



# City of Phoenix

**To:** Manny Diaz  
Finance Department, Real Estate

**Date:** September 25, 2009

**From:** David Broermann  
Engineering and Architectural Services Department

**Subject:** PHASE I ENVIRONMENTAL SITE ASSESSMENT  
415, 419, 425, 429 & 501 EAST PUGET AVENUE  
APN's: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, & 160-49-112C  
AAI DATE: AUGUST 24, 2009

Enclosed are five copies (two bound, three electronic) of the final report for a Phase I Environmental Site Assessment that was performed on the real property located at the aforementioned address. The assessment was performed and the report prepared by Innovative Technical Solutions, Inc. (ITSI), an environmental consulting firm.

The assessment has not revealed evidence of a historical or current recognized environmental condition. ITSI reported the following *de minimis* environmental conditions:

- Surface staining on asphalt due to leaking parked cars,
- Minor staining on asphalt next to trash dumpster,
- Numerous tires adjacent to building, and
- Scattered trash south of the building.

Based on their review of the available information and reconnaissance of the site and surrounding area, ITSI recommends no additional environmental investigation.

The City Archaeologist reported that there are no known archaeological sites on or near the site. However, all ground disturbing activities must cease within 10 meters of any archaeological discovery and the Archaeology Office must be notified immediately.

Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's Environmental Site Assessment Policy. Should you have any questions, please do not hesitate to contact me at 602-534-3906.

**Attachments**

c: David Broermann, EAS  
Stacy Marshall, EAS

Central Records  
Jesse Garcia, NSD

Tamara Shapero, FIN

Consultant's Contract No. 120807

*Innovative Technical Solutions, Inc.*

*8/24/09*

11/11/09 11:41:41 AM

*ND3004036 EAS 5/29*



**Innovative  
Technical  
Solutions, Inc.**

September 23, 2009  
ITSI Job No. 07182.0004

**Phase I Environmental Site Assessment  
415, 419, 425, 429, and 501 East Puget Avenue  
Phoenix, Arizona  
APNs: 160-49-005, 160-49-004, 160-49-006B,  
160-49-003, 160-49-002A, 160-49-001,  
and 160-49-112C**

**Project Number: ND30040036 (EAS # 5729)  
AAI Start Date: August 24, 2009**



*Submitted to:*

**City of Phoenix**

Engineering and Architectural Department  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

*Submitted by:*

**Innovative Technical Solutions, Inc.**

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September 23, 2009

ITSI Job No. 07182.0004

Mr. David Broermann  
Environmental Quality Specialist  
City of Phoenix  
Engineering & Architectural Services Department  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

**Re: Phase I Environmental Site Assessment**  
**415, 419, 425, 429, and 501 East Puget Avenue**  
**Phoenix, Arizona**  
**APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001,**  
**and 160-49-112C**  
**Project Number: ND30040036 (EAS # 5729)**  
**AAI Start Date: August 24, 2009**

Dear Mr. Broermann:

Innovative Technical Solutions, Inc. (ITSI) welcomes the opportunity to provide the enclosed report based on our completion of a Phase I Environmental Site Assessment of the property located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona (the Property). This report is based on our review of available records, visual observation of the surface of the Property and adjoining properties, and personal interviews with available persons having knowledge of the Property.

If you need any additional information, please call us at (480) 706-6488.

Respectfully submitted,

**Innovative Technical Solutions, Inc.**

A handwritten signature in black ink that reads "L E Phillips". The signature is written in a cursive, flowing style.

