *Tracks through Time: Urban Archaeology along the METRO Light Rail Corridor.* Volumes I-IV, Part II. Cultural Resources Report No. 147. Archaeological Consulting Services, Ltd., Tempe. (PGM # 2001-012)

This assessment contains restricted information. Do not release to the general public.

Stone, Lyle M.
1997 *A Cultural Resources Survey of the Proposed Rio Salado Parkway Realignment, Tempe, Maricopa County, Arizona*. ARS Project Report No. 97:82. Archaeological Research Services, Inc., Tempe.

The projects did not identify any archaeological sites and did not record the segment of the historic railroad spur that crosses the current APE. According to historic aerial photographs, the alignment of this historic structure has been maintained at least since 1930. The projects also did not record the remnants of the historic-age powerline structures within the current APE, which first appear in historic aerial photographs in 1969. In a 2019 aerial photograph, the 8 posts that supported two transmission towers remain within the current APE.

The NRHP-listed (Criterion C [architecture]) Gonzales-Martinez House is within this APE. The home was built in 1880 and is one of the few buildings remaining from the early history of Tempe. Historic-era cultural resources associated with the home are likely present within the APE.

Recommendations:

The City of Phoenix Archaeology Office (CAO) recommends completing historical documentation, including archival research, for the segment of AZ T:10:84(ASM) and the remnants of the historic-age transmission line structures within the current APE. The CAO also recommends survey of the APE to assess the potential for buried cultural resources associated with early history of Tempe.

Additional research and data recovery excavations may be necessary based upon the results of the archival research, survey, and documentation. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.

The CAO has attempted to identify cultural resources concerns for this project; however, the lead state or federal agency should consult with the City of Tempe Historic Preservation Officer, affiliated Tribal Historic Preservation Offices, and the Arizona State Historic Preservation Office in compliance with the NHPA for this project. This consultation must be conducted prior to any ground-disturbing activities, and ideally as soon as possible in the planning process.



Laurene Montero, M.A.

Item 5 – Maricopa County Septic Search

Search

Search Type

ENV - ENVSeptic



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

EnvSepticDocType



EnvPermitNumber

ParcelNumber

124-24-171A

EnvStreetNo

EnvStreetDir

EnvStreet

EnvCity

EnvZip

EnvLotNumber

EnvSubdivision

Results

No documents found.

Item 6 – City Directory Records



CITY
DIRECTORY

Project Property: *320 West 1st Street - Tempe
320 West 1st Street
Tempe, AZ 85281*

Project No: *320 West 1st Street*

Requested By: *Engineering and Environmental Consultants, Inc.*

Order No: *23062600870*

Date Completed: *June 29, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

June 29, 2023
RE: CITY DIRECTORY RESEARCH
320 West 1st Street
Tempe,AZ 85281

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

250-450 of W 1st St

Search Notes:

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1997	COLE	
1994	COLE	
1990	COLE	
1986	COLE	
1981	COLE	
1975	COLE	
1970	COLE	
1966	COLE	
1963	MULLIN KILLE	
1958	MULLIN KILLE	
1946-47	SOUTHSIDE DIR CO	
1940	BALDWINS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

410 AXIOMA TRAVEL...AIRLINE TICKET AGENCIES
410 AXIOMA TRAVEL CORP...TRAVEL AGENCIES
410 WORLD OF WORK INC...BOOKS-PUBLISHING & PRINTING (MFRS)
410 WORLD OF WORK INC...INVITATIONS & ANNOUNCEMENTSRETAIL
410 WORLD OF WORK INC...CAREER & VOCATIONAL COUNSELING
410 WORLD OF WORK INC...TRAINING PROGRAMS & SERVICES
420 BRENT SIMPSON...RESIDENTIAL
420 CARL RUZYCKI...RESIDENTIAL
420 DANIEL CRUTCHER...RESIDENTIAL
420 JOHN STONE...RESIDENTIAL
420 JOSEPH SMITH...RESIDENTIAL
420 MARIA LAZARO...RESIDENTIAL
420 PMG SERVICE REGATTA POINT...SERVICES NEC
430 BANKRUPTCY HELPERS INC...BANKRUPTCY SERVICE
430 FOUR CORNERS FURNITURE...MANUFACTURERS-AGENTS & REPRESENTATIVES
430 SUSAN ANDERSON...RESIDENTIAL
430 SYED BOKHARI...RESIDENTIAL
430 YOUR LAWYER...ATTORNEYS

410 AXIOMA TRAVEL...AIRLINE TICKET AGENCIES
410 AXIOMA TRAVEL CORP...TRAVEL AGENCIES
410 WORLD OF WORK INC...INVITATIONS & ANNOUNCEMENTSRETAIL
410 WORLD OF WORK INC...BOOKS-PUBLISHING & PRINTING (MFRS)
410 WORLD OF WORK INC...CAREER & VOCATIONAL COUNSELING
410 WORLD OF WORK INC...TRAINING PROGRAMS & SERVICES
420 BRENT SIMPSON...RESIDENTIAL
420 CARL RUZYCKI...RESIDENTIAL
420 DANIEL CRUTCHER...RESIDENTIAL
420 JEWEL LAZARO...RESIDENTIAL
420 JOSEPH SMITH...RESIDENTIAL
420 PMG SERVICE REGATTA POINT...SERVICES NEC
430 BANKRUPTCY HELPERS INC...BANKRUPTCY SERVICE
430 BLUE SKY HOMES...HOME BUILDERS
430 FOUR CORNERS FURNITURE...MANUFACTURERS-AGENTS & REPRESENTATIVES
430 SUSAN ANDERSON...RESIDENTIAL
430 YOUR LAWYER...ATTORNEYS

410 AXIOMA TRAVEL CORP...TRAVEL AGENCIES
 410 WORLD OF WORK INC...CAREER & VOCATIONAL COUNSELING
 410 WORLD OF WORK INC...BOOKS-PUBLISHING & PRINTING (MFRS)
 420 BRENT SIMPSON...RESIDENTIAL
 420 CARL RUZYCKI...RESIDENTIAL
 420 DANIEL CRUTCHER...RESIDENTIAL
 420 JOSEPH SMITH...RESIDENTIAL
 420 MARYELLEN SMITH...RESIDENTIAL
 420 PMG SERVICE REGATTA POINT...SERVICES NEC
 420 TODD SIMPSON...RESIDENTIAL
 430 BANKRUPTCY HELPERS INC...BANKRUPTCY SERVICE
 430 FOUR CORNERS FURNITURE...MANUFACTURERS-AGENTS & REPRESENTATIVES
 430 GUINN LAW GROUP...BUSINESS MANAGEMENT CONSULTANTS
 430 SUSAN ANDERSON...RESIDENTIAL
 430 SYED BOKHARI...RESIDENTIAL

410 WORLD OF WORK INC...CAREER & VOCATIONAL COUNSELING
 420 ANDREW LENTSCH...RESIDENTIAL
 420 BRADLEY RUDNICK...RESIDENTIAL
 420 BRIAN DEARDON...RESIDENTIAL
 420 DREW RUDNICK...RESIDENTIAL
 420 JAMES LEPKOWSKI...RESIDENTIAL
 420 JUMP BOX INC...COMPUTER SOFTWARE-MANUFACTURERS
 420 MARY LEPKOWSKI...RESIDENTIAL
 420 PMG SVC REGATTA POINT...SERVICES NEC
 420 WILLIAM SIMS...RESIDENTIAL
 430 AUCTION HAUS...AUCTIONEERS
 430 BANKRUPTCY HELPERS INC...ATTORNEYS
 430 FOUR CORNERS FURNITURE...MANUFACTURERS-AGENTS & REPRESENTATIVES
 430 GUKEISEN LAW GROUP...BUSINESS MANAGEMENT CONSULTANTS

401 **BLUE EAGLE POWER SWEEPING...***PARKING AREA/LOTS MAINTENANCE & MARKING*
 401 **DOUBLE D...***MFG UPHOLSTERED HOUSEHOLD FURNITURE*
 410 **ARIZONA MODELS & PROMOTIONS...***MODELING AGENCIES*
 410 **AXIOMA TRAVEL CORP...***TRAVEL AGENCY*
 410 **WORLD OF WORK INC...***BOOK PUBLISHING*
 420 **AFFINITY MORTGAGE INC...***MORTGAGE BROKER*
 420 **PICERNE DEVELOPMENT CORP...***NONCLASSIFIED ESTABLISHMENTS*
 420 **PMG SVC REGATTA POINT...***MISC SERVICES NEC*
 420 **ROBERT VAN ARLEN...***SALES TRAINING*
 430 **ALLIED HOME MTG CAPITAL CORP...***REAL ESTATE LOANS*
 430 **KAREN ORTON DESIGN & INTERIOR...***INTERIOR DECORATORS DESIGN & CONSULTANTS*
 430 **KAREN ORTON DESIGN & INTERIOR...***INTERIOR DESIGN SVCS*

302 **CAHILL CONTRACTING**
 401 **BLUE EAGLE POWER SWEEPING...***DISEASE CONTROL*
 401 **DOUBLE D DISTINCTIVE WOOD...***RESIDENTIAL PAINTING*
 401 **KRAFT PLUMBING**
 414 **ARIZONA PEDAL CABS**
 414 **CLASSY TAXI RICKSHAW**
 418 **BOB DEYOUNG...***RESIDENTIAL*

302 PAPAGO PLUMBING
 302 PAUL GALLE...RESIDENTIAL
 302 STEPHEN M SUSSEX...RESIDENTIAL
 302 T-N-S PAINTING...RESIDENTIAL PAINTING
 401 BLUE EAGLE POWER SWEEPING...DISEASE CONTROL
 401 DOUBLE D DISTINCTIVE WOOD...RESIDENTIAL PAINTING
 401 KRAFT PLUMBING...TANK REPAIR AND CLEANING SERVICES
 401 LAHAINA CONSTRUCTION MGMT
 414 CLASSY TAXI RICKSHAW
 416 ROADRUNNER TRAILERS OF ARIZONA
 418 BOB DEYOUNG...RESIDENTIAL
 418 CLASSIC IRON...PARTITIONS AND SUPPORTS/STUDS, INCLUDING ACCOUSTICAL SYSTEMS

215 STEVE WILLIAMSON
 250 PENNYSAVER
 250 PENNYSAVER CISSFD
 250 PENNYSAVER DISTRB
 250 PENNYSAVER INSERTS
 250 PENNYSAVER RDR AD
 250 PNNYSVR AZ PNNYSVR
 250 PNNYSVR OSPLY & RTL
 250 PNNYSVR SWITCHBRD
 401 DOUBLE D DISTNCTV
 401 KRAFT PLUMBING INC
 401 LAHAINA CONST MGMT
 414 D & S AUTO CARE
 416 RDRNNR TRIRS AZ
 418 BUILDING
 418 CLASSIC IRON (C)
 418 CLASSY TAXI BCYCLS
 418 DEYOUNG BOB
 500 TEMPE SCTTSDL DL A

201 NP
205 NP
247 NP
250 TEMPE CTR HBLTTN
302 CAHILL CONTRACTING
302 PAUL GALLE
302 SHANNON MACKLIN
302 STEPHEN M SUSSEX
401 KRAFT PLMB & HEAT
401 LAHAINA CONST MGMT
401 PARADIGM CASTR & MII
414 D & S AUTO CARE
414 DOUBLE D DSTCV WD
416 THE COBBLER
418 BOB DEYOUNG
418 BUILDING
418 CLASSIC IRON (C)
500 R G JOHNSON CNTR

201 NP
205 NP
247 NP
250 TEMPE HANDCP WRKSH
302 CAHILL CONTRACTING
302 S MACKLIN (REAR)
302 STEPHEN M SUSSEX
302 TITAN ENTERPRISES
401 KRAFT PLUMB & HEATG
414 ALLISONS STRIPPING
414 DOUBLE D OSTCY WD
416 BOB ELLIS FRNTR RS
416 SCRIVEN PRCSN FABR
418 CLASSIC IRON (C)
418 THE COBBLER
418 WIZARD FOR HIGHER
427 S YOUNGBLOOD
500 R G JOHNSON CNTR

215 KRAFT PLUMB & HEATG
247 NP
250 TEMPE CNTR HANDCPD
250 TEMPE HANDCP WRKSH
302 APACHE PAINT & DRYWL
302 STEPHEN M SUSEX
401 PREFERRED FOAM SYS
414 BRIAN DAY
414 BRIAN DAY IMPORT
414 PAT HUGHES PERFMCE
416 ARIZ ACCU COLOR
418 CANYON AUTO REPAIR
418 CLASSIC IRON (C)
500 R G JOHNSON CONTR

215 KRAFT PLUMBING & HTG
247 NP
302 ACCENT PAINTING
302 STEPHEN M SUSEX
401 AD - CRAFT SIGNS INC
414 AUTOMOTIVE WAX WRK
501 DUERSTS IMPORT ATO

215 KRAFT PLUMBING&HTG
302 ACCENT PAINTING
302 MYER PEST CONTROL
401 AC - CRAFT SIGNS
402 CAL GAS - TEMPE
414 DIVERSFD METL FBCT (C)
414 DMF CO (C)
416 ACME ELECTRIC SRV
416 CREATIVE CABINETRY (A)
416 MARK III INDUS (B)
418 ACCURATE SHEET MTL (A)
418 NP
501 DUERSTS IMPRT AUTO

215 KRAFT PLUMBING&HTG
401 AD CRAFT SIGNS
402 ARIZ PROPANE
402 ARIZONA PROPANE
501 LARRY R HENSON

1966 W 1ST ST

SOURCE: COLE

215 KRAFT PLUMBING & HTG
401 DESERT AWNINGS
402 DANA BUTANE CO
418 ANTONIO L ALVAREZ
506 JOE FLORES

1963 W 1ST ST

SOURCE: MULLIN KILLE

215 APACHE PLMB CO CONTRS
215 GRAY ELEC
302 SUSSEX S F JR (REAR)
302 VACANT
401 DESERT AWNINGS
402 DANA BUTANE & EQUIP CO
411 VACANT
418 ALVAREZ A L
422 LOPEZ GUADOLUPE MRS
506 FLORES J G

1958 W 1ST ST

SOURCE: MULLIN KILLE

209 RIVAS JESSIE
302 GUITERREZ VERA MRS
302 NORDBERG JOHN
302 SUSSEX BETH MRS
401 WOOL - SO - LITE STGE
402 DANA BUTANE & EQUIP CO
411 PAINTER HAROLD TRK SO
418 ALVAREZ A L
422 LOPEZ LUPE MRS
501 ALPHA EPSILEN PI FRATERNITY
501 SEGAL RALPH

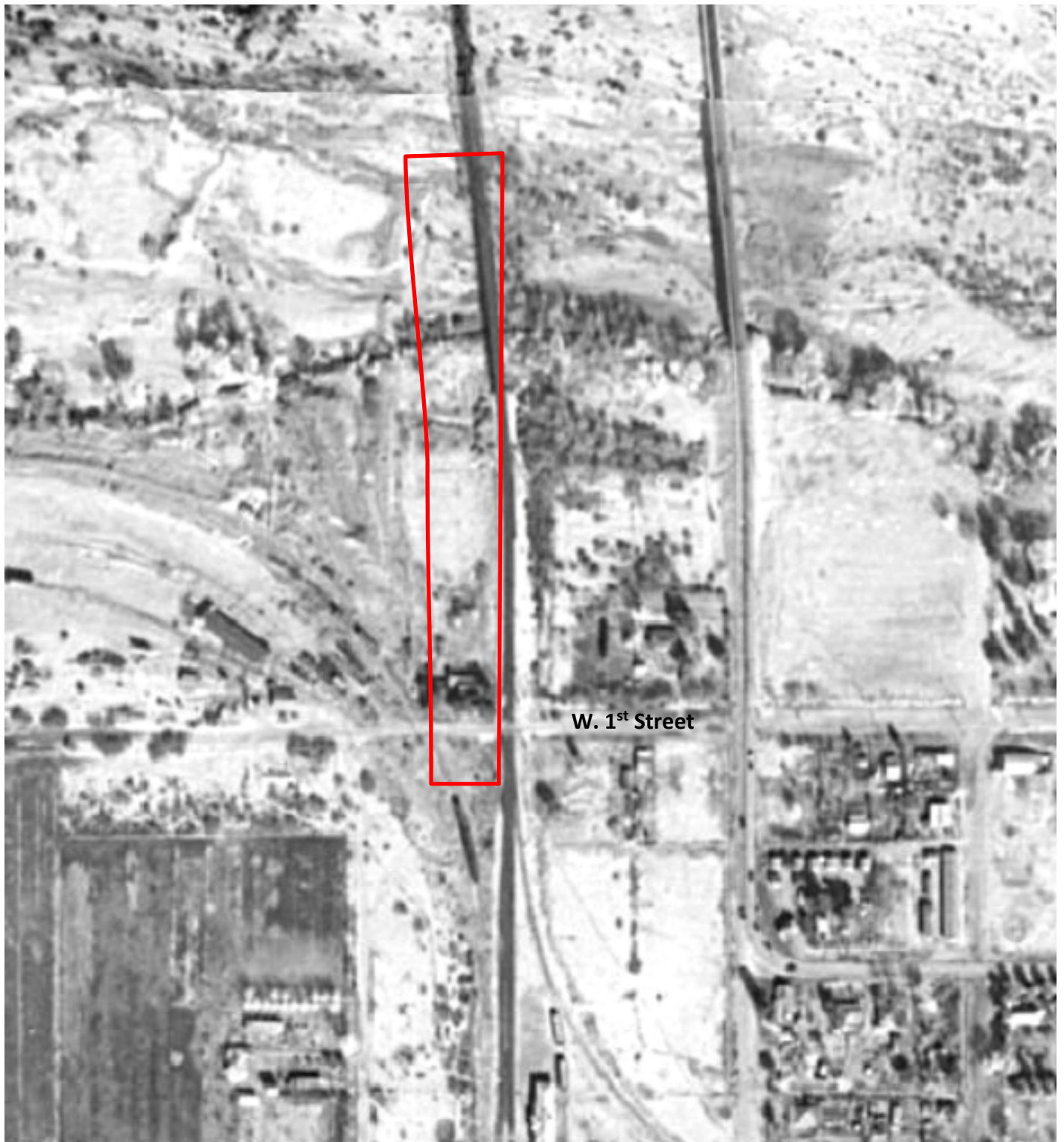
1946-47 W 1ST ST

SOURCE: SOUTHSIDE DIR CO

244 EDD W GARDNER
244 TED C DAY
254 BELVA MYERS
260 H THURBER PAYNE
265 ROBERT B RODNEY
443 MRS ZINA HARPER
447 CARL SAGER
526 WILLIAM C HORNE

0 ALVAREZ ALBERT
0 ALVAREZ TONY
0 ARROYO JOSE
0 ARROYO VICTOR
0 ASHBY J E
0 ATTER LESTER
0 BALLESTRO ELAUTERIO
0 BALLESTRO RICHD
0 BARROW W B
0 BELTRAM ROSA
0 CANTELOU G L
0 CHAVARRIA PABLO
0 FLORES EDW
0 GENSCH AUG
0 GIST N G
0 GIST NOAH
0 HERNANDEZ FLORENTINO
0 LOGUE BERTHA A MRS
0 LOPEZ IGNACIO
0 MACIAS ALBERT
0 MEAD C W
0 MEAD M M
0 MENDOZA WILLIE
0 MILLENAZ APOLONIO
0 NORIEGA TONY
0 OWSLEY CE
0 PADILLA RAMON
0 RIVAS LEOPOLDO
0 VACANT
0 VALENZUELA FELIX
115 PARNELL HORACE
205 FELIX FRANK
207 GUERRA F F
302 R FLORES FRANK JR
302 SUSSEX A E