Lawrence E. Phillips, R.G.  
Senior Project Manager

Enclosures

Global Infrastructure • Environmental • Design-Build

**Phase I Environmental Site Assessment  
415, 419, 425, 429, and 501 East Puget Avenue  
Phoenix, Arizona**

**APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, and 160-49-112C**

**Project Number: ND30040036 (EAS # 5729)**

**AAI Start Date: August 24, 2009**

Submitted to:

**City of Phoenix**  
**Engineering & Architectural Services Department**  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

Submitted by:

**Innovative Technical Solutions, Inc.**  
1501 West Fountainhead Parkway, Suite 360  
Tempe, Arizona 85282

September 23, 2009

ITSI Job No. 07182.0004

**Phase I Environmental Site Assessment  
415, 419, 425, 429, and 501 East Puget Avenue  
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**AAI Start Date: August 24, 2009**

Submitted to:

**City of Phoenix**  
**Engineering & Architectural Services Department**  
Mr. David Broermann  
Environmental Quality Specialist  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

Submitted by:

**Innovative Technical Solutions, Inc.**  
1501 West Fountainhead Parkway, Suite 360  
Tempe, Arizona 85282

September 23, 2009

ITSI Job No. 07182-0004



Lawrence E. Phillips, R.G.  
Senior Project Manager  
Expires 6-30-2011

*Melissa Bauer*  
Melissa Bauer  
Environmental Professional

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### FIGURES

<u>Figure No.</u>	<u>Title</u>
1	Project Vicinity Map
2	Site Plan
3	2008 Aerial Photograph

### APPENDICES

<u>Appendix</u>	<u>Title</u>
A	Photographic Documentation
B	Records of Communication
C	Client Supplied Information and Environmental Questionnaire
D	Historical Aerial Photographs
E	Allands Historical Title Report
F	Supporting Documentation
G	Archaeological Assessment
H	Allands Regulatory Database (ASTM) Search



## EXECUTIVE SUMMARY

Innovative Technical Solutions, Inc. (ITSI) has performed a Phase I Environmental Site Assessment (ESA) of the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona (the Property). The Phase I ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) rule, and the City of Phoenix (COP) Engineering and Architectural Services Department's (EASD) Scope of Services provided in the Notice to Proceed dated August 21, 2009. The AAI start date for this project is August 24, 2009.

The Property is located east of Arthur Drive on the south side of Puget Avenue, with the current addresses of 415, 419, 425, 429, and 501 East Puget Avenue. The Maricopa County Assessor's Parcel Numbers (APNs) for the Property parcels are identified as APNs 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, and 160-49-112C.

At the time of ITSI's assessment, the Property consisted of two, vacant two-story apartment buildings with 24 rentable units, three single-story occupied apartment buildings with 25 rentable units, a small building containing a maintenance room and laundry room (laundry room is currently vacant), asphalt paved parking, concrete paved walkways, and landscaped areas on seven parcels of land equaling approximately 1.5 acres. The single-story apartments consisted of studio and one bedroom units and the two-story apartments consisted of one or two bedroom units.

Based on a review of the database provided by Allands, the following items were within their respective search radius relative to the Property.

- Two Resource Conservation and Recovery Act (RCRA) conditionally exempt generator (CEG) facilities
- Two RCRA inactive generator facilities
- One RCRA small quantity generator (SQG)
- One Emergency Response Notification System (ERNS) listing

- One RCRA Compliance facility
- One Hazardous Materials Incident
- Three registered underground storage tank (UST) sites
- 13 leaking underground storage tank (LUST) sites
- 10 dry wells
- Two registered wells

The scope of services for this report requested that ITSI conduct an inventory of all known archaeological sites located on the Property. ITSI requested archaeological information from Ms. April Carroll, Assistant Archaeologist with the Pueblo Grande Museum. According to Ms. Carroll, this project area is being reassessed due to the length of time that has passed since the previous assessment was performed. No known archaeological sites are located within this project area. No archaeological work is necessary for the project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the COP Archaeology Office must be notified immediately and allowed time to properly assess the materials.

This assessment has revealed the following *de minimis* environmental conditions in connection with the Property.

- Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.
- One trash dumpster was observed on the north side of the Property. Minor staining was observed on the asphalt around the dumpster.
- Numerous tires were observed on the west side of the Property along the south side of the westernmost apartment building.
- Scattered trash was observed near the southeast side of the Property. Items included plastic and paper.

The assessment has not revealed evidence of historical or current recognized environmental conditions.

Based upon ITSI's findings, it is ITSI's opinion that no further action is warranted for the Property at this time.

## **1.0 INTRODUCTION**

This Phase I Environmental Site Assessment (ESA) report was prepared by Innovative Technical Solutions, Inc. (ITSI) for Mr. David Broermann, Environmental Quality Specialist, of the City of Phoenix (COP) Engineering and Architectural Services Department (EASD). Discussions of the purpose, scope of services, and definitions are presented in the following sections.

### **1.1 PURPOSE**

A Phase I ESA was conducted on the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona (the Property). The purpose of this Phase I ESA is to evaluate the Property for potential environmental impact, access potential liability, determine landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and determine if additional assessment of the Property is warranted. These tasks were completed in conformance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05 and the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) rule Title 40 Code of Federal Regulations (CFR) 312.

### **1.2 SCOPE OF SERVICES**

Project details were provided by Mr. Broermann of the COP to Mr. Larry Phillips, R.G. of ITSI on July 8, 2009. ITSI's scope of services consisted of the following activities.

- Review of certain federal and state regulatory agency databases for the Property and a 1/8- to 1-mile radius around the Property, as specified by the ASTM E 1527-05 and the AAI Standard of Practice.
- Contact various city or county agencies for environmental information pertaining to the Property.
- Conduct a site reconnaissance to evaluate current conditions of the Property and note visual evidence of recognized environmental conditions.
- Conduct a visual reconnaissance of properties within 1/2 mile of the Property.
- Interview people with significant knowledge of the Property.
- Identify and list the address and name of the previous owners.
- Conduct an inventory of all known archaeological sites located on the Property.
- Identify all refrigerant containing devices.

- Prepare a report of findings.

This report presents ITSI's field observations, findings and conclusions. These report components meet or exceed the level of care and technical competency currently practiced by environmental professionals within our service area for projects of a similar scope. The summary of findings and conclusions in this report are subject to modification if subsequent information is developed by ITSI or any other party. This report has been prepared in accordance with the limitations presented in Section 10.0.

### **1.3 ENVIRONMENTAL PROFESSIONAL**

The designated Environmental Professional (EP) for this Phase I ESA was Ms. Melissa Bauer of ITSI. Ms. Bauer conducted all site visits and interviews with relevant personnel. Ms. Bauer has a B.S. in Geography and Environmental Studies, and has worked in the environmental field since 1999. Ms. Bauer's experience includes conducting Phase I ESAs at federal, state, municipal, and industrial facilities in Arizona and Nevada. The ESAs have included limited asbestos surveys, radon testing, lead paint sampling, drinking water analysis, and visual mold inspections.

### **1.4 DATA GAPS**

This report was prepared in general accordance with the scope and limitations of the ASTM Standard Practice E 1527-05 and the COP EASD Scope of Services provided in the Notice to Proceed dated August 21, 2009. No data gaps were encountered during the compilation of this report.

### **1.5 DEFINITIONS**

For the purpose of this Phase I ESA, the following terms referred to in the report will be defined as follows.

- **Property** – The Property located at 415, 419, 425, 429, and 501 East Puget Avenue (see Table 1 in Section 2.1).
- **Project Area** – An approximate 1/2-mile radius around the Property.
- **Adjoining Properties** – Any real property or properties, the border of which is contiguous with that of the Property, or that would otherwise be contiguous with the Property, but for a street, road, or other public thoroughfare separating them.
- **Recognized Environmental Condition** – The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate

an existing release, a past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.

- **Historical Recognized Environmental Condition** – An environmental condition that, in the past, would have been considered a recognized environmental condition, but that may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered an historical recognized environmental condition.
- **Groundwater Flow Direction** – The shallow groundwater (i.e., nearest to the ground surface) flow direction based on topographic maps, surface water conditions in the project area, public documents, and/or interviews with knowledgeable people. ITSI did not make any quantitative assessment of groundwater flow as part of this assessment. Notwithstanding, with regard to subsequent references to upgradient, crossgradient or downgradient locations relative to the Property, ITSI has assumed a regional west-northwest direction of shallow groundwater flow beneath the project area.
- **Key Site Manager** – The person identified by the owner of the Property with having good knowledge of the uses and physical characteristics of the Property. The site contact was listed as Mr. Michael Kotin with Kay-Kay Realty Corporation. Mr. Kotin referred ITSI to Ms. Nancy Vega, Property Manager with Kay-Kay Realty Corporation.