F: HISTORICAL AERIAL PHOTOGRAPHS



Legend



- Subject Property



Not to Scale

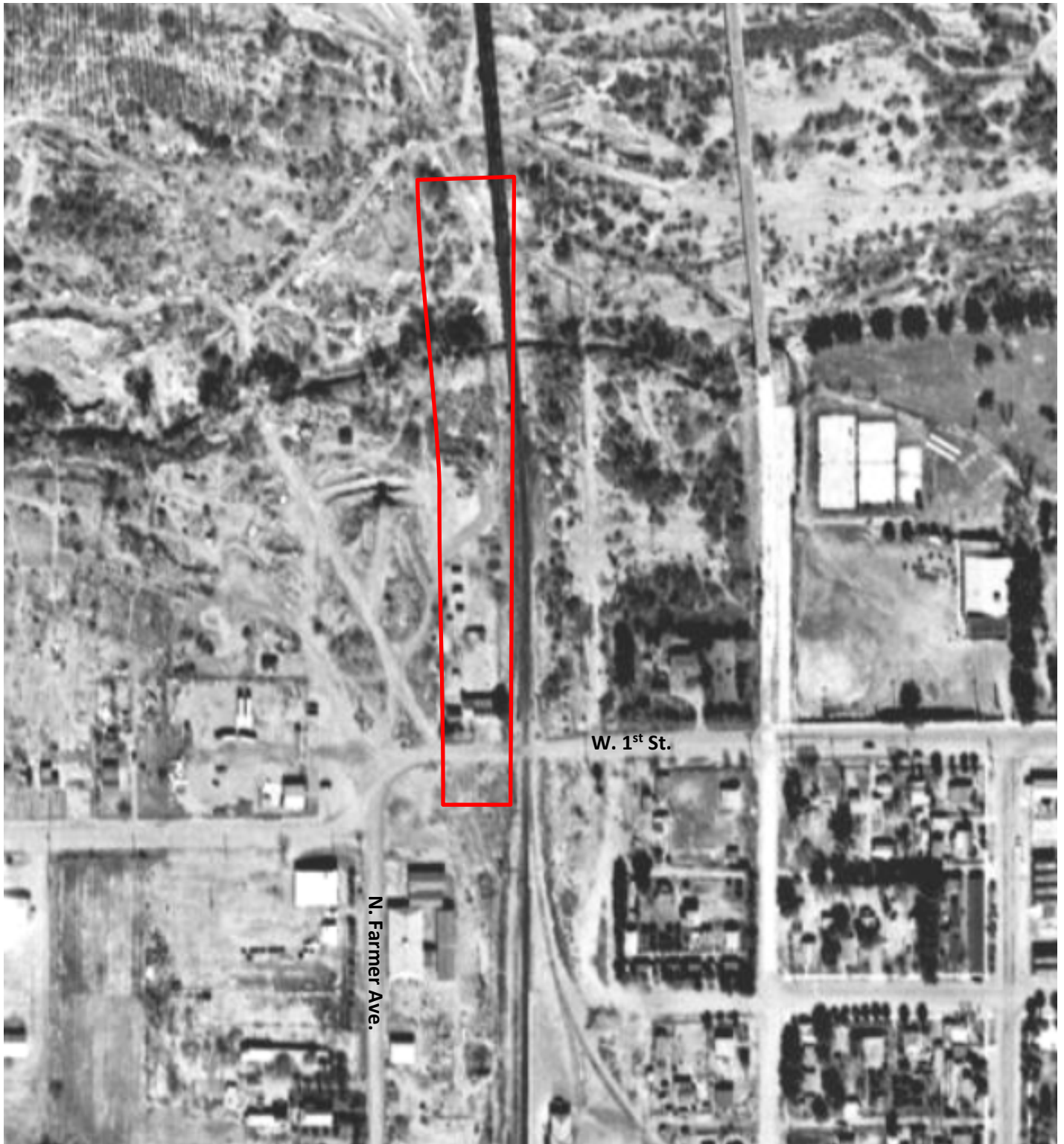


Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-1

1930 Aerial

302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



W. 1st St.

N. Farmer Ave.

Legend



- Subject Property



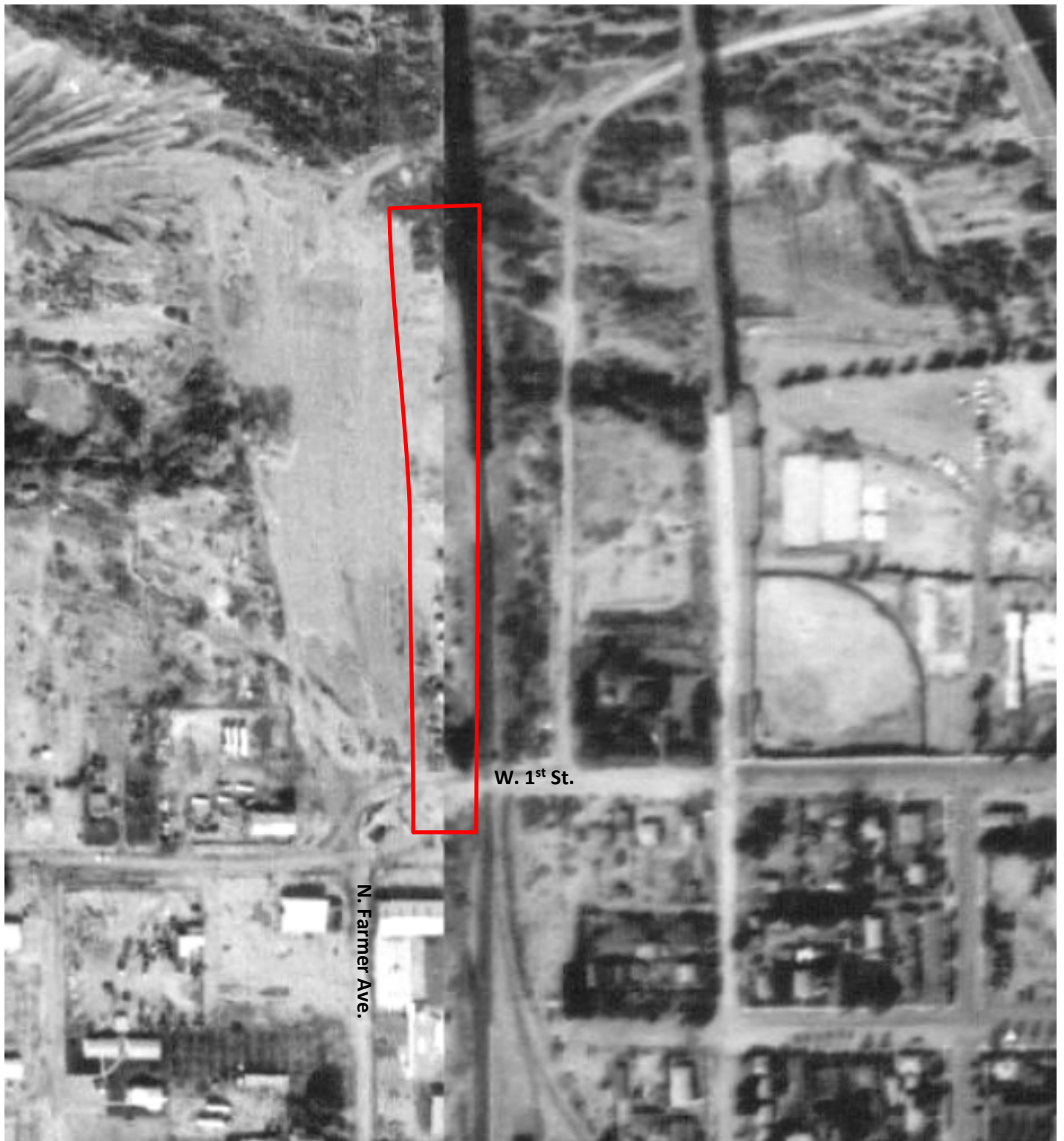
Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-2

1949 Aerial
302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend



- Subject Property



Not to Scale

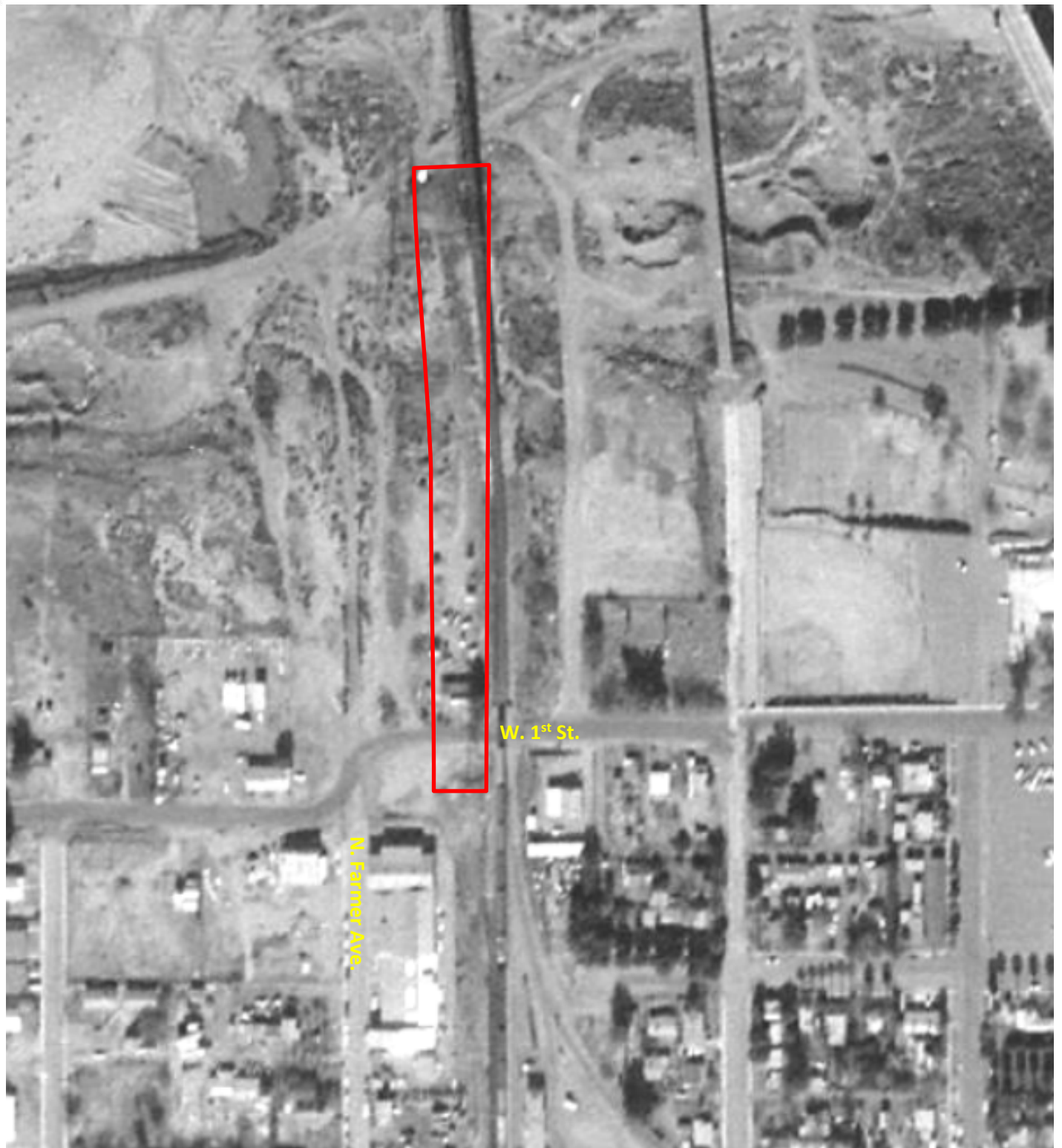


Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-3

1959 Aerial

302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend



- Subject Property



Not to Scale

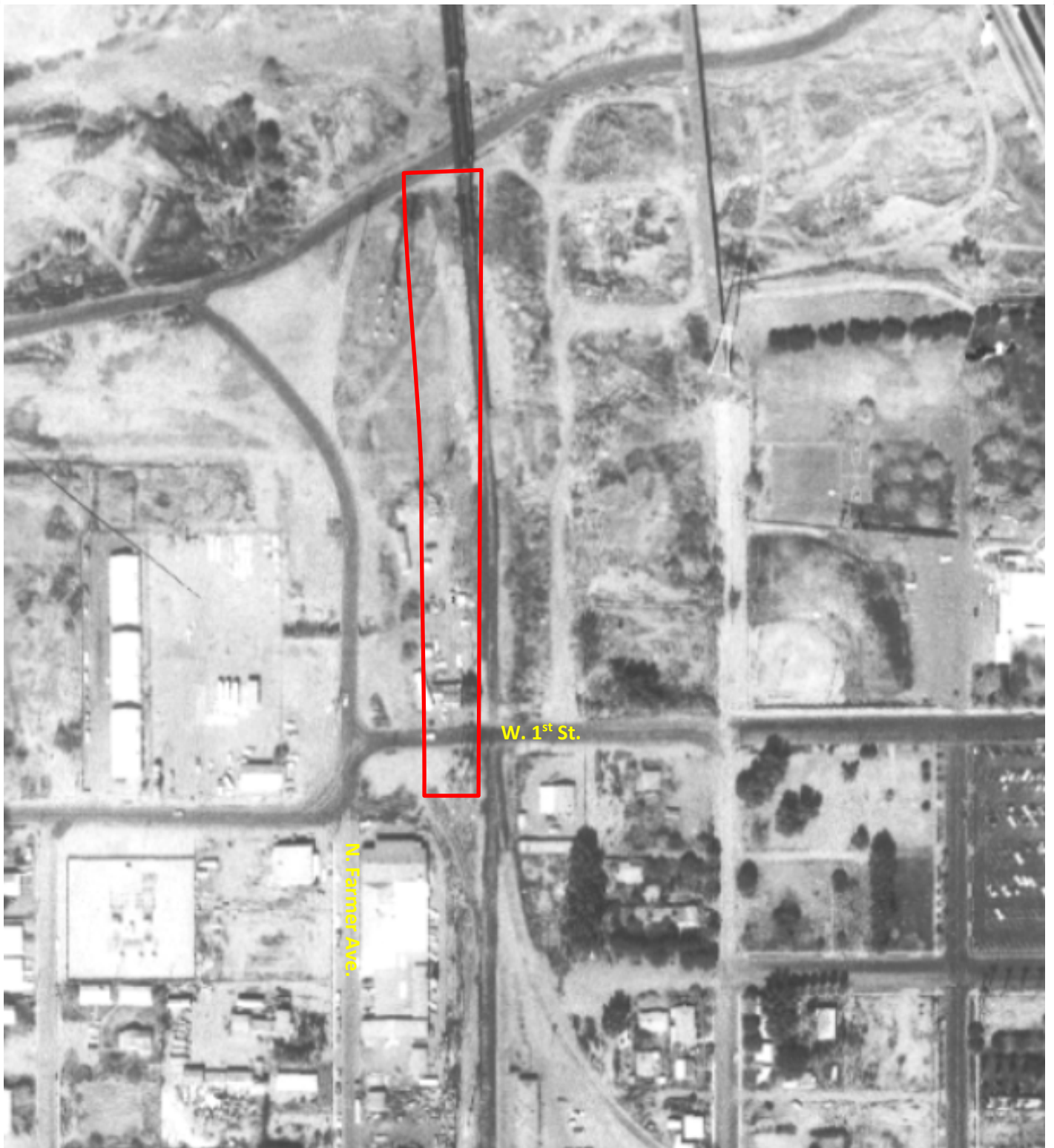


Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-4

1969 Aerial

302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend



- Subject Property



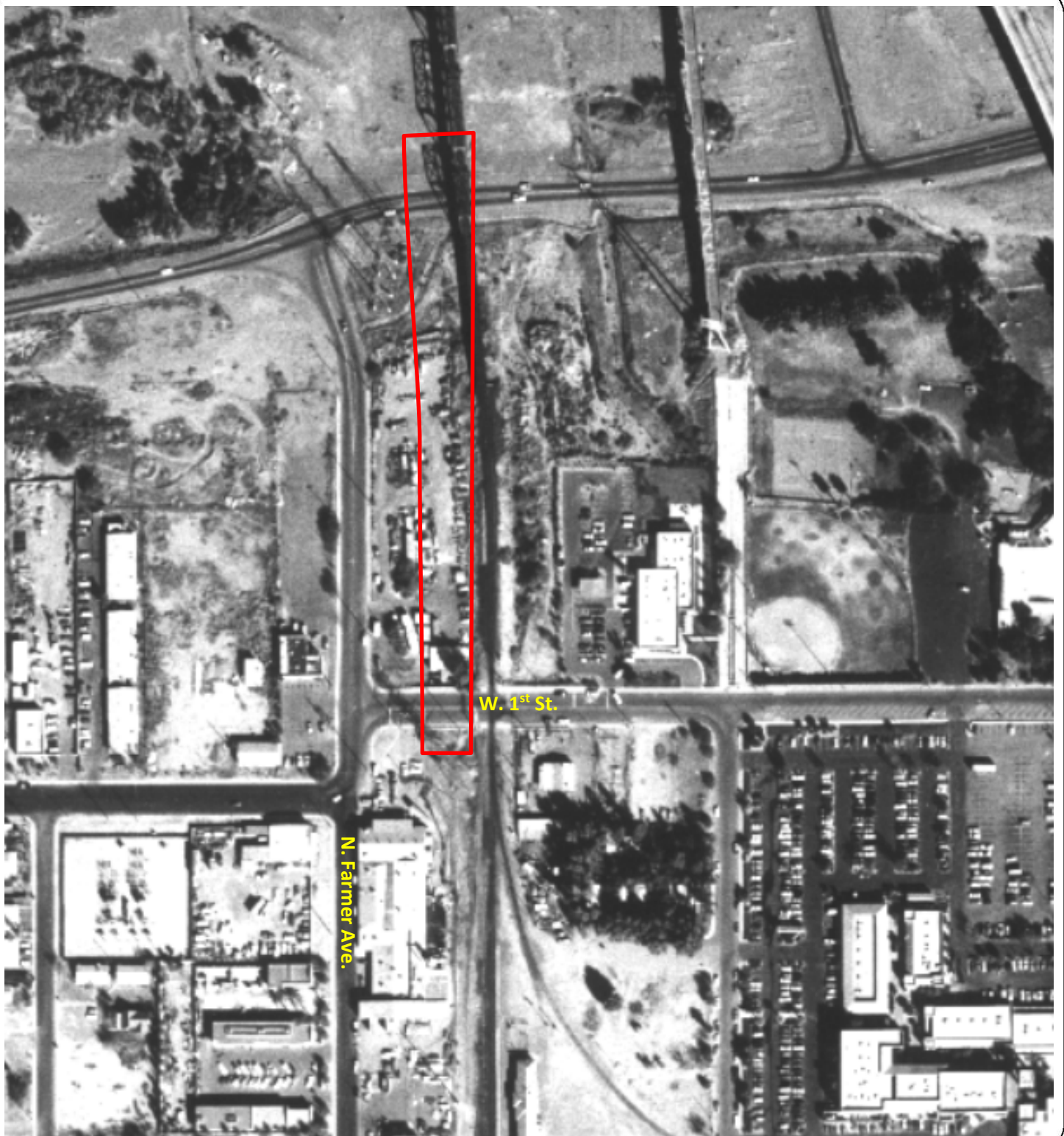
Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-5