## 2.0 PROPERTY INFORMATION/BACKGROUND

The following information was obtained during ITSI's site reconnaissance and from limited interviews with people knowledgeable about the Property. Photographs depicting the Property's condition at the time of ITSI's assessments are presented as Appendix A. ITSI's site reconnaissance was conducted on August 26, 2009 by Ms. Bauer.

### 2.1 LOCATION AND LEGAL DESCRIPTION

A Project Vicinity Map is presented as Figure 1. The Property consists of the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona. The following table summarizes the Maricopa County Assessor's Parcel Numbers (APNs), the address of each parcel, and the square footage.

APN	Associated Addresses	Approximate Sq. Footage (sf.)
160-49-005 160-49-004 160-49-006B	415 East Puget Avenue	9,504 sf. 8,062 sf. 536 sf.
160-49-003	419 East Puget Avenue	8,491 sf.
160-49-002A	425 East Puget Avenue	8,697 sf.
160-49-001	429 East Puget Avenue	8,197 sf.
160-49-112C	501 East Puget Avenue	21,170 sf.

The legal description of the Property is: "Property located at 415, 419, 425, 419 & 501 East Puget Avenue, Phoenix, Arizona, being in the northeast quarter of Section 32, Township 3 North, Range 3 East, Gila and Salt River Base and Meridian".

### 2.2 CURRENT PROPERTY USES AND GENERAL PROPERTY DESCRIPTIONS

The Property is located east of Arthur Drive on the south side of Puget Avenue, with the current addresses of 415, 419, 425, 429, and 501 East Puget Avenue. The Maricopa County APNs for the Property parcels are identified as APNs 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, and 160-49-112C.

At the time of ITSI's assessment, the Property consisted of two, vacant two-story apartment buildings with 24 rentable units, three single-story occupied apartment buildings with 25 rentable units, a small building containing a maintenance room and laundry room (laundry room is

currently vacant), asphalt paved parking, concrete paved walkways, and landscaped areas on seven parcels of land equaling approximately 1.5 acres. The single-story apartments consisted of studio and one bedroom units and the two-story apartments consisted of one or two bedroom units. A Site Plan is presented as Figure 2.

## 2.3 PROPERTY UTILITIES

ITSI observed the following utilities that are available in the area of the Property.

- Water – COP
- Electrical – Arizona Public Service (APS)
- Sanitary Sewer – COP
- Storm Sewer – COP
- Gas – Southwest Gas

## 2.4 PROJECT AREA USE

General property use within the 1/2-mile project area consisted of single-family residential homes, a hospital, a park, and commercial properties. ITSI viewed the 1/2-mile project area from public roadways for visual evidence of significant chemical storage, improper waste disposal, or other indications of adverse environmental conditions.

### 2.4.1 Adjoining Property Description, Activities, and Uses

The adjoining properties, the border of which are contiguous with that of the Property, or that would otherwise be contiguous with the Property, but for a street, road, or other public thoroughfare separating them, were viewed by ITSI for any indication of adverse environmental conditions. The table below summarizes the adjoining properties.

Direction	Adjoining Property	Address	Description, Activities, and Uses
North (beyond Puget Avenue)	Sunnyslope Transit Center B&B Appliances Best Funeral Services	None 331 East Dunlap Avenue 501 East Dunlap Avenue	Public transit Appliance sales and service company Funeral home
East	Residence	513 East Puget Avenue	Single-family residence
South	Residences	420 – 602 East Townley Avenue (even numbers)	Single and multi-family residences
West (beyond Arthur Drive)	Sunnyslope Transit Center	None 8912 North 4 <sup>th</sup> Street	Transit center parking lot

Based upon ITSI's site reconnaissance, no visual evidence of improper waste disposal or other indications of adverse environmental conditions were observed by ITSI on the adjoining properties.