1976 Aerial
302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend



- Subject Property



Not to Scale

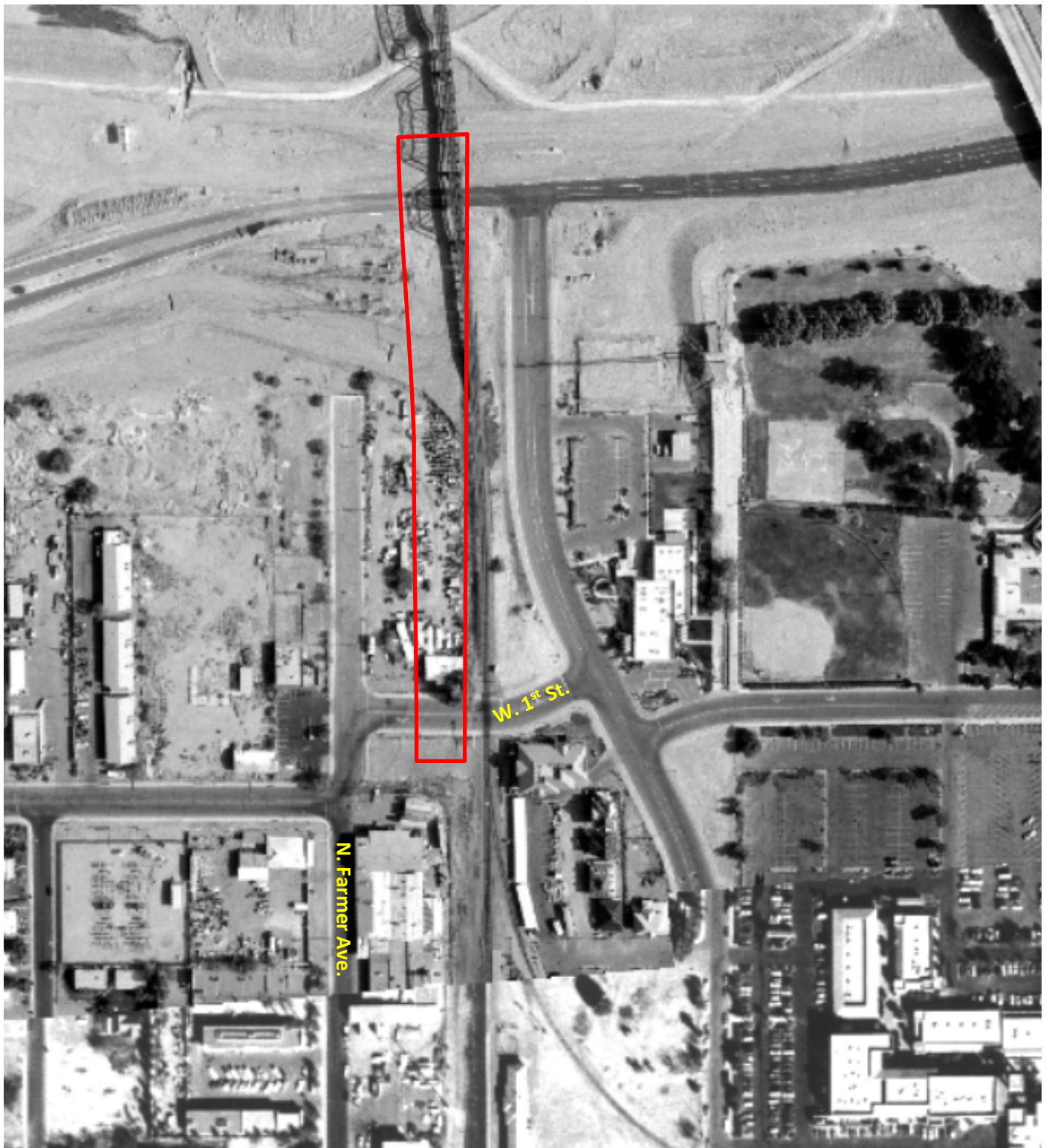


Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851


Figure F-6

1986 Aerial

302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend

 - Subject Property



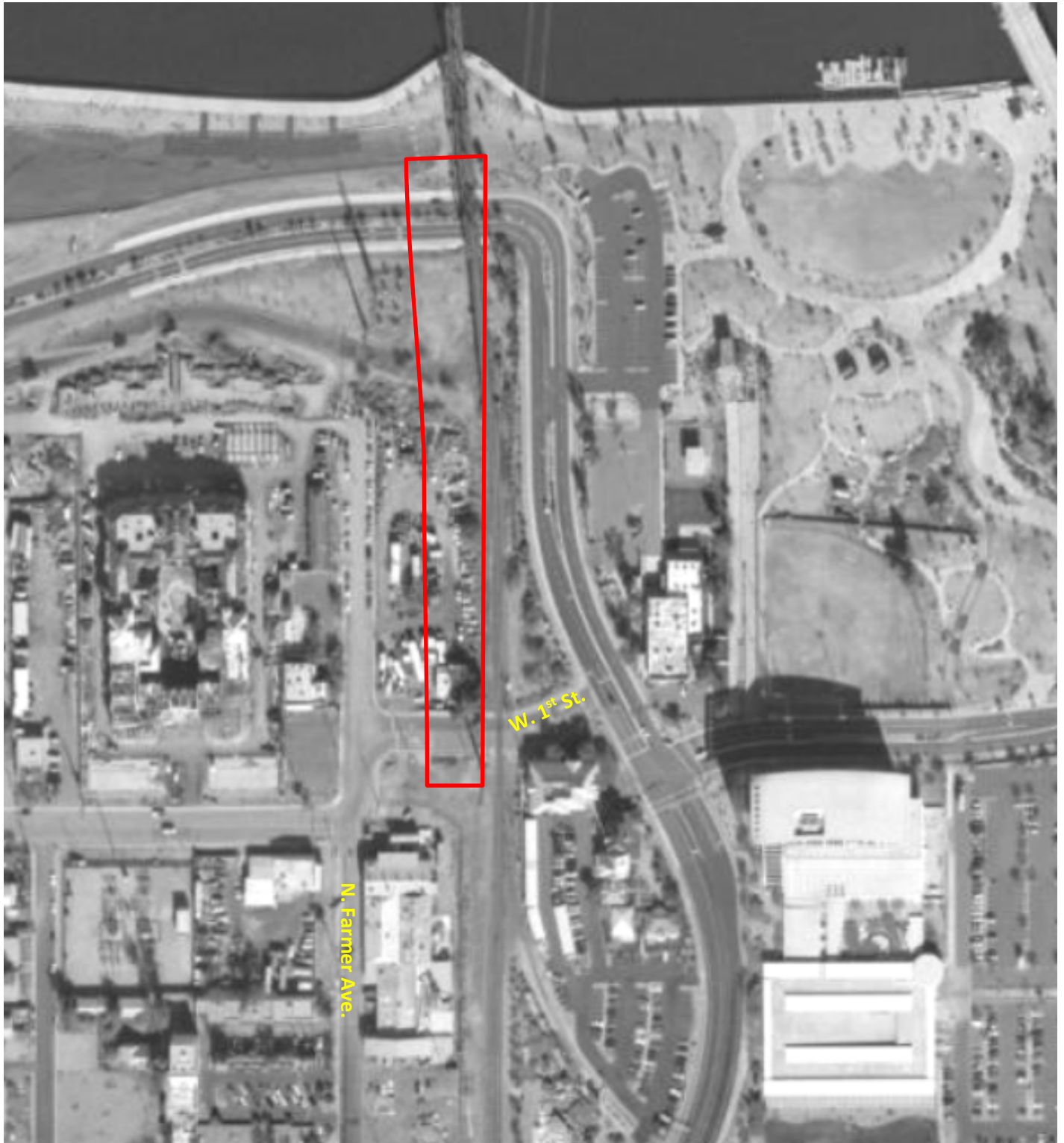
Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-7

1991 Aerial
302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend



- Subject Property



Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-8

2001 Aerial

302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A

DES: OJS

DR: OJS


CK: JB

SHT 8

OF 11



Legend

 - Subject Property



Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-9

2007 Aerial
302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A

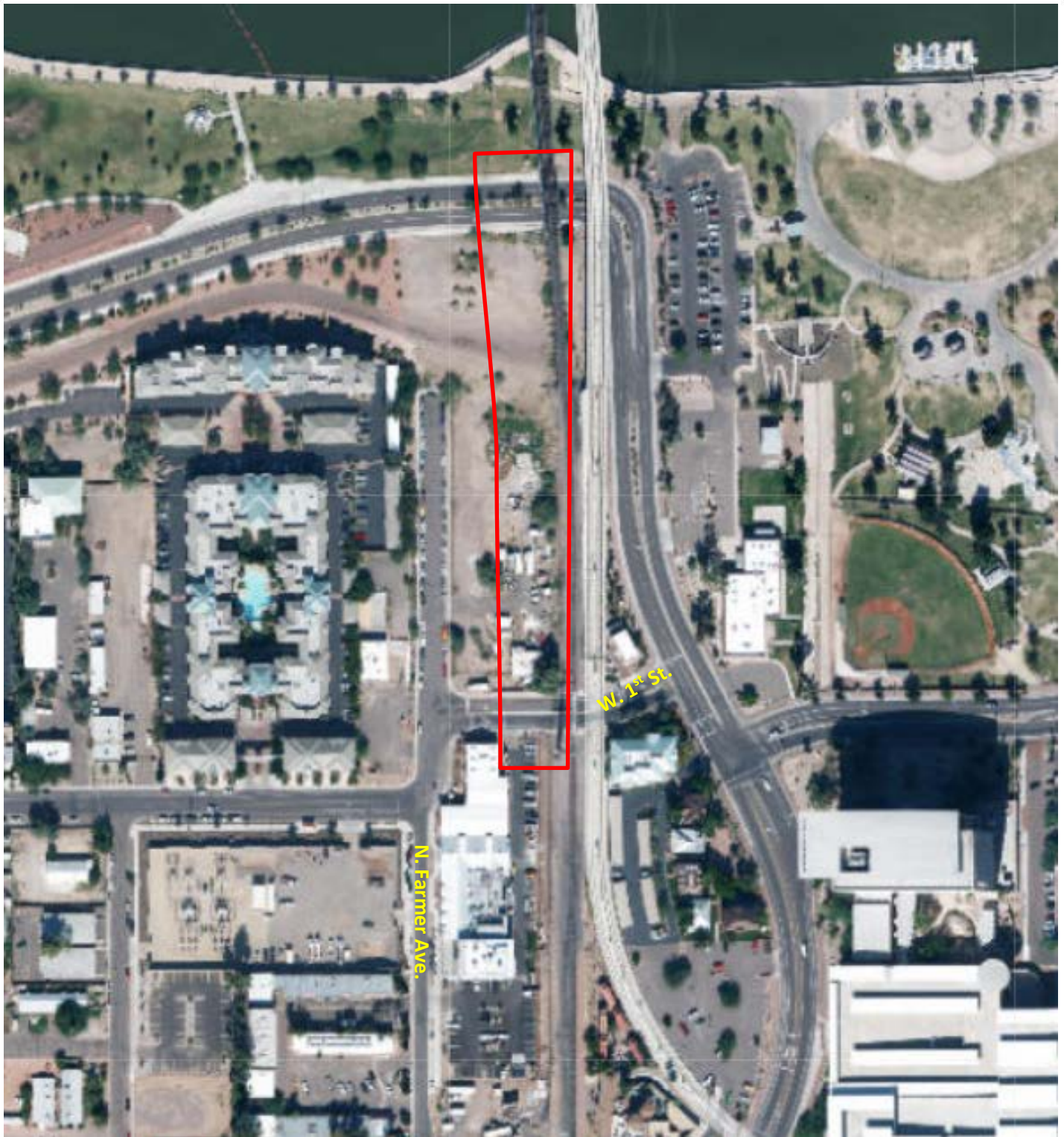
DES: OJS

DR: OJS

CK: JB

SHT 9

C/11



Legend



- Subject Property



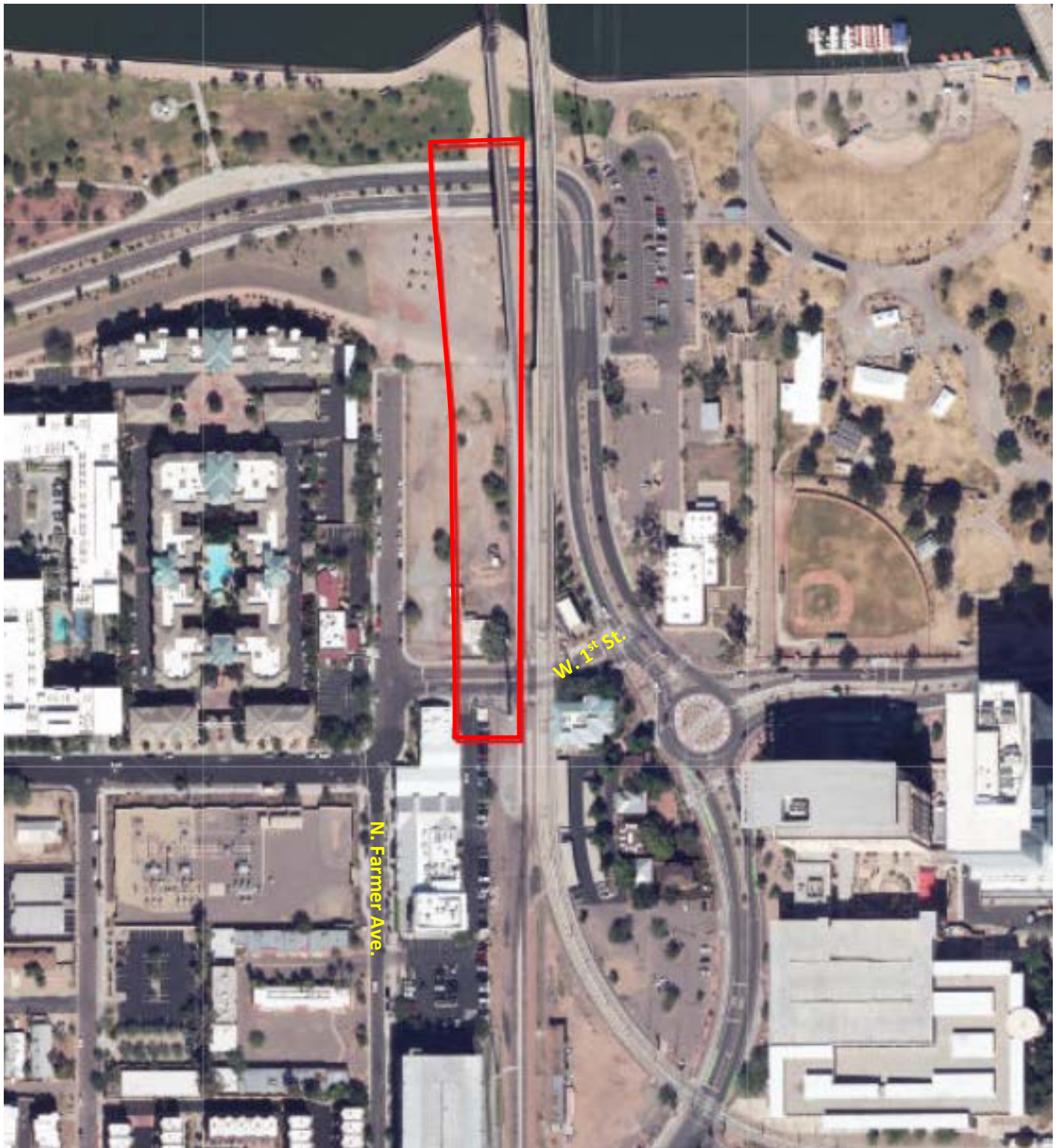
Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-10

2014 Aerial
302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A



Legend



- Subject Property



Not to Scale



Engineering and Environmental Consultants, Inc.
7740 N. 16th St., Suite 135; Phoenix, AZ 85020
Tel: 602.248.7702 Fax 602.248.7851

Figure F-11

2023 Aerial
302 W. 1st Street
Tempe, Arizona 85281
Maricopa County APN 124-24-171A

G: HISTORICAL TITLE & LIEN REPORT



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

Historical Title and Environmental Research

HISTORICAL TITLE REPORT

YOUR FILE NO: 22022.23

ALLANDS FILE NO: 2023-06-113T

Date of Report: June 26, 2023

Title Plant Date***: June 13, 2023

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

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

1. Title to the estate or interest covered by this report is vested in: THE CITY OF TEMPE, A MUNICIPAL CORPORATION
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Maricopa County, Arizona, described as follows:

Assessor's No.: 124-24-171A

SEE LEGAL DESCRIPTION ATTACHED

SCHEDULE B

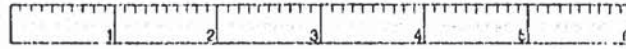
No Leases, VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. ***

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

CHAIN OF TITLE

1. Conveyance from the United States of America to the state of Arizona by State School Selection on February 14, 1912, date of statehood.
2. Quit-Claim Deed from the state of Arizona to Union Pacific Railroad Company, dated 12-18-02, recorded 12-27-02 in Document No. 02-1402981.
3. Quit-Claim Deed from Union Pacific Railroad Company, a Delaware Corporation, formerly known as Southern Pacific Transportation Company, a Delaware Corporation to the city of Tempe, a municipal corporation, dated 12-27-02, recorded 12-27-02 in Document No. 02-1402983.





NE 1/4 SECTION 16, IN 4E

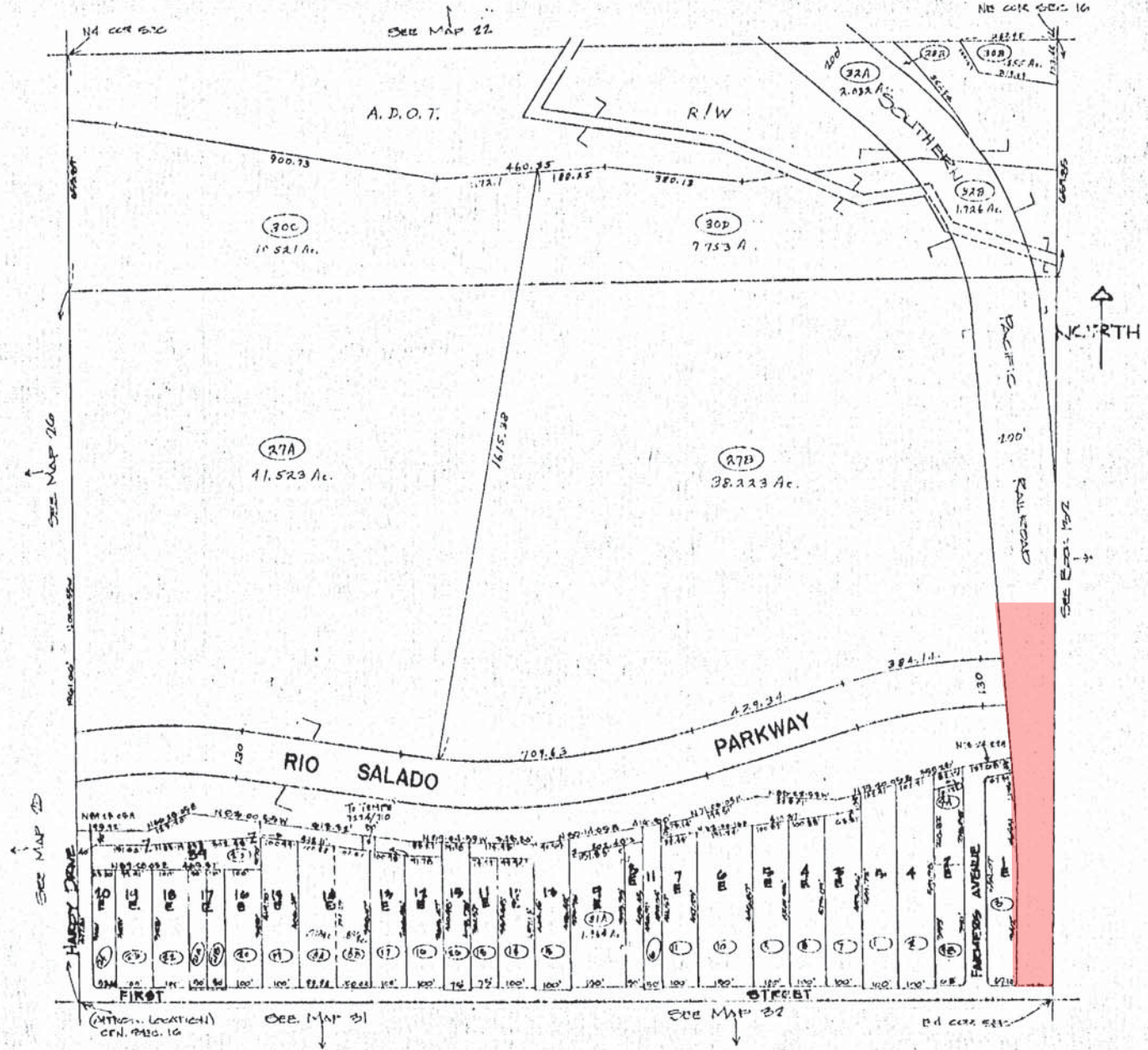
P. STATE PLAT NO. 91 Lots 4, 5, pt 11, 12, pt 13 (MCR 23/48)
 P. STATE PLAT NO. 12 AMENDED Lots 15-20E and 21 (MCR 64/20)