### **3.0 SITE RECONNAISSANCE AND INTERVIEWS**

The purpose of ITSI's site reconnaissance was to obtain visual information that would indicate the presence of a recognized environmental condition. Ms. Bauer of ITSI visited the Property on August 26, 2009. The adjoining parcels were not entered, and any observations of conditions on these adjoining parcels were made from the public ROWs. Observations were documented and pertinent features and/or areas of concern were photographed. Photographic documentation from the site reconnaissance is provided in Appendix A.

#### **3.1 EXTERIOR OBSERVATIONS**

A summary of each exterior area on the Property assessed is presented below.

##### **3.1.1 Storage Tanks**

During ITSI's site reconnaissance, no visual evidence of underground storage tanks (USTs) was observed on the Property (*e.g.*, fill ports, vent pipes, or dispensers). In addition, no aboveground storage tanks (ASTs) were observed.

##### **3.1.2 Hazardous/Regulated Materials Use, Storage and Disposal**

ITSI visually assessed the Property for the storage, use or disposal of hazardous and/or other regulated materials. No such materials were observed.

##### **3.1.3 Solid Waste Storage and Disposal**

ITSI visually assessed the Property for solid waste storage and disposal. Solid waste generated at the Property is disposed of in a dumpster located on the north side of the Property. Waste Management empties the garbage dumpsters two times a week. No evidence of the improper disposal of hazardous waste was identified in the vicinity of the garbage dumpster.

Numerous tires were observed on the west side of the Property along the south side of the westernmost apartment building.

Scattered trash was observed near the southeast side of the Property. Items included plastic and paper.

### **3.1.4 Chemical Use and Storage**

The Property was examined for indications of chemical usage or storage. No such areas were identified.

### **3.1.5 Electrical Transformers**

Electrical distribution transformers tend to be of two types: pole-mounted or pad-mounted. Most pole- and pad-mounted transformers are owned and/or maintained by the local power company. Some older electrical distribution transformers may contain a dielectric fluid consisting of polychlorinated biphenyls (PCBs), which are regulated by the EPA. Two pole-mounted transformers were observed along the south side of the Property (depicted on Figure 2). According to Mr. Neal Brown with APS, one transformer is behind 419 East Puget Avenue and he had no information on it. Two transformers are behind 501 East Puget Avenue on the same pole. One of these transformers is non-PCB and was installed in April 2002 and the other he did not have any information on except that it was installed in November 1982. The transformers appeared to be in good condition with no visible signs of leaks.

### **3.1.6 Wells**

During ITSI's site reconnaissance, no visual evidence of groundwater wells (*e.g.*, well vaults, pumps, pressure tanks or aboveground casings) was observed on the Property.

### **3.1.7 Dry Wells/Storm Drains**

A dry well is typically used to direct storm water into the subsurface and storm drains to offsite waterways or onsite retention areas. No dry wells were observed on the Property; however, a storm drain was observed in the center of the parking lot located near the center portion of the Property. No staining was observed in the vicinity of the storm drain. According to Ms. Vega, the drain is believed to be hooked up to the COP sewer system. No on-site retention areas were observed.

### **3.1.8 Sumps and Septic Tanks**

No sumps or septic tanks were observed on the Property. According the COP Water Services Department, sewer service was available to the Property area in 1962. Since the Property was developed prior to sewer service being available, it is possible that a septic tank was used on the

Property. The septic tank would not be considered a recognized environmental condition. However, the only way to verify the potential location of a septic tank is to conduct a ground penetrating radar (GPR) survey or to excavate the Property.

ITSI submitted a facsimile request to the Maricopa County Environmental Services Department (MCESD) for information regarding possible septic systems located on the Property. According to the MCESD, no records were identified for the Property. If a former septic system is identified during demolition activities, it should be abandoned in accordance with Maricopa County guidelines.

### **3.1.9 Pits/Ponds/Lagoons/ Pools of Liquid**

No pits/ponds/lagoons or pools of liquid were observed on the Property.

### **3.1.10 Surface Staining/Corrosion/Unusual Odors**

Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.

One trash dumpster was observed on the north side of the Property. Minor staining was observed on the asphalt around the dumpster. No unusual odors were observed to be associated with the staining. ITSI does not believe that the staining is petroleum or chemical related but is from typical household wastes.