BOOK 124
 MAP 24

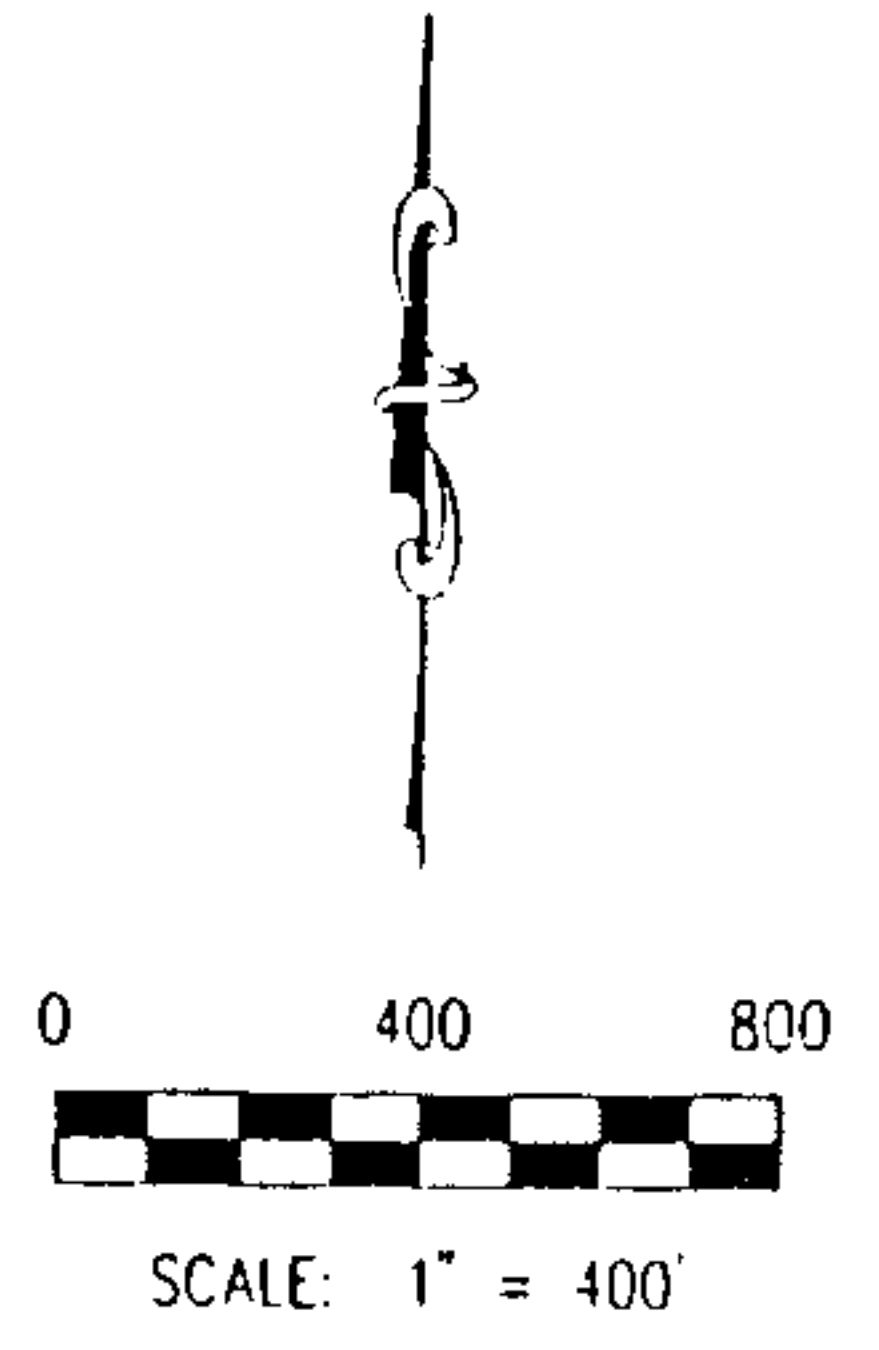
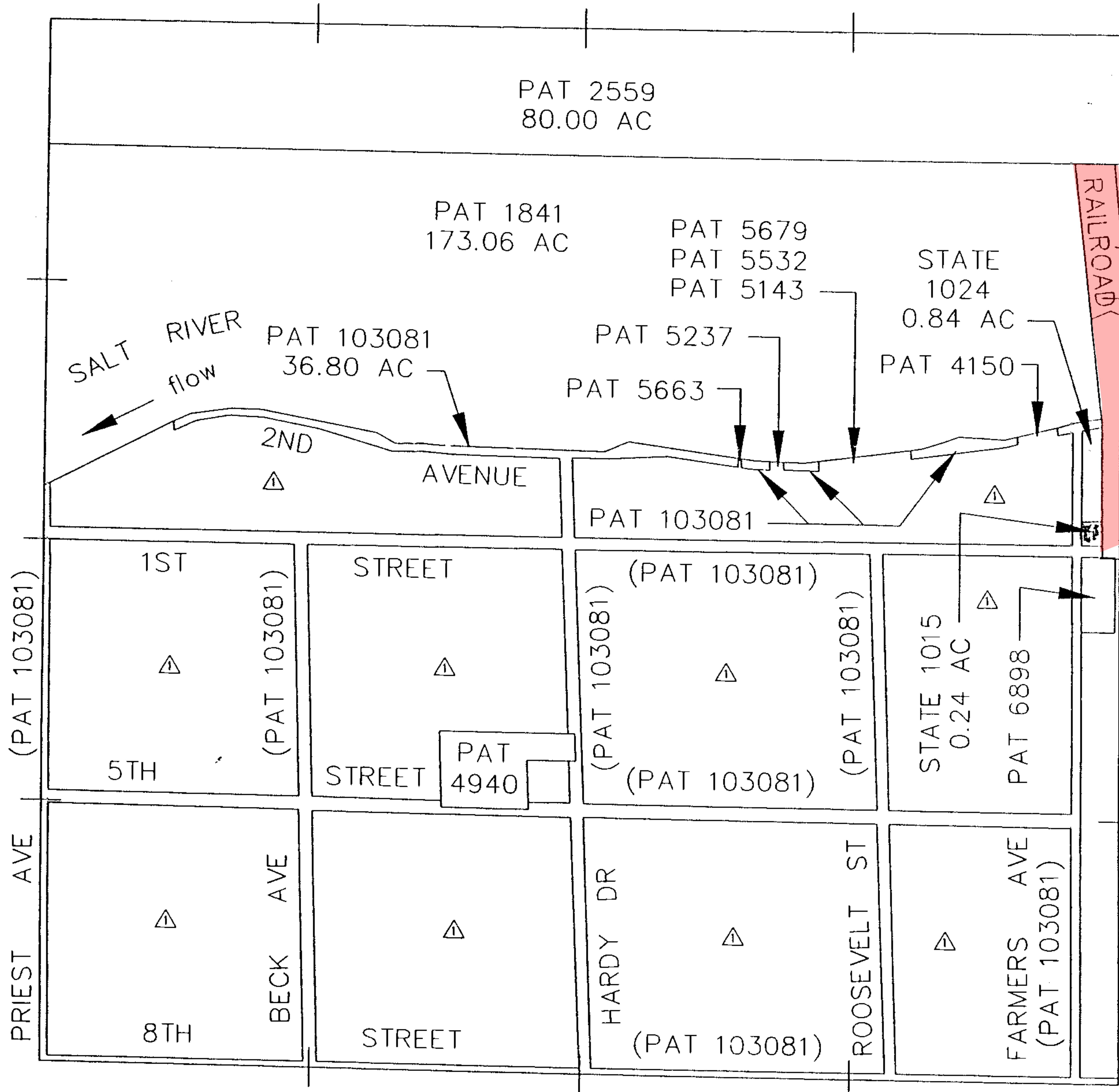
MARICOPA COUNTY ASSESSOR'S OFFICE
 SCALE 1" = 240'

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	11/17/09	W.P.	INITIAL
2	11/17/09	W.P.	INITIAL
3	11/17/09	W.P.	INITIAL
4	11/17/09	W.P.	INITIAL
5	11/17/09	W.P.	INITIAL
6	11/17/09	W.P.	INITIAL
7	11/17/09	W.P.	INITIAL
8	11/17/09	W.P.	INITIAL
9	11/17/09	W.P.	INITIAL
10	11/17/09	W.P.	INITIAL
11	11/17/09	W.P.	INITIAL
12	11/17/09	W.P.	INITIAL
13	11/17/09	W.P.	INITIAL
14	11/17/09	W.P.	INITIAL
15	11/17/09	W.P.	INITIAL
16	11/17/09	W.P.	INITIAL
17	11/17/09	W.P.	INITIAL
18	11/17/09	W.P.	INITIAL
19	11/17/09	W.P.	INITIAL
20	11/17/09	W.P.	INITIAL
21	11/17/09	W.P.	INITIAL
22	11/17/09	W.P.	INITIAL
23	11/17/09	W.P.	INITIAL
24	11/17/09	W.P.	INITIAL
25	11/17/09	W.P.	INITIAL
26	11/17/09	W.P.	INITIAL
27	11/17/09	W.P.	INITIAL
28	11/17/09	W.P.	INITIAL
29	11/17/09	W.P.	INITIAL
30	11/17/09	W.P.	INITIAL
31	11/17/09	W.P.	INITIAL
32	11/17/09	W.P.	INITIAL



T 1 N , R 4 E
SECTION 16
SURFACE



NOTES

All Lands Sold Except as Shown.

See Resurveys 87-2 and 87-10
87-314
for acreage adjustments

See State Plat No. 4,
State Plat No. 6,
State Plate No. 4 Amended,
State Plat No. 4 Supplemental,
State Plat No. 9,
State Plat No. 12

Patent 103081 includes the following:
Priest Avenue, Beck Avenue,
Hardy Drive, Roosevelt Street
Farmers Avenue, 2nd Street,
5th Avenue, 8th Street.

See Patents 844 Thru 7417,
NOT INCLUSIVE, for Details.

RIGHTS OF WAY

09-001315 THRU Tract 1
09-097814 THRU E 100FT AND E2E2NE
16-005232 THRU LOTS 1 AND 2E OF
STATE PLAT 12
16-071013 THRU LOT 1E

NOTE:
Information shown on this map may
not be current. See department's
computerized Land/Title records
for the most current information.

ARIZONA STATE
LAND DEPARTMENT

T 1 N , R 4 E
Sec. 16
SURFACE
MARICOPA CO.
Sheet 1 of 1

Date: 08/02/99
Drawn by: CLH

124-24-171A**Commercial Parcel**

This is a Commercial parcel located at [302 W 1ST ST TEMPE 85281](#). The current owner is TEMPE CITY OF. Its current year full cash value is \$1,962,700.

 **MAPS**
 **PICTOMETRY**
 **VIEW/PAY TAX BILL**
 **DEED**
 **OWNER**
 **VALUATIONS**
 **ADDITIONAL INFO**
 **MAP FERRET**
 **SIMILAR PARCELS**
 **REGISTER RENTAL**
 **PRINT DETAILS**

PROPERTY INFORMATION


[302 W 1ST ST TEMPE 85281](#)

MCR

Description

TH PT NE4 SEC 16 TIN R4E LY W-IN FOL DESC PROP COM SE COR SEC 16 TH N 33F W 200F N 2198.97F E 162F TO TPOB TH N 373F TH W 62F TO PT ON E LN LOT 1E STATE PLAT 12 AMD TH N 415F N 2D 13M W 158.90F N 4D 44M W 560F M/L TH NELY 115F TH SELY 70F M/L TO PT ON E LN SEC 16 TH S 1120F M/L TO E4 COR SEC 16 TH S 406.02F TH W 38F TO TPOB EX ANY PT LY W-IN RD & EX TH PT LY WI/IN RIO SALADO CFD DESC P/F 97-222154

Lat/Long

|

Lot Size

99,858 sq ft.

Zoning

GID

Lot

High School District

TEMPE UNION #213

Elementary School District

TEMPE ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction

TEMPE

S/T/R ?

16 1N 4E

Market

02/005

Area/Neighborhood

Subdivision (0 Parcels)

OWNER INFORMATION



TEMPE CITY OF

Mailing Address 21 E 6TH ST STE 208, TEMPE, AZ 85281
Deed Number [20021402983](#)
Last Deed Date 12/27/2002
Sale Date n/a
Sale Price n/a

VALUATION INFORMATION



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

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



Tax Year	2024	2023	2022	2021	2020
Full Cash Value ⓘ	\$1,962,700	\$1,962,700	\$2,053,200	\$1,562,900	\$1,132,300
Limited Value ⓘ	\$565,551	\$538,620	\$512,971	\$488,544	\$465,280
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$84,832	\$80,793	\$76,946	\$73,282	\$69,792
Property Use Code	9710	9710	9710	9710	9710
PU Description	Municipal Ownership	Municipal Ownership	Municipal Ownership	Municipal Ownership	Municipal Ownership
Tax Area Code	031602	031602	031602	031602	031602
Valuation Source	Notice	Notice	Notice	Notice	Notice

ADDITIONAL PROPERTY INFORMATION



Additional property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Single-Family Residence	000101	351	0.5	D	88	132
Single-Family Residence	000201	351	0.5	D	88	280
Single-Family Residence	000301	351	0.5	D	98	96

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Single-Family Residence	000401	351	0.5	D	98	143
Single-Family Residence	000501	351	0.5	D	98	144
Single-Family Residence	000601	351	1	D	142	1,007

MAP FERRET MAPS



Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(1\)](#)

▶ [Book/Map Maps \(7\)](#)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

2227936-6-3-3--
garciaO

Send Tax Statements to:

Tempe City Attorney
P.O. Box 5002
Tempe, AZ 85280

CHICAGO TITLE INSURANCE COMPANY

3/3 2227936.05

(Space above line for Recorder's use only)

This instrument is exempt from
Affidavit and Filing Fees (ARS §42-
1614A2)

QUITCLAIM DEED
(Northern Property)

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation ("Grantor") (formerly known as Southern Pacific Transportation Company, a Delaware corporation), in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM to the CITY OF TEMPE, a municipal corporation created under the provisions of Arizona law ("Grantee"), whose address is P.O. Box 5002, Tempe, Arizona 85280 and unto its successors and assigns forever, the following right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in the in the City of Tempe, County of Maricopa, State of Arizona, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof:

Grantor's conveyance to Grantee hereunder is defined by, and limited to, all rights in and to the Property, conveyed to Grantor by the Arizona State Land Department pursuant to that certain Quitclaim Deed recorded in the Official Records of Maricopa County, Arizona, concurrently herewith.

The rights remised, released, and forever quitclaimed, to Grantee hereunder do not include any interest in Grantor's rights under its exclusive perpetual easement for all purposes provided in the General Railroad Right of Way Act of 1875 (Chap. 152, 18 U.S. Stat. 492), in, on, over, under and across, the Property.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

Grantor, Federal ID No. 94-6001323, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as **Exhibit B**.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the ____ day of December, 2002.

Attest: UNION PACIFIC RAILROAD COMPANY,

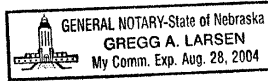
C. J. Meyer Assistant Secretary By Tony K. Love Title: GENERAL MANAGER-REAL ESTATE

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On December 23, 2002, before me, a Notary Public in and for said County and State, personally appeared Tony K. Love and C. J. Meyer, General Manager-Real Estate and Assistant Secretary, respectively, of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Gregg A. Larsen Notary Public



(SEAL)

The undersigned Grantee accepts this Deed subject to the terms, reservations, conditions and covenants set forth heretofore.

GRANTEE
CITY OF TEMPE

By: Neil G. Giuliano

Its: Mayer

Date: 12/24/02

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

On 12/24, 2002, before me, a Notary Public in and for said County and State, personally appeared Neil G. Giuliano of the CITY OF TEMPE, a municipal corporation created under the provisions of Arizona law, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Karen M. Fillmore
Notary Public



(SEAL)

EXHIBIT A**Property Description**

RAILROAD PROPERTY IN A PORTION OF THE EAST HALF
SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST
GILA AND SALT RIVER MERIDIAN

A parcel of land located in the East half of the East half (E ½, E ½) of Section 16, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast corner of said Section 16, said corner also being the Southeast corner of State Plat 12 Amended, according to Book 69 of Maps, Page 38 of Records of Maricopa County,

Thence North 00° 16' 40" West along the East line of said Section 16, a distance of 33.00 feet, said point being on the North line of 8th Street as shown on said State Plat 12 Amended;

Thence South 90° 00' 00" West along said North line of 8th Street a distance of 200.00 feet, to the East line of Farmers Ave. as shown on said State Plat;

Thence North 00° 16' 40" West, along the East line of said Farmers Ave. a distance of 2198.97 feet, to a point on the South line of Patent No. 6898;

Thence North 89° 28' 05" East, along the South line of Patent No. 6898 a distance of 162.00 feet to the Point of Beginning;

Thence North 00° 16' 40" West, along said East line of Patent No. 6898 a distance of 373.00 feet, to a point on the South line of 1st Street as shown on said State Plat 12 Amended,

Thence South 89° 28' 05" West, along the South line of 1st St., a distance of 62.00 feet, to a point on the East line of Lot 1E of State Plat 12 Amended extended Southerly;

Thence North 00° 16' 40" West, along the East line of said Lot 1E a distance of 415.00 feet;

Thence North 02° 13' 50" West, along the East line of said Lot 1E a distance of 158.90 feet;

Thence North $04^{\circ} 44' 50''$ West, along the East line of said Lot 1E and Patent No. 1841, said line also being the West line of Southern Pacific Railroad right of way, a distance of 560 feet, more or less to a point on the ordinary high water mark of the Lower Salt River;

Thence in a Northeasterly direction, along the ordinary high water mark of the Lower Salt River a distance of 115 feet, more or less to a point on the said high water mark;

Thence in a Southeasterly direction, along the ordinary high water mark of the Lower Salt River a distance of 70 feet more or less to a point on the East line of said Section 16;

Thence South $00^{\circ} 16' 40''$ East, along the East line of Section 16 a distance of 1120 feet, more or less to the East Quarter corner of Section 16;

Thence South $00^{\circ} 16' 40''$ East, along the East line of Section 16, also being the East line of State Plat 12 Amended, a distance of 406.02 feet to a point on said East lines said point also being on the Easterly prolongation of the South line of Patent No. 6898;

Thence South $89^{\circ} 28' 05''$ West along said Easterly prolongation of said Patent No. 6898, 38.00 feet to the Point of Beginning.

EXHIBIT B

Certification Of Non-Foreign Status

Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee, CITY OF TEMPE, that no withholding is required with respect to the transfer of a U.S. real property interest by UNION PACIFIC RAILROAD COMPANY, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY:

1. UNION PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. UNION PACIFIC RAILROAD COMPANY'S U.S. employer identification number is 94-6001323; and
3. UNION PACIFIC RAILROAD COMPANY'S office address is 1416 Dodge Street, Omaha, Nebraska 68179, and place of incorporation is Delaware.

UNION PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

UNION PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of UNION PACIFIC RAILROAD COMPANY.

UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation

By: 
 Title: GENERAL MANAGER-REAL ESTATE
 Date: _____

H: ENVIRONMENTAL QUESTIONNAIRE



Environmental Questionnaire – ASTM E 1527-13

Please respond to each question to the “best of your knowledge”. If the answer to any question is “YES”, please indicate the source of the information. Where possible, reference any records that are available and note them in the comment section to the record. However, there is no requirement to search out records that you do not have.

Use: Site Visit **X** Interview

Address or description of the Property:

Select One: Owner Occupant Other Length of Time Associated with the Property 2 years

Name of the person interviewed:

Zachary J. Lechner Company Name: City of Tempe
Address: 31 E. 5th St., Tempe, AZ 85281
Fax: Telephone: 480-350-8870

QUESTION Please Check Your Response to Right	Initials: ZJL Date: 06/26/2023
1a. Is the property used for an industrial use? Comments: The property is currently zoned for industrial use, but it has not been used this way, at least not recently.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
1b. Is any adjoining property used for an industrial use? Comments: The property is currently zoned for industrial use, but it has not been used this way, at least not recently.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past? Comments:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past? Comments: I'm not sure, but my understanding is that this was an industrial area in Tempe's past, as indicated by the G-M House parcel and the western adjacent parcel being zoned industrial.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

Please initial and date each page in the box in the upper right hand corner

<p style="text-align: center;">QUESTION</p> <p style="text-align: center;">Please Check Your Response to Right</p>	<p>Initials: ZJL</p> <p>Date: 06/23/2023</p>
<p>Comments:</p>	
<p>3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?</p> <p>Comments: The previous owner (Sussex), who lived on the property for decades, kept vehicles on property, and I believe he did repairs on them</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers >5 gallons (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?</p> <p>Comments:.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>

Please initial and date each page in the box in the upper right hand corner

<p style="text-align: center;">QUESTION</p> <p style="text-align: center;">Please Check Your Response to Right</p>	<p>Initials: ZJL</p> <p>Date: 06/26/2023</p>
<p>6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of Chemicals located on the property or at the facility?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?</p> <p>Comments: FYI: Reggie McKay of Adobe Technology has brought soil onto the site temporarily, north of the Gonzales-Martinez House to use in fashioning replacement adobe bricks.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>8a. Are there currently any pits, ponds, or lagoons located on the property in Connection with waste treatment or waste disposal?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>9a. Is there currently any stained soil on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>

Please initial and date each page in the box in the upper right hand corner

<p style="text-align: center;">QUESTION</p> <p style="text-align: center;">Please Check Your Response to Right</p>	<p>Initials: ZJL</p> <p>Date: 06/26/2023</p>
<p>9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe, protruding from the ground on the property or adjacent to any structure located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access way indicating a fill pipe, protruding from the ground on the property or adjacent to any structure located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceiling, or exposed grounds on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceiling, or exposed grounds on the property?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>

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<p style="text-align: center;">QUESTION</p> <p style="text-align: center;">Please Check Your Response to Right</p>	<p>Initials: ZJL</p> <p>Date: 06/26/2023</p>
<p>Comments:</p>	
<p>13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?</p> <p>Comments: I don't know if there is a well on</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>13b. If the property is served by a private well or non-public water system, is there evidences or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notifications relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?</p> <p>Comments: Yes, a recent assessment showed evidence of lead-based paint on the exterior and interior of the Gonzales-Martinez House, as well as one of the outbuildings.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>15c. Has the owner or occupant of the property been informed of past existence of environmental violations with respect to the property or any facility located on the property?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>

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<p style="text-align: center;">QUESTION</p> <p style="text-align: center;">Please Check Your Response to Right</p>	<p>Initials: ZJL</p> <p>Date: 06/26/2023</p>
<p>Comments:</p>	
<p>15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?</p> <p>Comments: See my comment above about asbestos and lead-based paint testing.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
<p>18. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?</p> <p>Comments:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried and/or burned on the property?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>

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QUESTION Please Check Your Response to Right	Initials: ZJL Date: 06/26/2023
Comments:	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? Comments:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
21, 22, and 23: Government Records/Historical Sources Inquiry by TSP Preparer only	
ENVIRONMENTAL CONSIDERATIONS NOT INCLUDED IN ASTM-E 1527-00	
24. What year was the building(s) constructed <u>1880, 1918, c. 1985</u> Do you have any records of asbestos in any building, or do you suspect Asbestos-containing materials in any building on the property ? Comments: A recent asbestos assessment located asbestos in the bathroom floor tile only.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
25. Radon Gas: Do you have any records to indicate high building radon levels? Comments:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
26. Lead Paint: Are there any records of, or do you suspect that the building contains lead paint? Comments: A recent lead-based paint assessment located LBP on the interior and exterior of the Gonzales-Martinez House and on the exterior of one of the outbuildings on the property.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
27. Lead in Drinking Water: Are there any records of, or do you suspect, high lead values at the tap in the building? Comments:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
28a. Is the property in a designated floodplain or a designated wetlands area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

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QUESTION Please Check Your Response to Right	Initials: ZJL Date: 06/26/2023
Comments: The northern portion of the parcel is located in a AE flood zone.	
28b. Do you have knowledge of, or any records of, endangered and/or threatened species on the property , or has any area of the property been designated as critical habitat by any government agency? Comments:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
28c. Do you have knowledge of, or any records of, any cultural or archeological resources on the property ? Comments: A portion of the site has previously undergone archaeological survey.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
29. Are there any high-voltage power lines that cross the property or are within 500 feet of the property ? Comments:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
30. Do you know of any indoor air quality, industrial hygiene, or health and safety concerns with the property or any facility within the property ? Comments: The aforementioned asbestos and lead-based paint.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
31. Types of Past or Current environmental permits (Number of Permit & Permitting Agency):	
(Mark all that apply)	NONE <input checked="" type="checkbox"/> (that I'm aware of)
Resource Conservation and Recovery Act _____	Check if Current <input type="checkbox"/>
Aquifer Protection Permit _____	Check if Current <input type="checkbox"/>
Storm Water Discharge Permit _____	Check if Current <input type="checkbox"/>
Air Quality Permit _____	Check if Current <input type="checkbox"/>
Wastewater Pretreatment or Discharge _____	Check if Current <input type="checkbox"/>
Septic Tank System _____	Check if Current <input type="checkbox"/>
Other CURRENT PERMITS (List) _____	Check if Current <input type="checkbox"/>

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<p>QUESTION</p> <p>Please Check Your Response to Right</p>	<p>Initials: ZJL</p> <p>Date: 06/26/2023</p>																																	
<p>31. Political Jurisdiction (Name of City or County): LIST ONLY PRIMARY ONE</p> <p style="text-align: center;">Tempe, AZ</p>																																		
<p>32a. Utilities and Services (please provide the name of supplier):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">• Electricity:</td> <td style="width: 30%; text-align: center;">Not sure</td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Natural Gas:</td> <td style="text-align: center;">Not sure</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Water:</td> <td style="text-align: center;">City of Tempe</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Sewer:</td> <td style="text-align: center;">City of Tempe (not sure if currently in service)</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Telephone:</td> <td style="text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Solid Waste Removal:</td> <td style="text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Hazardous Waste Removal:</td> <td style="text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Police Department:</td> <td style="text-align: center;">City of Tempe</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Fire Department:</td> <td style="text-align: center;">City of Tempe</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• Cable TV:</td> <td style="text-align: center;">N/A</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>• School District:</td> <td style="text-align: center;">Tempe School District</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		• Electricity:	Not sure		• Natural Gas:	Not sure		• Water:	City of Tempe		• Sewer:	City of Tempe (not sure if currently in service)		• Telephone:	N/A		• Solid Waste Removal:	N/A		• Hazardous Waste Removal:	N/A		• Police Department:	City of Tempe		• Fire Department:	City of Tempe		• Cable TV:	N/A		• School District:	Tempe School District	
• Electricity:	Not sure																																	
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• Fire Department:	City of Tempe																																	
• Cable TV:	N/A																																	
• School District:	Tempe School District																																	
<p>32b. Types of Mechanical Systems:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Heating:</td> <td style="width: 15%; text-align: center;">Not sure</td> <td style="width: 70%; border-bottom: 1px solid black;"></td> </tr> <tr> <td>Cooling:</td> <td style="text-align: center;">None</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		Heating:	Not sure		Cooling:	None																												
Heating:	Not sure																																	
Cooling:	None																																	

Check box if the back of this sheet contains a sketch map or for any additional information.

Please initial and date each page in the box in the upper right hand corner

I: EEC STAFF RESUMES

John P. Burton

PROJECT MANAGER



EDUCATION

- B.S., Environmental Science, Slippery Rock University of Pennsylvania, 1996

TRAINING

- OSHA 40-Hour HAZWOPER Refresher
- PSMJ Project Manager Course
- EPA Certified AHERA Building Inspector
- EPA Certified Lead-Based Paint Inspector
- Erosion Control Training, AGC-ADOT, 2011

AFFILIATIONS

- American Council of Engineering Companies
- Arizona Commercial Mortgage Lenders Association
- Arizona Association of Industries (AAI)



BACKGROUND:

Mr. Burton has 18 years of experience to include over 4 years with the ADEQ and 14 years with EEC. His 4 years with the ADEQ included being a hydrologist within the Solid Waste, Superfund, and LUST Section. With EEC Mr. Burton specializes in performing due diligence to include Phase I, II, and III ESAs, asbestos/lead surveys, Brownfields, underground storage tank (UST) investigations and remediation, and stormwater permitting/sampling. He has been an environmental scientist and project manager on contracts for the cities of Phoenix, Glendale, Avondale, Scottsdale and Tucson; the Arizona Department of Environmental Quality, Arizona Department of Transportation, Pima County and the US Army Garrison at Fort Huachuca. He has completed hundreds of projects related to Phase I, II, and III site assessments to include those under the Brownfields Program. He has extensive experience with on-call contracts and is involved in every aspect of a job from scoping/costing, to performing field work, collecting site data, assessing RECs, report writing, and invoicing/follow-up.

RELEVANT PROJECT EXPERIENCE:

ENVIRONMENTAL SITE ASSESSMENTS (ESAs) AND BIOLOGICAL SURVEYS 2003-2005, 2007-PRESENT (CITY OF PHOENIX) –

Mr. Burton has managed and performed over 140 Phase I Environmental Site Assessments (ESAs) and 9 Phase II ESAs on behalf of the City of Phoenix under the on-call. The Phase I ESAs included assessment of properties associated with the Light Rail Transit, Community Noise Reduction Program (airport), Neighborhood Services, and for the Transportation and Drainage departments. The Phase II ESAs have included assessment of properties being acquired as part of the Light Rail Transit, CNRP, and one associated with the Durango Regional Conveyance Channel. The Phase I and II ESAs were completed in accordance with the most current ASTM Standard and City requirements. Mr. Burton has also worked closely with City staff with cost proposals, invoicing, quick turnaround Phase I ESAs, and Phase I ESA updates. He is very aware of the need for quick turnarounds on cost proposals, accurate completion of COP invoicing forms, and providing a quality and accurate Phase II and II ESA report to City personnel.

ENVIRONMENTAL SITE ASSESSMENTS ON-CALL (CITY OF MESA) –

Mr. Burton was the Project Manager for this on-call and provided oversight of Responsible for 11 Phase I ESAs and one Phase II ESA under this on-call contract. Projects have included assessment of right-of-way acquisition for road widening and full parcel acquisition. One site was associated with the Phoenix-Mesa Gateway airport for construction of a new warehouse facility within a known Superfund site and another site was associated with a former leaking underground storage tank site. Phase Is were

completed in accordance with the ASTM Standard and required coordination with various City staff (depending upon program) and review of various environmental programs and regulation. Phase I were typically completed in less than 20 days as a draft and finalized within 5 days of receiving final comment.

ENVIRONMENTAL SITE ASSESSMENTS (PIMA COUNTY) – Mr. Burton has managed 39 task assignments to date under this Phase I ESA on-call with Pima County since September, 2009. Properties assessed under this on-call have included residential, right-of-way, vacant land, and commercial property. These assessments have been expanded by PDEQ to include out of scope ASTM items such as potential asbestos and lead-based paint, riparian areas, historical resources, health & safety concerns, ecological resources, and high-voltage power lines. Phase I ESAs under this on-call have been submitted on time and within budget.

PHASE I ESAS ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT)– Mr. Burton has managed and performed various Phase I ESAs on behalf of ADOT during his 14 years with EEC. The Phase I ESAs have included assessment of whole properties and right-of-way acquisitions throughout the state. Most recently, Mr. Burton has assisted with the assessment and other due diligence activities for properties along Interstate 10 (I-10) within the eastern part of Phoenix. These assessments are part of ADOT’s planned advanced property acquisition and eventual widening of I-10 within this area.

ENVIRONMENTAL SITE ASSESSMENTS ON-CALL (CITY OF TUCSON) – Mr. Burton has managed and assisted with various Phase I ESAs on behalf of the City of Tucson since 2001. The Phase I ESAs have included assessment of whole properties and right-of-way acquisitions. Most recently, Mr. Burton provided oversight of a 4-parcel assessment along Grant Road that included historical leaking USTs on and adjacent property to the parcels.

PHASE I ESA: O'FIEH PROPERTY BROWNFIELDS (ARIZONA DEPT. OF ENVIRONMENTAL QUALITY) – Responsible for the Phase I and II Environmental Site Assessment (ESA) under AEDQ for a former industrial facility located in Winslow, Arizona. Historically, the facility was used as a lumber mill and pressure-treated wood using chromated copper arsenate during the late 1980 to mid-1990. EEC identified various Recognized Environmental Conditions to include leaking drums, stained soil and an un-assessed area beneath the former drip-pad. A Phase II ESA was completed and included development of a Sampling and Analyses Plan, installation of signage to indicate the facility is under a Brownfields investigation, drilling, sampling analyses, and completion of a Phase II ESA report with recommendations for clean-up.

PHASE I ESA & REMOVAL OVERSIGHT: ANGUS FUEL FACILITY (CITY OF SCOTTSDALE) – Mr. Burton performed a Phase I ESA on behalf of the City of Scottsdale for their Angus Fuel Facility. The Phase I ESA recommended removal of the UST and Mr. Burton provided a scope and cost to complete the removal. Mr. Burton provided oversight of the UST removal, sampling, and reporting for the removal of the UST.

STATE LEAD SITE ASSESSMENT AND REMEDIATION (ADEQ) – Mr. Burton has managed and performed site assessment and remediation at ten leaking underground storage tank (LUST) sites in the last ten years. Three of these sites have ongoing groundwater monitoring.

PHASE II ENVIRONMENTAL SITE ASSESSMENT - WICKENBURG OIL (MS. PATTY SICKLES) – Completed a Phase II Environmental Site Assessment for 1115 W. Wickenburg Way in Wickenburg, Arizona. Activities included assessment of an in-ground lift and a septic system associated with the former auto repair building as identified in the Phase I Environmental Site Assessment.

HOLBROOK BROWNFIELDS PROJECT (CITY OF HOLBROOK) – Mr. Burton managed and performed an asbestos surveys, lead-based paint survey, and Phase I Environmental Site Assessments (ESAs) for three properties in Holbrook, Arizona in support of their Brownfields EPA grant.

ENVIRONMENTAL BASELINE SURVEY; McMATH-PIERCE TELESCOPE (KIT PEAK, AZ) – Mr. Burton managed and performed an assessment of the McMath-Pierce Solar Telescope in Kitt Peak, AZ. The EBS used elements of ASTM E1527-13 for Phase I ESAs and ASTM Practice D6008 for performing an EBS. The purpose of the assessment was to identify environmental issues prior to a sale or demolition of the site.



EDUCATION

- B.S., Geological Sciences, Arizona State University, 2013

CERTIFICATIONS

- OSHA 40-Hour HAZWOPER
- Mine Safety & Health Administration Training
- Hazardous Waste Operation Supervisor Training
- OSHA Confined Space Awareness
- EPA AHERA Building Inspector
- EPA Lead-Based Paint Inspector Training

AFFILIATIONS

- Arizona Hydrological Society
- American Institute of Professional Geologists
- Society for Mining, Metallurgy, and Exploration (SME)
- Arizona State University Geology Club

BACKGROUND

Mr. Sullivan has a bachelor degree in Geological Science and is a Registered Professional Geologist with 8 years of experience. Mr. Sullivan is experience conducting all aspects of a Phase I ESA to include records research, site reconnaissance, property owner/tenant interviews, and report development. He is also knowledgeable in conducting Phase II ESAs and has completed assessments associated with former drycleaners, automotive repairs facilities, gas stations, and agriculture property. He has performed a wide variety of sampling utilizing a hand auger, direct push, hollow-stem auger and has performed groundwater sampling and soil vapor sampling for LUST sites. He is also experienced in Phase III remediation and has conducted oversight on numerous projects.

RELEVANT PROJECT EXPERIENCE

Arivaca Phase I and UST Removal (Hackalene Culling)—Prepared a Phase I Site Assessment Report, removed an underground storage tank and prepared a closure report.

Asbestos Survey - Site 99 Pump Station (MGC Contractors Inc)—Collected up to five samples from the concrete pad/footing at the Scottsdale Site 99 Pump Station. This is located east of Pima Road and south of Stage Coach. The sampling was associated with demolition and upgrade of the water storage tank at the site.

Hickey & Sons Parcel (Pima County)—Conducted an Expanded Phase I ESA for Pima County APN t22-16-171A identified as the Hickey & Sons Parcel. This APN consisted of 1.11 acres developed with five commercial buildings at the northeast corner of E. Seneca St. and N. Dodge Boulevard in Tucson, AZ. The purpose of the assessment was to determine if a recognized environmental condition existed on the property.

Oversight for RCC UST Permanent Closures (City of Phoenix)—Provided third party for three UST Permanent Closure removal projects at the Sky Harbor Airport rental car facilities. Ensured and documented that the removal and confirmation sampling activities were being conducted in accordance with ADEQ requirements.

OWS Soil Sampling - South Transit Center (City of Phoenix)—Conducted a soil assessment from the excavated and stockpiled area of the former OWS at the South Transit Center. Sampling was conducted because stained soil and sludge was identified upon removal of the OWS.

Phase I & II ESAs: MAS - South Park Avenue (4750 S. Park, LLC)—Completed a Phase I ESA for portions of Pima County APNs 132-16-623B and 132-16-623C in Tucson.

City Of Phoenix Aviation Department Storm Water Management Planning (City Of Phoenix Aviation Department C/O CDM) – Primary inspector for stormwater compliance inspections for the three City airports: Sky Harbor, Goodyear and Deer Valley. Inspections included review of documentation, identification of activities performed, Best Management Practice review and identification of SWPPP compliance issues. Also assisted airport tenants and the City on corrective actions as-needed and coordinated with the Aviation Department to prepare for filing new notices of intent for the City and airport tenants should the new Multi-Sector General Permit be issued. Facility inspections also consist of waste generating and disposal documentation,



oil/water separator inspections and documentation overview, stormwater inlets and outfall inspections.

Phase II Environmental Site Assessment Soil Sampling (City Of Phoenix) - Assist in initial assessment of the potential impact upon removal of the oil/water separator located at the South Transit Center Located at 2225 West Lower Buckeye Road.

EEC observed the excavation and stockpiles created by the contractor and sample for potential impacts.

City Of Phoenix Aviation Environmental Emergency Response (City Of Phoenix Aviation Department) – Overview of an oil/water separator spill located at Phoenix Deer Valley Airport. EEC observed the spill and determine potential impacts that may occurred. EEC also assisted on the oversight for the sampling, cleaning and documentation process.

Phoenix Aviation Rental Car Center Underground Storage Tank Permanent Closure (City Of Phoenix Aviation Department) – EEC completed oversight of the UST system removals and environmental sampling for Advantage Rental Car. In addition to the UST, EEC also assisted in the removal for the oil water separator. EEC reviewed the UST Permanent Closure reports completed by the environmental consultants (Stantec and GES) and verified the closure activities were conducted in accordance with the Arizona Department of Environmental Quality's (ADEQ) *Underground Storage Tanks Permanent Closure and Change-In-Service Guidance Document*.

Phase II Environmental Site Assessment for (Gorman & Company) – Assist ERI in initial assessment of the potential impact from in-ground lifts located at 2102 E. Apache Blvd., Tempe, AZ 85281. EEC observed the removal of two below-ground hydraulic lifts which have been known to contain hydraulic oil with polychlorinated biphenyls. EEC completed the sampling and reporting and compared the laboratory data with Arizona Soil Remediation Levels.

Septic Removal, 3405 S. 40th Street (Arizona Department of Transportation) – EEC abandoned one septic system located at 3405 S. 40th Street in Phoenix, Arizona. The property was owned by ADOT and was serviced by a 750 gallon pre-cast concrete septic tank. Septic system abandonment activities were conducted in accordance with Maricopa County Environmental Health code Chapter 2, section 8 and general County compliance.

Abandonment of 6 Drywells Near I-10 and Baseline Road, Tempe, Arizona (Arizona Department of Transportation) – Assessed and abandoned six drywells located near the northwest corner of I-10 and West Baseline Road in Tempe, Arizona. Abandonment was occurring as part of ADOT's advanced property acquisition for the planned widening of I-10.

ADOT Municipal and Facilities Stormwater Sampling (Arizona Department of Transportation) – Conducted stormwater monitoring at five ADOT Municipal Separate Storm Sewer System (MS4) outfall locations and four ADOT facilities during the summer and winter sampling season.

Update Medina SPCC Plan (Ventana Medical Systems) – Updated the Spill Prevention Control and Countermeasure Plan for the Medina Warehouse Facility located at 2201 E. Medina in Tucson, Arizona.

Former Trailside General Store (Arizona Department of Environmental Quality) – Performed confirmation sampling and LUST case closure activities. This consisted of three confirmation soil borings at the former release areas, two rounds of compliance groundwater sampling of ten wells, investigation –derived waste management, abandonment of twelve monitoring wells and reporting.

Permitting and Compliance Support (Maricopa County Risk Management) – Provided permitting review and plan update at several County facilities that included review of existing facilities and industrial Stormwater Pollution Prevention Plans (SWPPP), Spill Prevention Control and Countermeasure Plans (SPCCP), and Aquifer Protection Permits (APP) for compliance with regulations and update. Prepared an SPCCP for one new facility and assisted MCRM in evaluating if other facilities required plans/permits. Determined the regulatory status of six transfer stations and if SWPPP's were required. Updated the county's training modules for SWPPP's and SPCCP's as needed.

Marana Aerospace Solutions RCRA Compliance (Marana Aerospace Solutions) – Assisted with RCRA compliance issues resulting from an ADEQ Notice of Violation. Developed a Closure Plan Development, developed Standard Operating Procedures, and conducted soil sampling and analysis for Marana Aerospace Solutions located within the Pinal Air Park in Marana, Arizona.

Indoor Air Quality Sampling - 3602 West Bell Road (Danel Properties) – EEC conducted an indoor air quality sampling of a former dry cleaner to determine potential exposure to occupants from vapor exposure.

Hickman's – Desert Pride Facility (Nalco) – Assisted in preparing design documents and permit applications for a domestic water supply system to the new Hickman's Desert Pride facility located in Tonopah, Arizona.

Holbrook Brownfields Project (City of Holbrook) – Conducted asbestos surveys, lead-based paint surveys, and Phase I Environmental Site Assessments for up to 16 properties in Holbrook, Arizona in support of their Brownfields EPA grant.

Ken and Mel's Exxon Remediation Services (Arizona Department of Environmental Quality) – Performed ADEQ State Lead LUST remediation at 52 S. Lake Havasu Avenue in Lake Havasu, Arizona.

2704 E. 22ND Street – Phase I Environmental Site Assessment (22ND CC, LLC) – Performed a Phase I Environmental Site Assessment at 2704 E. 22nd Street in Tucson, Arizona.

City of Scottsdale Stormwater Permit Support (City of Scottsdale) – Provided support for City of Scottsdale's stormwater permit compliance program.

Expanded Phase I Environmental Site Assessment FLAP Award Parcels (Pima County Department of Environmental Quality) – Conducted an Expanded Phase I Environmental Site Assessment for the FLAP – Award Parcels.

Expanded Phase I Environmental Site Assessment – Open Space – Painted Hills Parcels (Pima County Department of Environmental Quality) – Conducted an Expanded Phase I Environmental Site Assessment Open Space for the Painted Hills parcels. Site consisted of 285 acres of vacant desert land.

Phase I Environmental Site Assessment for 3.78 Acres – Northeast Corner of South 50TH Avenue and Lower Buckeye Road (Prosteel Structural, Inc.) – Conducted a Phase I Environmental Site Assessment for 3.78 acres located at the northeast corner of S. 50th Avenue and West Lower Buckeye Road in Phoenix, Arizona.

Phase I Environmental Site Assessment for 450 E. Irvington Road, Tucson, Arizona (Enterprise Bank & Trust) – Conducted a Phase I Environmental Site Assessment at 450 E. Irvington Road in Tucson, Arizona.

Well Sampling - Pecos Road and 24th Street (Arizona Department of Transportation)—Conducted baseline sampling of a groundwater well located near Pecos Road and 24th Street in Phoenix, Arizona. The purpose of the sampling was to establish a baseline of water parameters prior to replacing the well.