The observed staining was *de minimis* and would not be considered a recognized environmental condition.

### **3.1.11 Stressed Vegetation**

ITSI did not observe any areas of stressed vegetation on the Property.

### **3.1.12 Wastewater**

ITSI did not observe any processes that generate industrial wastewater on the Property.

### **3.1.13 Storm Water**

Storm water on the Property is expected to percolate into the soil or drain offsite into the streets fronting the Property.

## **3.2 INTERIOR OBSERVATIONS**

A summary of each interior area assessed is presented below. ITSI inspected a representative number of accessible apartment units (approximately 10% of the units per building).

ITSI observed a full size refrigerator in four of the seven units assessed. Ms. Vega stated that she did not know if the refrigerators would be removed from the Property. Two of the refrigerators were Conservator by Crosley Model #CT14NK, one was a Haier (no model information found), and one was a Sanyo (no model information found). The refrigerators were located within vacant units; therefore, were not in operation.

### **3.2.1 Storage Tanks**

During ITSI's Property reconnaissance, no evidence of interior USTs or ASTs were observed within the Property buildings (*e.g.*, fill ports, vent pipes, or dispensers).

### **3.2.2 Hazardous Waste/Regulated Waste**

ITSI visually assessed the Property for the storage, use or disposal of hazardous and/or other regulated materials. No such materials were observed.

### **3.2.3 Chemical Use and Storage**

ITSI visually assessed the interior of the Property buildings/structures for chemical use and storage. Chemical use and storage on the Property is limited to relatively small quantities of routine janitorial supplies and maintenance materials such as paint. All of these materials appeared to be stored appropriately with no visible signs of leakage. These materials are stored in a maintenance room located on the south central portion of the Property.

### **3.2.4 Utility Areas, Heating, Ventilating and Air Conditioning (HVAC) System, Boilers, Heaters, Transformers**

The HVAC systems for each apartment are controlled by individual tenants. Twenty-five electric air conditioning roof mounted units are located on top of the single-story Property buildings and 24 evaporative coolers are located on top of the two-story Property buildings. Southwest gas meters and hot water heaters were observed on the south side of the single-story Property buildings. Since the two-story Property buildings are vacant, the utilities have been turned off.

### **3.2.5 Drains/Sumps**

With the exception of the floor drains observed in the bathroom showers/bathtubs, no drains were observed within the Property buildings.

### **3.2.6 Stains/Corrosion**

No significant areas of surface staining/corrosion or unusual odors were observed in the interior portions of the Property. However, since the two-story Property buildings have been vacant and boarded up, the interiors of the units appeared dilapidated.

## **3.3 INTERVIEWS**

The following interviews were performed by ITSI regarding the history of the Property.

### **3.3.1 Current Owner/Occupants**

According to Mr. Michael Kotin, with Kay-Kay Realty Corporation, the title for the Property is in the name of Mr. Richard Turner and Ms. Jessica Turner. However, Mr. Kotin stated that there was a deed from Mr. Turner to 401 Manor LLC that was not recorded correctly. Mr. Kotin stated that Kay-Kay Realty Corporation is the court appointed receiver for the Property, and Red Capital Bank is the secured party of the Property.

ITSI interviewed Ms. Nancy Vega, Property manager with Kay-Kay Realty Corporation. In addition, Ms. Vega accompanied ITSI during the site reconnaissance. According to Ms. Vega, she has been familiar with the Property since January 2009. Ms. Vega stated that she was

unaware of any environmental issues associated with the Property. Ms. Vega did not have any information regarding the history of the Property.

### **3.3.2 Previous Owners/Occupants**

ITSI attempted to locate previous owners, by searching an online phone directory (www.dexonline.com) for the previous property owner from the historical title report. According to the historical title report, Victor Kharchilava and Zina Brodovsky were listed as the Property owners from 1997 to approximately 1999. Two listings were found for Mr. Kharchilava; however the listings did not provide phone numbers. Two listings were found for Ms. Brodovsky. ITSI contacted Ms. Brodovsky, who stated that the Property was occupied by an apartment complex during her ownership. Ms. Brodovsky stated that she was unaware of any environmental issues associated with the Property.