Verde WTP Remediation/Excavation Oversight (City of Phoenix)—Provided the City of Phoenix with oversight of the remediation/excavation for arsenic impacted soils associated with the Verde Water Treatment Plant (WTP) located at 7696 North Red Mountain Road in Fort McDowell, Arizona. Provided environmental oversight of excavation of the percolation pond and elevated arsenic areas, collected confirmation soil samples from the excavation, and reviewed the Storm Water Pollution Prevention Plan (SWPPP) for completeness. Samples were submitted to an Arizona Department of Health Services certified laboratory for analysis in accordance with chain-of-custody protocols. Prepared a summary report upon project completion which included a summary outlining the tasks completed; removal and disposal of vegetation; amount of soil removed; soil disposal process; excavation backfilling process; figure showing sampling locations; table summarizing arsenic results; laboratory reports; waste transportation and disposal documentation; photo log of activities; and findings and recommendations. Also reviewed the SWPPP prior to implementation to verify it addresses the permit requirements accordingly.

Vicksburg Reclamation and Closure Plan (Arizona State Mine Inspector)—Provided a review of the Vicksburg 36 Reclamation Plant plan.

Phase I/II ESA ADOT Parcel #7-10871; Project H8827 01R (Arizona Department of Transportation)—Conducted a Phase I and Limited Phase II ESA for ADOT Parcel No. 7-10871; Maricopa County Assessor Parcel Numbers 104-65-004A, 104-65-003 and 104-65-002B.

Phase II ESA Fort McDowell, AZ (City of Phoenix)—Conducted a Phase II ESA and limited survey of the former percolation pond at the Verde Water Treatment Plant at 7696 N. Red Mountain Road. Included collecting subsurface and surface soil samples for arsenic analysis. The purpose was to identify and verify arsenic impacts.

Phase III ESA - Soil Remediation Peoria Avenue and 135th Avenue (City of Phoenix)—Conducted a Phase III ESA for remediation of arsenic and dieldrin impacted soils within City owned property at West Peoria Avenue and North 135th Avenue. Activities included excavation of approximately 132 tons of impacted soil, transport and disposal of the soil, confirmation sampling and final reporting.

Phase II ESA - Val Vista Water Treatment Plant Sulfuric Release (City of Phoenix)—Conducted a Phase II Environmental Site Assessment (ESA) for a sulfuric acid release at the Val Vista Water Treatment Plant in Mesa, Arizona. The Phase II ESA included a vertical and lateral assessment of the release area to assist the City in identifying a remediation strategy.

Phase I ESA Update - Priority 4A, Phoenix Sonoran Preserve (City of Phoenix)—Conducted an update to the Phase I Environmental Site Assessment (ESA) for 172 acres located west of Interstate 17 and north of McCloud Road Alignment and further identified as the Priority 4A, Phoenix Sonoran Preserve. The purpose was to identify recognized environmental conditions.

Phase II ESA - 4410 & 4422 S Central Avenue (City of Phoenix)—Phase II ESA for 4410 & 4422 S. Central Ave. Activities will include the install of 4 soil borings utilizing a direct push rig for assessment of a former auto garage on the associated property identified during the Phase I ESA.

Phase I ESAs - 12 Properties - Light Rail Train Extension to Gilbert Road (City of Mesa)—Completed 12 Phase I ESA for properties associated with the City of Mesa’s Light Rail Train Extension to Gilbert Road.

Phase I ESA - 9 Properties - LRT Extension to Gilbert Road (City of Mesa)—Completed 8 Phase I ESAs for 9 properties associated with the City of Mesa Light Rail Train Extension to Gilbert Road.

Phase I ESA - 407 S. 17th Avenue (Ross Equipment Rentals)—Conducted a Phase I ESA for 407 S. 17th Avenue in Phoenix. The purpose of the Phase I ESA was to identify the potential presence of recognized environmental conditions prior to property acquisition.

Phase II ESA - 7436 S Central Avenue (City of Phoenix)—Conducted a Phase II ESA for 7436 S. Central Ave., Phoenix, AZ consisting of GPR survey, soil sampling and soil gas survey. Scope of work included a Utility Location/Health & Safety Plan, underground tank locating services, possible UST/anomaly assessment, cleaning and inspection of OWS, soil-gas survey, and Phase II ESA summary.

Phase II ESA - 141 S. Stone Avenue (Holualoa Companies)—Conducted a Phase II Environmental Site Assessment for 141 S. Stone Avenue to assess past uses of the site as a gas station and auto repair facility.

Phase II ESA - 2102 E Apache Boulevard (Gorman & Company Inc)—Conducted a Phase II ESA at 2102 E. Apache Boulevard in Tempe. Activities included removal of a below-ground lift and assessment of surrounding soils to determine if a release had occurred.

Lead-Based Paint & Asbestos Survey (City of Tucson)—Completed lead-based paint and asbestos surveys for 930 E. Broadway Boulevard Tucson, AZ.

Lucky Mica Lithium Project Expansion (Redzone Resources Ltd)—Based on the preliminary budget recommendations, staked an additional 200 lode claims in the area to expand the project footprint and cover areas that had the highest potential for lithium mineralization. A minimum of three samples were taken at each site and included a channel sample along the width of the dyke and channel samples on both the hanging and foot walls of the dyke.

Mined Land Reclamation Plan Preparation (ASARCO LLC)—Prepared updated Mined Land Reclamation Plans (MLRP) for ASARCO’s Ray, Hayden, Mission and Silver Bell Mine sites. Included review of existing assumptions and SRCE costs developed by others and preparation of a MLRP for each facility in accordance with the cost assumptions.

Oversight for RCC UST Permanent Closures (City of Phoenix)—Provided third party for three UST Permanent Closure removal projects at the Sky Harbor Airport rental car facilities. Ensured and documented that the removal and confirmation sampling activities were being conducted in accordance with ADEQ requirements.

OWS Soil Sampling - South Transit Center (City of Phoenix)—Conducted a soil assessment from the excavated and stockpiled area of the former OWS at the South Transit Center. Sampling was conducted because stained soil and sludge was identified upon removal of the OWS..



Elizabeth Zima, R.G.
Environmental Quality Specialist
City of Phoenix
Office of Environmental Programs
200 West Washington Street, 14th Floor
Phoenix, Arizona 85003-1611

July 28, 2023
elizabeth.zima@phoenix.gov
Original is **NOT** being mailed

**Re: Revised Proposal to Conduct a Limited Phase II Environmental Site Assessment (ESA) for Maricopa County Assessor Parcel Number (APN) 124-24-171A
Located at 302 West 1st Street, Tempe, AZ 85281
Rio Reimagined Brownfields Assessment Coalition Grant BF-98T09301
COP Contract No. 156066; Project No. 4400000022
EEC No. 22022.28**

Dear Ms. Zima:

Engineering and Environmental Consultants, Inc. (EEC) is pleased to present this revised proposal to the City of Phoenix (COP) to conduct a limited Phase II ESA for the referenced Maricopa County APN. This proposed work is being conducted as part of the Rio Reimagined Brownfields Assessment Coalition grant BF-98T09301 and will be performed on behalf of the City of Tempe (COT).

The proposed Phase II ESA will be conducted in accordance with American Society for Testing Materials (ASTM) *Standard Practice E E1903-11, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process* and the COP's Phase II ESA scope of services. Included is a brief background discussion and a scope of work to complete the Limited Phase II ESA.

BACKGROUND

EEC completed a Phase I ESA dated July 7, 2023 for the referenced APN which consists of 2.29 acres with a 1,007 square foot residential structure and three outbuildings. Recognized Environmental Conditions (RECs) and other issues of concern identified during completion of the Phase I ESA consisted of the following:

- An inspection record dated 5/28/2002 from the City of Tempe Community Development Department indicates the subject property was utilized as a junk yard with old cars and engine parts. No records were available for the former junkyard through the regulatory database search. The presence of a former junkyard located on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- Directories indicate the subject property was listed as Myer Pest Control, Accent Painting, Apache Paint & Drywall, Titan Enterprises, Cahill Contracting and T-N-S Painting from at least 1974 through 2003. No records were available of these former commercial/industrial facilities through the regulatory database search. The presence of former commercial/industrial facilities located on the subject property is considered a potential vapor source

and identified as an REC. EEC recommends a Phase II ESA including soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.

- The questionnaire completed by Zachary J. Lechner, property owner representative for the City of Tempe, on June 26, 2023 indicates the previous property owner (Sussex) stored automotive vehicles on the property with potential repair activity. Additionally, the questionnaire indicates the property has been zoned for industrial activities. The potential for commercial/industrial activities involving automotive repairs on the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- EEC requested water and sewer connection dates from the City of Tempe Community Development/Building Safety Department for the subject property. A response was received on June 27, 2023 indicating no connection records from public to private development. However, EEC observed a permit indicating a sewer connection in 1972 through the City of Tempe Community Development Department. Historical records indicate the subject property had a residential structure as early as 1880 through the date of this report. Therefore, the structure located on the subject property would likely have been serviced by septic system from at least 1880 through 1972. EEC identified an above ground black plastic pipe along the western portion of the subject property residential structure. The black plastic was traced to the northwest portion of the structure where it appears to be disconnected. This black plastic piping is commonly used for sewers and septic systems. It is EEC's professional opinion that the black plastic pipe located on the subject property likely discharges to a potential septic system. Assuming the only material introduced to the system was domestic waste, no long-term environmental impact to the subject property would be expected. However, review of historical records and aerials indicates the subject property as commercial/industrial property associated with a junkyard and automotive repairs from at least at least 1974 through 2003. The potential for petroleum-based contaminants to be discharged into a septic system on the subject property is considered a potential vapor source and is identified as a REC. EEC recommends a Phase II ESA including a geophysical assessment to identify potential residual septic system components on the property and subsurface soil sampling to assess for potential impacts to the subject property from a septic system. EEC also recommends a soil-gas survey for worker protection based on the history of the site and if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, septic systems can also be physical hazards during construction activities and proper precautions should be taken if earth disturbance is to occur within the subject property. EEC recommends proper abandonment in accordance with the City of Tempe/Maricopa County requirements should a septic system be discovered.

- Review of historical aerials and chain of title records indicates the Union Pacific Railroad Company has been located on and adjacent to the subject property from at least 1930 through the date of this report. The presence of the Union Pacific Railroad with the potential of industrial activities on or adjacent to the subject property is considered a potential vapor source and identified as an REC. EEC recommends a Phase II ESA including subsurface soil sampling and soil-gas survey for worker protection based on the history of the site. EEC also recommends a soil-gas survey if the current structures on the property are to be occupied or developed with new habitable structure(s). Additionally, EEC also recommends an environmental professional be contacted if petroleum odors are noted during excavation activities and a review performed for worker safety.
- An archaeological assessment completed by the City of Phoenix Archaeology Office (CAO) identified several historical issues for the subject property as a summarized:
 - The APN is crossed by the in-use historic Southern Pacific Railroad: Wellton-Phoenix-Eloy Spur. This historic railroad structure was built in 1926 and has been determined eligible for inclusion in the National Register of Historic Places (NRHP).
 - The NRHP-listed Gonzales-Martinez House (structure) is within the southern portion of the APN. The home was built in 1880 and is one of the few buildings remaining from the early history of Tempe. Historic-era cultural resources associated with the home are likely present within the area.
 - Remnants of a historic-age powerline structure is adjacent to or just within the northwest portion of the APN. The powerline first appears in historic aerial photographs in 1969 and by 2019 the aerial photograph indicates only the 8 posts that supported two transmission towers remain.

Additional archaeology assessment was recommended to consist of compliance/consultation with Section 106 of the National Historic Preservation Act (NHPA) because the project uses federal funding.

LIMITED PHASE II ESA

The purpose of the limited Phase II ESA is to assess the RECs and archaeological issues identified during the Phase I ESA process. The limited Phase II ESA will be conducted in accordance with ASTM Standard Practice E 1903-11 and the COP's Phase II ESA Scope of Services.

Task 1 - Sampling & Analysis Plan

EEC will prepare a Sampling & Analysis Plan (SAP) plan to document the procedures and analytical requirements for Brownfields Assessment projects involving the collection of samples to characterize areas of potential environmental contamination. EEC will utilize the U.S. Environmental Protection Agency (EPA) Region 9 Brownfields Guidance and Template dated August 2018 to develop the SAP. Components of the SAP will include:

- Cover page with required information
- Approval page/distribution list
- Introduction
- Background
- Project and data quality objectives
- Sampling design rationale
- Request for analyses

- Field methods and procedures
- Sample containers, preservation, packaging and shipping
- Disposal of residual materials
- Sample documentation
- Quality control
- Field variances
- Field health and safety procedures
- Figure/appendices

A draft SAP will be submitted within approximately 2 weeks from receipt of NTP. EEC understands the draft SAP will require EPA approval prior to initiating field activities.

Task 2 - Utility and Septic Locating

EEC will conduct the following utility and septic locating activities prior to any earth disturbance.

Task 2.1 - Public and Private Utility Location

EEC will have the public underground utilities marked by Arizona 811 (formerly Blue Stake of Arizona) prior to proceeding with an intrusive investigation. Arizona 811 requires notification at least two full working days prior to earth disturbance. This activity will be completed prior to any private utility location being conducted.

EEC will utilize the services of Ground Penetrating Radar Systems (GPRS) to identify private utilities upon completion of public utilities being marked. Results of the public and private utility locating may require moving the proposed sampling points established in this proposal and within the approved SAP. EEC will notify the COP and COT in the event a proposed sample location must be moved a significant distance (more than 10-feet) from its proposed location due to a utility conflict.

Task 2.2 - Locate Septic System

EEC will utilize the services of GPRS to attempt to accurately identify the full extent of the septic system, drains and/or leach field. A ground penetrating radar (GPR) survey will be conducted by first identifying grid corners of the suspect septic location and establishing a 10-foot grid line from east to west and survey the designated area. If the septic can be located with GPR it will be outlined using a non-permanent marking paint. GPRS will also utilize any aboveground evidence of the septic system (such as clean-outs and access ports) to locate the septic system.

Task 3 - Field Sampling Activities

Field sampling activities under this task include a combination of surface soil sampling, subsurface soil sampling and soil-gas sampling to assess the identified RECs.

Task 3.1 - Surface Soil Sampling

EEC will collect up to 4 surface soil samples along the eastern property boundary nearest to the Union Pacific Railroad (UPRR) as identified on the Site Map in Attachment 1. These samples will be collected manually from approximately 3 to 6 inches below the ground surface (bgs) utilizing a clean stainless-steel spoon. Samples will be placed into laboratory provided containers and delivered to the laboratory under chain-of-custody procedure for the following analyses:

- Priority Pollutant Metals by EPA Method 6010B/7470A
- Semi-Volatile Organic Compounds by EPA Method 8270 (full list)
- Polynuclear Aromatic Hydrocarbons by Method 8270 SIM
- Volatile Organic Compounds by Method 8260
- Petroleum Hydrocarbons for C10 - C32 by Method 8015M
- Polychlorinated Biphenyls by Method 8082

The intent of this manual surface soil sampling is to assess the identified REC of the adjacent UPRR.

Task 3.2 - Subsurface Soil Sampling

EEC will utilize the services of Johnson Environmental Technology (JET) to conduct a subsurface soil assessment of the existing septic system and former junkyard. A total of 5 direct push borings will be installed as shown in the Site Map in Attachment 1 to include:

- One boring adjacent to the septic system to a maximum depth of 10 feet bgs with samples collected at 5 and 10 feet bgs or refusal. (2 samples total)
- Four shallow borings within the former junkyard area with samples collected at 1 and 3 feet bgs (8 samples total)

Soil samples will be collected via the direct push rig by driving the sampling rod via a piston to the desired depth and a sample collected within a liner to facilitate removal of material from the sample barrel. Soil samples at each interval will be documented for color, staining, odor and field screened utilizing a photoionization detector (PID). EEC will submit up to 10 soil samples (2 per boring) for laboratory analyses from the direct push rig. Each boring will be back-filled with cuttings from the hole and the surface patched or replaced to match the existing surface. Samples will be placed into laboratory provided containers and delivered under chain-of-custody procedure for the following laboratory analyses:

- Priority Pollutant Metals by EPA Method 6010B/7470A
- Semi-Volatile Organic Compounds by EPA Method 8270 (full list)
- Polynuclear Aromatic Hydrocarbons by Method 8270 SIM
- Volatile Organic Compounds by Method 8260
- Total Petroleum Hydrocarbons for C10 - C32 by Method 8015M
- Polychlorinated Biphenyls by Method 8082

EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses.

Task 3.3 - Soil-Gas Assessment

EEC will conduct a soil-gas survey utilizing the Arizona Department of Environmental Quality (ADEQ) *Soil Vapor Sampling Guidance Manual* dated July 10, 2008 (rev. 5/19/11 & 4/21/17). EEC will utilize the services of JET to conduct the sampling by installing three (3) direct push borings as shown in the Site Map in Attachment 1. Sampling procedures will consist of driving a direct push to approximately 5-feet below the ground surface (bgs) at each proposed location and the rod pulled up three to six inches to create a cavity. A Teflon® tube will be inserted to the bottom of the boring and the rod removed. The surface around the tube will then be sealed with a bentonite clay to prevent air from entering around the tubing. Approximately 45 minutes will elapse prior to collecting a sample to allow soil-gas within the cavity to equilibrate. The tube will then be purged of approximately three volumes prior to the collection of the soil gas sample. The soil-gas samples will be collected in a clean 1-liter stainless steel canister (e.g., Summa™ canisters). EEC will also conduct

leak detection testing during sample collection utilizing 1.1-difluoroethane as a tracer compound. This will be conducted by gently applying the tracer chemical during sample collection where air could enter the soil vapor probe and at all the connections of the sampling train.

The samples will be submitted under chain of custody procedures to an Arizona Department of Health certified laboratory and analyzed by using EPA Method TO-15 to include the additional compound list as identified by the ADEQ and the tracer compound 1.1-difluoroethane. EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses. Laboratory results will be compared to the Soil Gas Human Health Screening Levels (SGHSL) which are calculated using Environmental Protection Agency indoor air regional screening levels (IARSLs).

Task 4 - Quality Control Sampling/Waste Management

Quality Control (QC) samples and waste management activities as part of this project are described below.

4.1 - Duplicate Soil Sampling

EEC will conduct duplicate soil sampling to consist of 10% of the total collected. The proposed total number of soil samples is 14 and therefore one duplicate soil sample will be collected as part of this project and analyzed for the following:

- Priority Pollutant Metals by EPA Method 6010B/7470A
- Semi-Volatile Organic Compounds by EPA Method 8270 (full list)
- Polynuclear Aromatic Hydrocarbons by Method 8270 SIM
- Volatile Organic Compounds by Method 8260
- Total Petroleum Hydrocarbons for C10 - C32 by Method 8015M
- Polychlorinated Biphenyls by Method 8082

EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses. The duplicate soil sample will be treated independently of its counterpart in order to assess laboratory performance through comparison of the results.

4.2 - Blank Samples

Blank sampling as part of this project will consist of an equipment blank, trip blank and temperature blank. Analyses for each are provided below:

- Equipment Blank – Collection of rinsate from reusable and non-disposable equipment will be analyzed for the following:
 - Priority Pollutant Metals by EPA Method 6010B/7470A
 - Semi-Volatile Organic Compounds by EPA Method 8270 (full list)
 - Polynuclear Aromatic Hydrocarbons by Method 8270 SIM
 - Volatile Organic Compounds by Method 8260
 - Total Petroleum Hydrocarbons for C10 - C32 by Method 8015M
 - Polychlorinated Biphenyls by Method 8082

EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses.

- Trip Blank – One trip blank will be prepared to evaluate if the shipping and handling procedures are introducing contaminants into the samples, and if cross contamination in the form of VOC migration has occurred between the collected samples. Analyses for the

trip blank will be Method 8260. EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses.

- Temperature Blank – EEC has assumed two temperature blanks may be required for this project. Guidance indicates one temperature blank for each cooler that is shipped or transported to an analytical laboratory a 40-ml VOA vial should be included that is marked “temperature blank.” EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses. This blank will be used by the sample custodian to check the temperature of samples upon receipt.

4.3 - Ambient Air Sampling

One ambient air sample will be collected during field activities via a clean 1-liter stainless steel Summa canister. The canister will be placed upwind and as close as possible to the probe location and away from any potential VOC source (running vehicle, generator etc..) and the flow controller opened to draw in a sample into a pre-evacuated canister. The Summa canister will require approximately 15 minutes to collect the sample and the valve closed and the sample transported to a laboratory for analysis. Analyses of the ambient air sample will consist of EPA Method TO-15 to include the additional compound list as identified by the ADEQ. EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses. The purpose of ambient air sampling is to determine the presence and concentration of substances regarded as pollutants.

4.4 - Equipment Blank Air Sampling

One equipment blank air sample will be collected during field activities to monitor any cross contamination from the sampling train. Sampling procedures for the equipment blank will be performed similar to that as described in Task 2.1 using clean cylinder air or nitrogen as a source gas. Analyses of the equipment blank air will consist of EPA Method TO-15 to include the additional compound list as identified by the ADEQ. EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses.