ITSI also contacted Mr. Milenko Ceklic who owned the Property for a few years between 1977 and 1987. According to Mr. Ceklic, he owned the Property from 1977 until it was sold to Mr. Allen F. Johnson in 1979. Mr. Johnson could not pay, so the Property was forfeited back to Mr. Ceklic in 1987. The Property was then sold in 1987 to Mr. Douglas J. Wood. Mr. Ceklic stated that the Property was occupied by an apartment complex during his ownership. Mr. Ceklic stated that he was not aware of any environmental issues associated with the Property (i.e. hazardous material storage, or USTs). Mr. Ceklic stated that a swimming pool was once located south of the parking lot but had been paved over.

Copies of the record of communications are included in Appendix B.

### **3.4 REQUEST FOR ENVIRONMENTAL SERVICES FORM AND USER QUESTIONNAIRE**

ITSI was provided with a completed copy of the COP's Request for Environmental Services Form and the ASTM E 1527-05 User Questionnaire. Copies of the completed forms are presented in Appendix C.

### **3.4.1 Relationship of Purchase Price to Fair Market Value**

According to the Request for Environmental Services Form, the offer is based on the appraisal of the Property's fair market value, in "as is" condition.

### **3.4.2 Activity and Land Use Limitations**

According to the Request for Environmental Services Form, no information was provided regarding any activity use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place or have been recorded at the Property.

## 4.0 PAST USE(S) OF PROPERTY

The history and land use were evaluated from information provided by the COP as well as library research relating to the Property's addresses, interviews with current owners/occupants of the Property, local agencies, historical aerial photographs, and topographical maps (as available). ITSI has attempted to identify obvious uses of the Property back to the first developed use of the property or 1940, whichever is earlier. The following Historical Summary Table lists the various sources researched by ITSI regarding historical information documented in the following sections.

<b>Historical Summary Table</b>			
<b>Source</b>	<b>Data Type</b>	<b>Earliest Obtained Information</b>	<b>Data Failure</b>
COP Public Library	City directories	1940	No
United States Geological Survey (USGS)	Topographic maps	1965 (1982 photo revised)	No
Maricopa County Flood Control District (MCFCD), COP Aerials, Maricopa County Assessor	Historical aerial photos	1949 – MCFCD 1961 – COP 1998 – Assessor	No
Allands	Sanborn Maps	None	N/A
Allands	Historical Title Report	10/24/23	No
COP Fire Department (CPFD)	USTs, permits and incidents	8/24/1967	No
Maricopa County Assessor's Office	Parcel numbers, tax information and environmental liens	Current	No
COP Building and Planning	Construction permits and improvements	5-26-1960	No
COP Sewer and Water Departments	Water quality, connection dates	Water – 1972 Sewer – 1962	No
Client or Property Owner	Previous environmental reports	None	N/A
April Carroll, Pueblo Grande Museum	Archaeological assessment	Current	No



#### 4.1 PREVIOUS PROPERTY USES

Based upon the above referenced sources, approximately two to three structures (possible residences) were located on the east side of the Property from at least 1949. An apartment complex has been located on the Property since at least 1955.

#### 4.2 CITY DIRECTORY REVIEW

ITSI reviewed historical city directories for the Property address/location at the COP Public Library. City directories back to 1940 were reviewed for possible information regarding occupancy. The following table presents a summary of ITSI's findings for the Property's address (as listed for the APN by the Maricopa County Assessor's Office webpage).