4.5 - Waste Management

Any waste materials generated during sampling (gloves, sampling sleeves, plastic scoops, etc.) will be disposed off-site and assumed to be solid waste. The following procedures will be followed in the event sampling equipment requires decontamination:

- Clean sampling equipment with non-phosphate detergent and tap water wash, using a brush if necessary and containing rinse water in 5-gallon bucket.
- Rinse sampling equipment with tap water and retain in 5-gallon bucket.
- Final rinse with deionized/distilled water and retain in 5-gallon bucket.

Any liquid from the sampling equipment decontamination will be retained within a 5-gallon bucket(s) sealed with a self-locking lid and transported off-site by EEC. Analyses will be conducted for any wash/rinse water generated from sampling activities and analyzed for the following:

- Priority Pollutant Metals by EPA Method 6010B/7470A
- Semi-Volatile Organic Compounds by EPA Method 8270 (full list)
- Polynuclear Aromatic Hydrocarbons by Method 8270 SIM
- Volatile Organic Compounds by Method 8260
- Polychlorinated Biphenyls by Method 8082

EEC will request a normal turnaround time of approximately 7 business days for receipt of the laboratory analyses. The wash/rinse water will be properly disposed upon receipt of laboratory data

and a determination of waste characterization. EEC will provide the lab results to the COP and COT prior to disposal. It is assumed for the purpose of this proposal that any liquid waste will be non-regulated and therefore no additional costs are included for disposal.

Task 5 – Archaeology Assessment

EEC will utilize the services of Chronicle Heritage (formerly PaleoWest) to conduct compliance/consultation with Section 106 of the NHPA. Chronicle Heritage will conduct the following tasks as part of this assessment.

- Class I Literature Review
- Class III Pedestrian Survey
- Archival Research and Reporting

A standalone report will be provided for comment as part of the archaeology assessment. A quote from Chronicle Heritage is provided in Attachment 3 along with their estimated fee and schedule.

Task 6 – Limited Phase II ESA Report

The Phase II ESA Report will be in accordance with the COP's Phase II ESA Scope of Services to include:

- Report cover information including date, City of Phoenix project number, property address, parcel number(s), project name and any other site identifier if provided.
- Executive Summary identifying purpose and activities conducted.
- Introduction to include limitations, personnel involved, findings, conclusion and recommendations.
- Diagrams showing sampling locations and other appurtenances as applicable (to scale if required).
- Table summarizing laboratory results compared to applicable residential/non-residential Arizona Soil Remediation Levels (SRLs) and applicable SGHSLs as referenced.
- Findings, recommendations and any other pertinent information concerning assessment of the identified RECs.
- Estimated cost for remediation to remediate to non-residential SRLs and/or residential SRLs.

A final Limited Phase II ESA summary report will be submitted to the COP/COT within 3 business days once comments are received on the draft. The final will be submitted electronically in Adobe Pdf format (email or upload). Hard copies and/or a report on a CD can be provided upon request.

PROJECT SCHEDULE/DELIVERABLE

The following estimated schedule has been developed for this Phase II ESA:

- 2 weeks required from NTP for submittal of draft SAP.
- 8 weeks required for EPA/COT/COP review/approval of SAP.
- 8 weeks required for submittal of draft archaeology assessment report (to be conducted concurrently with other proposed activities)
- 1 week to coordinate utility clearance/GPR of septic system.
- 1 week to coordinate and complete drilling/sampling.
- 1 week for receipt of laboratory results.
- 2 weeks to complete and submit a draft report.
- 1 week or less to submit the final report upon approval of the draft.

It is estimated that approximately 16 weeks will be required to complete the project. The draft report will be submitted electronically in Adobe pdf format. The final report will be submitted electronically in Adobe pdf format within 3 business days of receiving all final comments on the draft report. Hard copies of the final report and/or CD copies are available upon request.

PROPOSED FEE

A detailed summary of the project fee is provided in Attachment 2 and summarized below.

Summary of Project Fee	
Task	Cost
Task 1 - Sampling & Analysis Plan	\$3,263.52
Task 2 - Utility and Septic Locating	\$1,774.13
Task 3 - Field Sampling Activities	\$13,983.82
Task 4 - Quality Control Sampling/Waste Management	\$5,482.22
Task 5 - Archaeology Assessment	\$28,581.17
Task 6 - Limited Phase II ESA Report	\$3,990.14
Not to Exceed Fee =	\$57,075.00

Quotes from proposed subconsultants to include JET, GPRS, Pace Labs and Chronicle Heritage are provided in Attachment 3.

ASSUMPTIONS

The following assumptions were made when preparing this proposal:

- The COT will provide EEC with access to the site.
- Up to 4 surface soil samples will be collected manually and analyzed.
- Up to 5 direct push soil borings will be installed.
- Up to 10 sub-surface soil samples will be collected and analyzed.
- Up to 3 direct push borings will be installed and 3 soil-gas samples collected and analyzed.
- Project requires approximately 16 weeks to complete.
- Draft report will be submitted in Adobe Pdf format via email or upload.
- Final report will be submitted in Adobe Pdf format via email or upload within 3 business days from final comment on the draft.

Please call me at (602) 248-7702, ext 7319; or cell phone (602) 301-9391 should you have questions concerning this proposal.

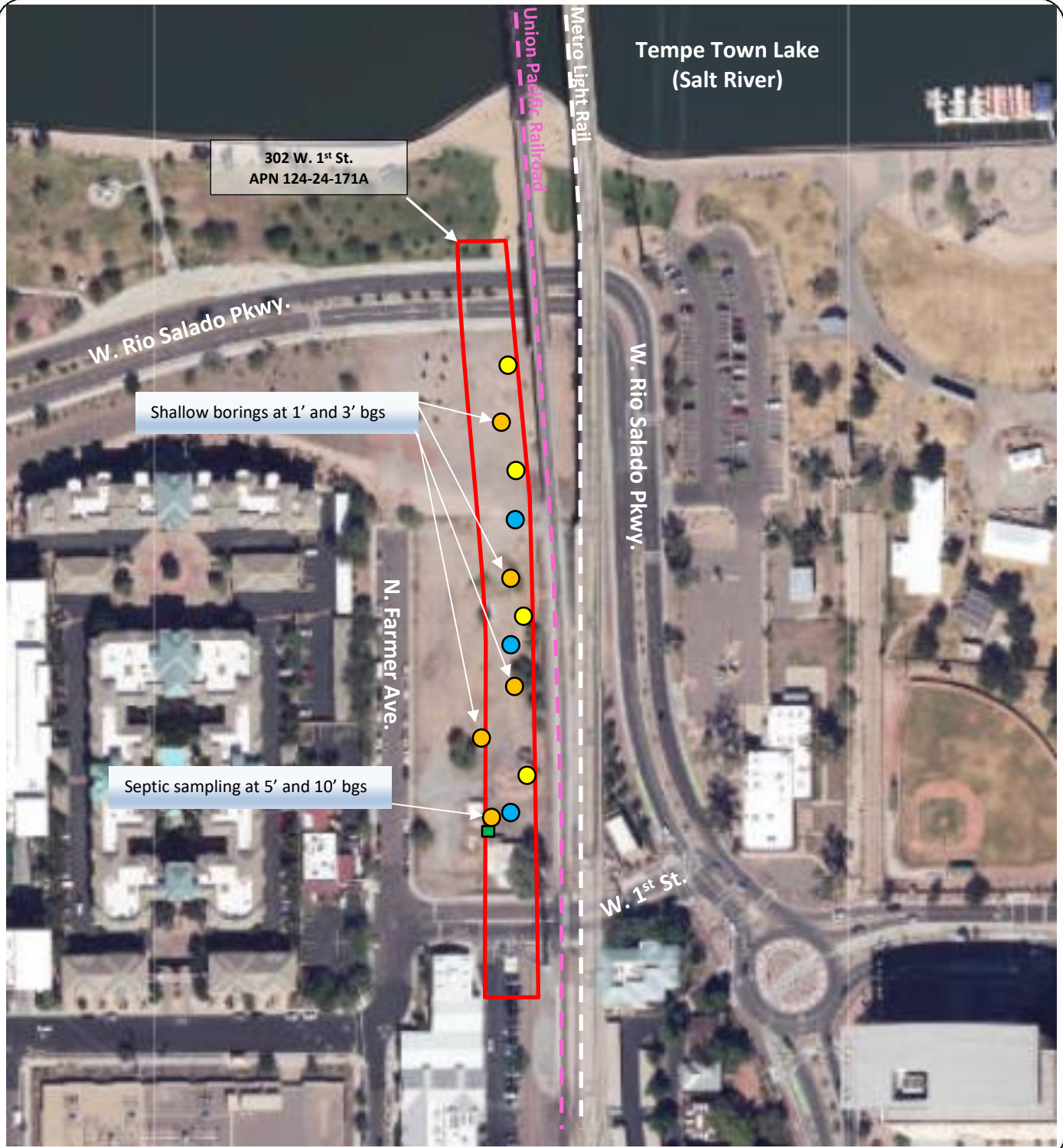
Sincerely,

Engineering and Environmental Consultants, Inc.

John Burton

John Burton
Project Manager

Attachment: 1 - Site Map
2 - Summary of Project Fee
3 - Subconsultant Bids



Legend

- Subject Property
- Soil Sample at Depth (Range of 1' - 10' bgs)
- Soil-Gas Sample
- Surface Soil Sample (Manual Collection)
- Approximate Septic Location



Engineering and Environmental Consultants, Inc.
 7740 North 16th Street, Suite 135 | Phoenix, AZ 85020
 Tel 602.248.7702 | Fax: 602.248.7851

Attachment 1 - Site Map

302 W. 1st Street
 Tempe, Arizona 85281
 Maricopa County APN 124-24-171A

Attachment 2
Summary of Project Fee
Limited Phase II ESA
Maricopa County APN 124-24-171A
302 W. 1st Street
Tempe, AZ 85281

Type of Work and Task	Project Manager		Registered Geologist		Sr. Environmental Specialist		Environmental Specialist		Environmental Technician		Total Direct Labor Fees		Total Amount
	Hrs	Dollars	Hrs	Dollars	Hrs	Dollars	Hrs	Dollars	Hrs	Dollars	Hrs	Dollars	
Limited Phase II ESA		174.17		139.41		121.70		106.58		90.17			
Task 1 - Sampling & Analysis Plan	1.00	174.17	1.00	139.41	14.00	1,703.80	10.00	1,065.80	2.00	180.34	28.00	3,263.52	\$3,263.52
Task 2.1 - Public and Private Utility Location	0.50	87.09	0.00	-	2.00	243.40	1.00	106.58	0.00	-	3.50	437.07	\$437.07
Task 2.2 - Locate Septic System	0.50	87.09	0.00	-	2.00	243.40	1.00	106.58	0.00	-	3.50	437.07	\$437.07
Task 3.1 - Surface Soil Sampling	0.50	87.09	0.50	69.71	4.00	486.80	2.00	213.16	1.00	90.17	8.00	946.92	\$946.92
Task 3.2 - Subsurface Soil Sampling	0.50	87.09	0.50	69.71	4.00	486.80	4.00	426.32	0.00	-	9.00	1,069.91	\$1,069.91
Task 3.3 - Soil-Gas Assessment	0.50	87.09	0.50	69.71	4.00	486.80	2.00	213.16	1.00	90.17	8.00	946.92	\$946.92
Task 4.1 - Duplicate Soil Sampling	0.50	87.09	0.50	69.71	1.00	121.70	1.00	106.58	0.00	-	3.00	385.07	\$385.07
Task 4.2 - Blank Samples	0.50	87.09	0.50	69.71	1.00	121.70	1.00	106.58	1.00	90.17	4.00	475.24	\$475.24
Task 4.3 - Ambient Air Sampling	0.50	87.09	0.50	69.71	2.00	243.40	1.00	106.58	1.00	90.17	5.00	596.94	\$596.94
Task 4.4 - Equipment Blank Air Sampling	0.50	87.09	0.50	69.71	1.00	121.70	1.00	106.58	0.00	-	3.00	385.07	\$385.07
Task 4.5 - Waste Management	0.50	87.09	0.50	69.71	1.00	121.70	1.00	106.58	1.00	90.17	4.00	475.24	\$475.24
Task 5 - Archaeology Assessment	1.00	174.17	0.00	-	0.00	-	0.00	-	0.00	-	1.00	174.17	\$174.17
Task 6 - Limited Phase II ESA Report	2.00	348.34	2.00	278.82	18.00	2,190.60	11.00	1,172.38	0.00	-	33.00	3,990.14	\$3,990.14
Labor Subtotals	9.00	1,567.53	7.00	975.87	54.00	6,571.80	36.00	3,836.88	7.00	631.19	113.00	10,741.56	\$13,583.27
SUBS and EXPENSES													
Driller - JET													\$1,585.00
Laboratory - Pace													\$12,249.00
Utility/Septic - GPRS													\$900.00
Archaeology - Chronicle Heritage													\$28,407.00
Supplies/Miscellaneous Expenses													\$350.73
Reimbursables (subtotal)		-		-									\$43,491.73
												Total Not to Exceed	\$57,075.00

EEC
7740 N. 16th St., #135
Phoenix, AZ 85020
602-248-7702

Attachment 3 - Subconsultant Bids

JOHNSON ENVIRONMENTAL TECHNOLOGIES



17364 East Baca Drive ♦ Fountain Hills, Arizona 85268 ♦ USA
Phone 480-816-6967 ♦ Cell 602-320-0423 ♦ Email [:scott@getjetaz.com](mailto:scott@getjetaz.com)
www.getjetaz.com

To: Mr. John Burton
Company: Engineering and Environmental Consultants
Contact Number: 602-248-7851 x7319
<mailto:jbunton@eecorp.com>

From: Scott Johnson
Date: July 11, 2023
Total Pages: 2

Subject: SOW & Fee Info for Sampling Services: 302 W. 1st Street, Tempe, AZ

Project Understanding

The purpose of this e-transmission is in regard to your request for quote for sampling services as presented on the fee estimate form at the end of this document.

Sampling Program

The sampling program described below is a one-person operation, which includes the use of the JET8500 probe driver. The estimated number of points per day is based on average sampling conditions.

- Total days scheduled: .6 day(s)
- Proposed number of sampling points: 10
- Number of samples collected: 3 soil gas, 10 soils
- Target depth(s) 5-10ft BGS or refusal

It is the responsibility of EEC, Inc (EEC) to locate utilities via blue stake, obtain information regarding subsurface structures, and designate the specific location and depth for sampling. Johnson Environmental Technologies, Inc. (JET) will not be responsible for damage to subsurface structures or related claims resulting from sampling activities. Additionally, EEC is responsible for developing a site-specific health and safety plan and for conducting an on-site safety meeting prior to project commencement.

JET samplers can punch through all asphalt surfaces or concrete (less than eight inches thick). In order to expedite sampling through thicker concrete surfaces a three-inch diameter core is required. JET will provide concrete coring services directly if needed.

Sampling of soil/soil gas in close proximity to tanks and piping elevates the risk in damaging these structures. JET does not recommend sampling within 5 feet of identified structures. It is the responsibility of the client to locate utilities, obtain information regarding subsurface structures, and designate the specific location and depth for sampling. JET will not be responsible for damage to subsurface structures or related claims resulting from sampling activities. The total liability of Johnson Environmental Technologies, Inc., its officers, agents, employees, or successors to the client, arising out of or in connection with any services provided, shall not exceed the invoiced amount for the services provided. This limitation of liability shall supersede all clauses to the contrary, express or implied, in any client purchase order or contract, unless different terms are authorized in advance, in writing, by an officer of Johnson Environmental Technologies, Inc. (JET).

Terms

Payment terms are net 30 days regardless of payment status between Client and their client. All terms beyond COD are subject to prior credit approval. JET reserves the right to require a deposit or advance payment where an account has not been established or is overdue.

JET PRICING--FIELD SAMPLING SERVICES

Description	Units/Hours	Unit Cost	Total Cost
Sampling Services	0.6	\$1,925.00	\$1,155.00
Mobilization	1	\$150.00	\$150.00
Well supplies	3	\$15.00	\$45.00
Utility Locate	1	\$135.00	\$135.00
PID	1	\$100.00	\$100.00
Project Total			\$1,585.00

Authorization

JET will begin work following your **WRITTEN AUTHORIZATION** to proceed. Authorization will consist of returning a copy of this proposal with an **AUTHORIZED SIGNATURE** on page two, prior to reserving schedule of any personnel for this project. Authorization of this proposal indicates acceptance of all terms on this page, and the scope of work described herein. Adjustments to the cost of the project will be based on the fees presented in this proposal, which are valid for six months from the date of this proposal. **A \$1000.00 cancellation fee will be charged on all projects cancelled within 48 working hours of project start time.**

JET appreciates the opportunity to provide this quote for services, thank-you for your consideration.

Authorized Signature: _____ **Date:** _____

Project specific notes:

JET understands the scope of work to be: Advance tooling via DPT to a depth of 5ft BGS and collect a soil gas sample in three locations. In addition, using DPT, advance tooling to a depth of 3ft in five locations, and 10ft in (1) location, collecting a soil sample. Backfill and patch borings with matching surface material. JET assumes access to all locations with DPT rig. Concrete may be encountered. JET staff will follow all guidelines as outlined in "ADEQ, Soil Vapor Sampling and Guidance", April 2017.



PROPOSAL

ENGINEERING AND ENVIRONMENTAL CONSULTANTS INC DBA EEC INC



GPRS is the nation's premier company specializing in the detection of underground utilities and underground storage tanks, video pipe inspection, leak detection and the imaging of concrete structures. Our services enable your projects to stay safe, on time and on budget.



SIM-CERTIFIED FIELD STAFF

Our SIM-Certified Project Managers are equipped with the latest technology, industry leading training and a methodology that has produced over 99.8% accuracy on over 300,000 projects. Visit SIMSPEC.ORG today for details.



NATIONWIDE FOOTPRINT

GPRS is the largest company of our kind. With highly trained Project Managers across America we can provide rapid response to your job site — wherever it may be located.



CONSULTATIVE APPROACH

GPRS Project Managers are trained to help you remove barriers that could impact your project being safe, on time and on budget. They provide industry-leading deliverables such as CAD, 3D drawings, NASSCO reports, and a .KMZ and .PDF map is included with every utility locating project which accelerates planning, organizes operations and increases communication.



**VISUALIZING
THE BUILT WORLD™**
////// ABOVE AND BELOW GROUND

July 12, 2023

Client: ENGINEERING AND ENVIRONMENTAL CONSULTANTS INC DBA EEC INC

Project Address: 302 West 1st Street, Tempe, AZ 85281

Quote Number: GPRSQUOTE-77390

Submitted By:

Samantha Redmond

To schedule, please email:

arizonainfo@gprsinc.com

GPRS appreciates the opportunity to provide this proposal. We encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed. Our insurance certificate and W-9 can also be downloaded [here](#). Please feel free to contact us if you have any questions or need additional information.

Scope of Work

Soil Bore Scan: We understand the scope of work on this project is to search for underground utilities around soil bores, as listed in the table below. We will attempt to trace any utilities for which structures are visible from the work area. Utilities will be marked on the surface using spray paint or other appropriate means. The client will be responsible for providing drawings or notifying GPRS of any utilities known to be entering the work area for which there are no apparent surface features or structures that are visible from the work area. To avoid additional charges, the areas should be laid out, marked, and cleared of obstructions prior to our arrival.

Soil Bore Count	Scan Area Radius
12 Soil Bores	10 ft. radius around each

Equipment

- Underground Scanning GPR Antenna.** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real-time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8' or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3' or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- Electromagnetic Pipe Locator.** This receiver can passively detect the signals from live AC power or radio signals traveling along some conductive utilities. Operators can connect a transmitter directly to accessible metallic pipes, risers, or tracer wires to generate a current at a specific frequency. The receiver can then detect the resulting signal along the pipe or tracer wire. Various factors may impact this device's effectiveness, including (but not limited to) access to the utility, conductivity, grounding, and interference from other utilities. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- Traceable Rodder.** The rodder consists of a copper wire encased in fiberglass. This device is pushed through a pipe with direct access, such as a sewer line at a cleanout or a storm drain catch basin. Operators then induce a current on the wire and trace the signal from the surface. The maximum traceable depth is 10' depending on the soil conditions, and the maximum distance is 200'. Inserting the rodder into deeper pipes within manholes may not be feasible depending on site conditions. GPRS will not access electrical conduits. The signal is not detectable through metallic pipes. For more information, please visit: [Link](#)
- GPS.** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)

Project Costs

SERVICE	DESCRIPTION
Soil Boring	Described in Scope of Work
TOTAL	\$ 900.00

General Terms & Conditions

This proposal is subject to the General Terms and Conditions for Services of Ground Penetrating Radar Systems, LLC (GPRS) posted at [Link](#) (the "Terms and Conditions") and is hereby incorporated by reference into and made a part of this proposal. Customer acknowledges it has read and agrees to be bound by such Terms and Conditions. In the event of any conflict between the terms of this proposal and the Terms and Conditions, the Terms and Conditions will prevail. Customer also acknowledges that GPRS may, from time to time and at its discretion, modify the Terms and Conditions and Customer agrees to be bound by such Terms and Conditions as modified.

1. Customer agrees to meet and perform all requirements described in this document and has fully read and understands all items listed within this document including the proposal-specific Assumptions.
2. It is the customer's responsibility to prepare the site for scanning, including clearly identifying areas to be scanned, securing access to all areas required for scanning, and keeping these areas clear and free of obstructions. Delays caused by customer's failure to do so may result in an increased price.
3. GPRS does not conduct an investigation, analysis, or interpretation of soil composition, soil/concrete conditions, or geophysical, geological, engineering, or land surveying information. Customer acknowledges it understands that we are merely reporting retrieved data and that we do NOT provide geophysical, geological, engineering, or land surveying services. Customer should contact a professional in those fields if such services are needed.
4. If any work to be performed is within a road or street, unless specifically included by GPRS within this proposal, it is the customer's responsibility to provide adequate traffic control to allow GPRS' personnel to safely and efficiently work in the road/street.
5. If this proposal is not accepted within 90 days of July 12, 2023, the pricing may be subject to review.
6. If for some reason the technician arrives on site and the work is cancelled there will be a charge of \$500 per requested technician.
7. If your project is in WV, SD, NM, or HI: State sales tax is not included in the total on this proposal, but will be included on the invoice.
8. Payment Terms are Net 30; or as specified if a current Master Service Agreement is in place.

Accepted and Agreed

Company Phone/Email: _____ PO#: _____ Job#: _____

Print Name: _____ Signature: _____ Date: _____

Project-Specific Assumptions

- Standard full-day rates are based on an 8-hour workday. Time-on-site in excess of 8-hours will be billed at overtime rates.
- This price assumes that we will be given access to perform the work during weekday business hours (6am-5pm). Work performed outside of this is billed at time and a half.
- All of our technicians have OSHA-10 safety training or greater. Site-specific safety training is not included in this quote. Please notify us if this project requires additional safety training.
- As-builts and any other applicable drawings shall be made available to GPRS prior to the project.
- The equipment listed in this proposal is the standard recommended equipment for your project. Depending on site conditions, your GPRS Project Manager may use all of the equipment listed or a subset thereof on your project. At their discretion, they may also employ additional tools not listed above to provide you with the best results possible.
- A thorough utility search can only be completed if GPRS is given access to all utility structures, interior and exterior. This service is never a replacement for the use of the state One Call system (811).
- If your project includes scanning an elevated concrete slab: Some slabs may not be completely penetrable from the top only and would need to be scanned from both top and bottom and should be considered an unforeseen circumstance that would incur additional time onsite and charges.
- If your project includes scanning a wall or elevated concrete slab: Ladders, manlifts, or safe access for scanning wall or ceiling locations is the responsibility of the client.
- If your project includes scanning a concrete slab with roofing material or other surface obstructions, these obstructions should be removed by the customer or customer's representative prior to our arrival. GPRS will need direct access to the surface of the concrete to obtain optimal results.
- These rates assume that there are no certified payroll requirements. GPRS has not been notified of any PLA, DIR, or Certified Payroll requirements. If GPRS receives notice that any of these conditions exist, there will be additional costs.



Quote Prepared for:

Engineering and Environmental Consultants
 (EEC)
 7740 North 16th St Suite 135
 Phoenix, AZ 85020

John Burton
 (602) 248-7702
 jburton@eecorp.com

Pace® Contact Information

Account Executive
 David Veratti
david.veratti@pacelabs.com

Pace Project Manager
 Daphne Richards
daphne.richards@pacelabs.com
 (615) 773-9662

Project Information

Quote Name	00141914 - EEC - 302 W. 1st Street, Tempe, AZ -EEC job 22023.28 - 7/10/23	Created Date	7/20/2023
Quote Number	00141914	Expiration Date	10/31/2023
Standard TAT:	10 Business Days	Shipping Information	Phoenix Service Center
Rush Surcharges:	10 day=Standard, 7 day=1.25x, 5 day=1.50x, 4 day=1.75x, 3 day=2.00x, 2 day=2.50x, 1 day=3.00x	Report Level	2
Project Location	AZ		

Minimum Laboratory Fee

\$250

Quote Details

Item #	Quantity	Method	Product	Line Item Description	Sales Price	Sub-Total	Total-Price
AIR	3.00	TO-15 scan	VOC's - Full list	TO-15, Analyses with TICs	\$250.00	\$750.00	\$750.00
	3.00	Canister Rental	Canister Only (2 week rental incl', each add'l week bill in accordance with rental policy, canister and/or FR/FC replacement costs billed after 60 days if not returned)	Batch Certified	\$50.00	\$150.00	\$150.00
	3.00	Flow Controller Rental	Flow Controller Only (2 week rental incl', each add'l week bill in accordance with rental policy, replacement costs billed after 60 days if not returned)	Flow Controller/Sample Train Rental	\$35.00	\$105.00	\$105.00
SOIL	15.00	EPA 6010/7471	Priority Pollutant Metals (13) (Sb, As, Be, Cd, Cr, Cu, Pb, Hg, Ni, Se, Ag, Tl, Zn) (soil)		\$125.00	\$1,875.00	\$1,875.00
	15.00	EPA 8270	Semi-Volatile Organics (full list SVOCs) (soil)		\$180.00	\$2,700.00	\$2,700.00
	15.00	EPA 8270 SIM	Polynuclear Aromatic Hydrocarbons (PAH) (low level) (soil)		\$95.00	\$1,425.00	\$1,425.00
	15.00	EPA 8260	Volatile Organic Compounds (VOCs) (soil)		\$90.00	\$1,350.00	\$1,350.00



	14.00	EPA 8015M	TPH as Diesel Range/Oil Range (TPH-DRO/ORO) (soil)	TPH DRO/ORO C10 - C32 by Method 8015M	\$55.00	\$770.00	\$770.00
	14.00	EPA 8082	Polychlorinated Biphenyls (PCBs) (soil)		\$70.00	\$980.00	\$980.00
Additional Analyses - AIR	1.00	TO-15 scan	VOC's - Full list	TO-15 Analyses per ADEQ/ADHS list and include 1,1-difluoroethane	\$250.00	\$250.00	\$250.00
	1.00	TO-15 scan	VOC's - Full list		\$250.00	\$250.00	\$250.00
	2.00	Canister Rental	Canister Only (2 week rental incl', each add'l week bill in accordance with rental policy, canister and/or FR/FC replacement costs billed after 60 days if not returned)	Batch Certified	\$50.00	\$100.00	\$100.00
	2.00	Flow Controller Rental	Flow Controller Only (2 week rental incl', each add'l week bill in accordance with rental policy, replacement costs billed after 60 days if not returned)	Flow Controller/Sample Train Rental	\$35.00	\$70.00	\$70.00
LIQUID	1.00	EPA 6010/7470	Priority Pollutant Metals (13) (Sb, As, Be, Cd, Cr, Cu, Pb, Hg, Ni, Se, Ag, Tl, Zn) (water)		\$125.00	\$125.00	\$125.00
	1.00	EPA 8270	Semi-Volatile Organics (full list SVOCs) (water)		\$180.00	\$180.00	\$180.00
	1.00	EPA 8270 SIM	Polynuclear Aromatic Hydrocarbons (PAH) (low level) (water)		\$95.00	\$95.00	\$95.00
	1.00	EPA 8260	Volatile Organic Compounds (VOCs) (water)		\$90.00	\$90.00	\$90.00
	2.00	EPA 8082	Polychlorinated Biphenyls (PCBs) (water)		\$70.00	\$140.00	\$140.00
SOIL	1.00	EPA 6010/7471	Priority Pollutant Metals (13) (Sb, As, Be, Cd, Cr, Cu, Pb, Hg, Ni, Se, Ag, Tl, Zn) (soil)		\$125.00	\$125.00	\$125.00
	1.00	EPA 8270	Semi-Volatile Organics (full list SVOCs) (soil)		\$180.00	\$180.00	\$180.00
	1.00	EPA 8270 SIM	Polynuclear Aromatic Hydrocarbons (PAH) (low level) (soil)		\$95.00	\$95.00	\$95.00
	1.00	EPA 8260	Volatile Organic Compounds (VOCs) (soil)		\$90.00	\$90.00	\$90.00
	1.00	EPA 8015M	TPH as Diesel Range/Oil Range (TPH-DRO/ORO) (soil)	TPH DRO/ORO C10-C32 by Method 8015M	\$55.00	\$55.00	\$55.00
	1.00	EPA 8082	Polychlorinated Biphenyls (PCBs) (soil)		\$70.00	\$70.00	\$70.00
	1.00	Quality Control	Trip Blank-Quality Control	VOCs EPA 8260	\$90.00	\$90.00	\$90.00
	1.00		Environmental Impact Fee (Per Invoice)		\$25.00	\$25.00	\$25.00
	19.00		Sample Disposal		\$6.00	\$114.00	\$114.00

Grand-Total \$12,249.00

Additional Pricing Considerations:

- If you have specific questions about any conditions noted below, please contact your Pace Analytical Representative.**
- Unless accepted, signed and returned, or otherwise noted above, proposal expires 60 days from Created Date above.
 - Quoted prices include standard Pace Analytical QA/QC, reporting limits, compound lists and standard report format unless noted otherwise.
 - If project specific MS/MSD samples are submitted, they may be billable.
 - Volatile soils need to be frozen within 48 hours of collection. To facilitate this, they should be submitted to the lab within 40 hours of



July 28, 2023

John Burton

Project Manager | Environmental Services
Engineering and Environmental Consultants, Inc. (EEC)
7740 N. 16th Street, Suite 135
Phoenix, AZ 85020
(602) 248-7702

Submitted via email to: jburton@eecorp.com

RE: Archaeological survey and historic sites documentation in support of a Phase II Environmental Sites Assessment at 302 W 1st Street, Tempe, Arizona.

Dear Mr. Burton,

Chronicle Heritage (Chronicle) is pleased to submit herewith a scope of work and cost estimate to complete archaeological services in support of a Phase II Environmental Sites Assessment (ESA) on 2.25 acres of City of Tempe land located at 302 W 1st Street in Tempe, Arizona (Project). Due to funding provided by the US Environmental Protection Agency's (EPA) Brownfields grant, the Project is subject to compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (36 CFR 800). The EPA is the lead federal agency with the City of Phoenix Archaeology Office (CAO), City of Tempe Historic Preservation Office, State Historic Preservation Office (SHPO), affiliated Tribal Historic Preservation Offices, and Arizona State Museum (ASM) providing agency review. Per CAO recommendations, Chronicle will conduct a pedestrian survey of the APE to assess the potential for buried cultural resources associated with early history of Tempe, as well as complete field documentation and archival research for two historic-era resources located within the APE.

One historic-era resource is a previously recorded segment of the Southern Pacific Railroad's (SPRR) Wellton-Phoenix-Eloy spur (AZ T:10:84[ASM]) that extends north-south through the APE. This in-use, single track rail line has been previously determined eligible for listing on the National Register of Historic Places (NRHP) by SHPO under Criterion A for its association with the period of Transcontinental Railroading in Arizona (ca. 1878-1940). The second historic-era resource is a grouping of eight undocumented concrete footers that once supported two towers for a dual transmission line that spanned the majority of the APE. The NRHP-listed Gonzalez-Martinez House also lies within the APE but will require no further structural investigation; however, cultural resources (e.g., artifacts and/or features) associated with the home may remain extant within the APE. Additional research and data recovery excavations may be necessary based upon the results of the archival research, survey, and documentation.

Two tasks are necessary to complete the requested scope of work.

TASK 1: CLASS I LITERATURE REVIEW

Chronicle will examine the AZSITE database and the National Register Information System database and will also coordinate with the Arizona State Museum (ASM) Archaeology Records Office (ARO). This search will be conducted to determine the location of any previously conducted archaeological surveys and previously recorded cultural resource sites within a ½ - mile radius of the APE. Archival General Land Office (GLO) survey plats maintained by the BLM





and USGS topographic quadrangles will also be consulted to evaluate the possible presence and location of previously unidentified historic resources within the APE. This task can be completed for a cost of **\$3,460.00**.

TASK 2: CLASS III PEDESTRIAN SURVEY

In accordance with ASM and SHPO standards and guidelines, Chronicle archaeologists will conduct a pedestrian survey of the 2.25-acre APE, completing full documentation of the extant SPRR segment (AZ U:10:84[ASM]) and transmission line remnants, as well as recording and mapping any previously unrecorded cultural resources that may occur. Chronicle will evaluate the significance of all identified cultural resources in terms of eligibility for listing on the NRHP, and provide recommendations for mitigation, if necessary. This task can be completed for a cost of **\$4,123.00**.

TASK 3: ARCHIVAL RESEARCH AND REPORTING

- The results of the Class I literature review, pedestrian survey, and resource documentation will be presented in a report which will meet all federal, state, and SHPO standards. This reporting will provide the following: a description of field methods; historic contexts derived from the archival research and detailed descriptions for each recorded resource (i.e., railroad and transmission line); a record of isolated occurrences (e.g., prehistoric and/or historic artifacts); evaluations of NRHP eligibility; and management recommendations. The report will be submitted to the lead federal agency (EPA) for distribution to reviewing agencies. This task can be completed for a cost of **\$20,824.00**.

ASSUMPTIONS AND SCHEDULE

- Client will ensure access to the parcel by providing any necessary gate codes or keys.
- Chronicle assumes the documentation of 1 previously recorded historic property (AZ T:10:84[ASM]) and 1 newly recorded site (transmission line).
- Costs include the preparation and delivery of Section 106 consultation and tracking for Tribal and other consulting parties, for up to one round of consultation.
- Chronicle will provide draft and final reports for electronic and/or hard copy submittal, as well as consultation packets and hard copies for submittal to consulting Tribes and other parties.
- If more than 2 sites are identified or if more than 1 round of agency comments are required, a cost modification may be requested.
- Upon receipt of a notice to proceed, the draft report can be submitted within 8 weeks.
- Any task not expressly described herein is not included in the proposed fee.

The professional fee for completing the tasks described above will be **\$28,407.00**, payable on a fixed fee basis and invoiced monthly.





CHRONICLE™
HERITAGE

T: 602.261.7253
info@paleowest.com

PHOENIX HQ
319 East Palm Lane
Phoenix, AZ 85004

We look forward to working with you on this project. Please do not hesitate to contact me at 602-571-8714 if you have questions or require additional information.

Sincerely,

CHRONICLE HERITAGE

Christopher E. Rayle | Regional Principal - Southwest





Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

July 27, 2023

Mr. Todd Marshall
1st & Farmer LLC
233 E. Southern Ave. #24641
Tempe, AZ 85282

RE: Gonzales-Martinez House, 302 W. 1st. St., Tempe, AZ
Building Condition Assessment Update

Dear Mr. Marshall:

Yesterday morning, July 26, 2023, I reviewed the conditions of the Gonzales-Martinez House, in order to provide additional information and updates to the Condition Assessment prepared for the City of Tempe in 2017. The following summarizes my findings.

1. **Adobe Structural Condition:** By far the most significant change in condition since 2017 involves the east-facing exterior adobe wall. In 2017 this wall had a largely intact stucco finish with only about a 4' x 4' area of adobe exposed. Also at that time, the area in front of the east wall was blocked with stored materials and could not be readily accessed. The current condition has lost more of the stucco finish, revealing a separation crack at the point where the 12" thick east wall meets the 18" thick south wall. There appears to be a similar crack where the east wall meets the north wall, but this is less clear because more stucco remains in place. At one point near the center of the west wall, there is a hole eroded clear through that has been boarded up with a plywood panel. Basal coving has also worsened along the length of this wall.

While the wall will require some additional structural evaluation following removal of the remaining exterior plaster, it is likely that the vertical cracks at the building corners will need to be pieced back together. The wall base may have eroded to the point where a phased replacement of adobe block for the full thickness of the wall may be necessary. Exposure of the adobe may also reveal a little more information about whether this wall had any openings in it that merit restoration.

While the west wall is an area of known adobe damage, further erosion of the exposed surfaces over the last 5 years has been slowly progressing.



East wall condition

2. **Wall Materials, “Room 3” (first addition, likely historic kitchen):** All of the walls in this section of the building were covered by drywall furring in 2017. Based on information from Steve Sussex, we believed that this room and the one to the west (Room 4) to have walls built of railroad ties. Large areas of drywall furring since been damaged, exposing adobe at the north side. This wall is approximately 10 inches thick, including plaster on both sides.

The doorway through this wall (door D6 in the 2017 report) was apparently “hacked” through the wall to connect to the additions or create a closet. The jambs of the opening are irregular and were patched using masses of polyurethane foam. In this location, either the wall will need to be filled in with new adobe block, or if determined to have been a modified door or window opening, reconstructed as necessary to carry a new door or window.

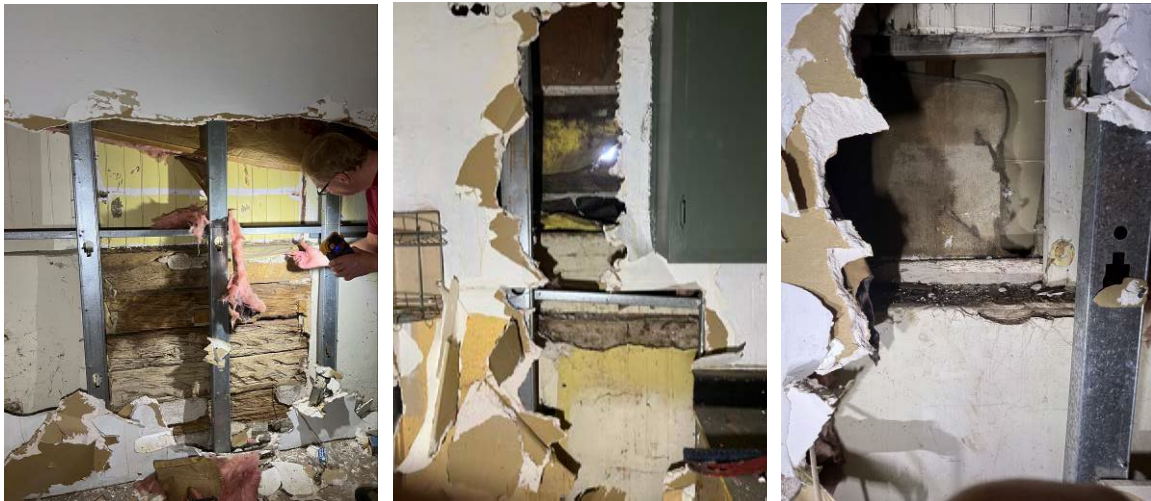


Adobe wall patched with polyurethane foam

3. **Wall materials and Construction, “Room 4” (west wing):** Railroad ties were thought in 2017 to comprise the entirety of the room’s walls. This was assumed because the exterior was fully covered in stucco and the interior was concealed behind drywall furring. This furring has been thoroughly disturbed now, and we removed additional sections to expose the underlying construction. The railroad ties were found to extend only to a height of 3’-9” above the interior floor level. Above the ties, an infill wall consisting of boards laminated with beadboard on the

interior side (and potentially siding on the exterior) encloses what was likely a fully screened porch. Some screening was found in place in the north wall.

The original design of this room was likely for a screened porch (not, as conjectured in 2017, a bathroom), common before the advent of air conditioning or evaporative coolers. At some time later, most, but not all of the screened areas were filled in with the laminated board material. More mysteries of this room will likely be revealed with the removal of all of the furring and the exterior stucco. None of the foregoing has any bearing on the building's preservation needs, but may have implications on the restoration approach and adaptive uses.



Interior of walls uncovered at south, west, and north

- Room 4 Roof/Ceiling Construction:** It was found that Room 4 has remnants of a wood board ceiling located about 4 inches above the current drywall ceiling. There is a small attic above that. This fact should be used to guide future restoration of the room.



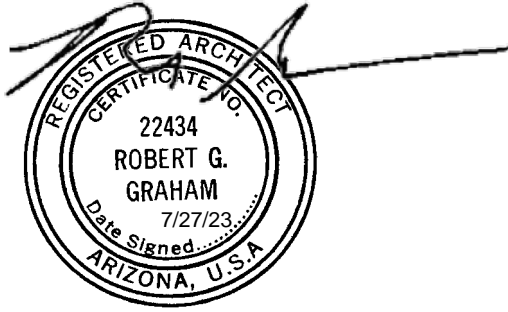
View upward in north wall cavity to ceiling

In sum, the building has continued to fall into disrepair over the last five years, but efforts have been made to arrest the deterioration. The east and west adobe walls continue to be a “Critical Priority” repair item. The point at which they fail can’t be predicted, but they will not stand indefinitely without being repaired and protected.

We have continued to learn valuable information about how this building developed over time and of its original/early appearance. We are certain that more remains to be uncovered behind the stucco and drywall that still conceal most of the walls and ceilings, not to mention the 1980s north building

additions. We look forward to extending our knowledge and amending our recommendations as these features are revealed in the future.

Sincerely,



Robert Graham, AIA
Principal Architect