Year	East Puget Avenue				
	415	419	425	429	501
2008, 2005	Apartments	VZ Kharchilava	No listings	No listings	Apartments
2000, 1995	Sunset Manor	No listings	No listings	No listings	Apartments
1990	Sunset Manor	No listings	Stephen Vanecko Jr.	No listings	Apartments
1986	6 individual names (apartments)	No listings	Stephen Vanecko Jr.	No listings	5 individual names (apartments)
1980, 1976	Sunset Manor Apartments	No listings	Apartments	No listings	Apartments
1970	19 individual names (apartments)	No listings	Apartments	No listings	3 individual names (apartments)
1965	11 individual names (apartments)	No listings	Sunset Manor Apartments	No listings	
1960	Sunset Manor Apartment (415-25)	No listings	11 individual names and two vacant (apartments)	No listings	C.R. Rooker
1955	No listings	No listings	Sunset Manor	No listings	Mrs. Lucy Menesee
1950	No listings	No listings	No listings	No listings	H.H. Schad, H.U. Schad
1945, 1940	No listings	No listings	No listings	No listings	No listings

The address of 501 East Dunlap Avenue, which is adjoining to the north of the Property on the northeast corner of 5<sup>th</sup> Street and Puget Avenue, has been occupied by a bank from at least 1955 to 1995 and Best Funeral Services from at least 2005 to the present.

The address of 331 East Dunlap Avenue, which is adjoining to the north of the Property on the northwest corner of 5<sup>th</sup> Street and Puget Avenue, has been occupied by a furniture store since at

least 1955 to 1960, a department store from at least 1965 to 1980, a sports center from at least 1986 to 1995, a skate park in 2000, and B&B Appliances from at least 2005 to the present.

The address of 525 East Puget Avenue, which is located approximately 70 feet east of the Property, was occupied by Sunset Cleaning Service in at least 1986. The property has been vacant since at least 1996.

#### **4.3 TOPOGRAPHIC MAP REVIEW**

ITSI reviewed the USGS 7.5-minute series topographic map "Sunnyslope, Arizona Quadrangle", 1965 (1982 photo revised). The map provided little specific information related to the Property. However, the following items were noted.

##### **The Property**

No structures are indicated on the Property. However, the project area is shaded in as developed use. Shading indicates an urban or developed area in which only landmark structures are shown.

##### **Adjoining Properties**

No structures are indicated on the adjoining properties. Trinity School is depicted to the south of the Property across Alice Avenue. Sunnyslope High School is depicted to the northwest of the Property across Central Avenue. Lincoln Hospital is depicted to the northwest of the Property across Dunlap Avenue. Arthur Drive is depicted as a light duty road to the west of the Property, and Puget Avenue is depicted as a light-duty road to the north of the Property.

#### **4.4 AERIAL PHOTOGRAPHIC REVIEW**

Recent and historical aerial photographs from the Maricopa County Flood Control District (1949, 1959, 1969, 1979, 1996), the COP (1961, 1964, 1975, 1982, 1986, 1991), and the Maricopa County Assessor (1998, 2002, 2004, 2008) were reviewed as part of the assessment. The review was completed to evaluate past uses and characteristics of the Property as well as the adjoining properties. The primary goal of the review was to identify commercial businesses whose activities might directly impact the Property (*e.g.*, current or former gas stations with

possible USTs or dispensers on the Property). Available aerial photographs are presented in Appendix D, and the 2008 aerial photograph is presented as Figure 3.

<b>Aerial Photograph Date</b>	<b>Property</b>	<b>Adjoining Properties</b>
1949	Approximately two to three small structures appear on the east side of the Property (possible residences). The remainder of the Property appears undeveloped.	North – Two large rectangular shaped commercial structures. A few small structures (possible residences or small businesses) appear to the northeast and northwest of the Property. South – Residences and vacant lots. East – Residences. West – Vacant land.
1959	Three large rectangular shaped structures appear on the west and central portion of the Property. A parking lot also appears on the central portion of the Property. A swimming pool and a small structure appear south of the parking lot. A few small square structures appear on the east portion of the Property.	North – A commercial structure and parking area appears east of the two existing rectangular structures (the small structures have been removed). South, East, West – No significant changes.
1961, 1964, 1969	No significant changes.	North, South, East – No significant changes. West – Arthur Drive followed by two rectangular shaped structures.
1975	Two new large rectangular shaped structures appear on the east side of the Property (the small structures have been removed). The remainder of the Property appears the same.	North – A new commercial structure and parking area appears east of the two existing rectangular structures. South, East, West – No significant changes.
1979, 1982	No significant changes.	North – The centermost structure has been removed and now appears as a parking lot. Two smaller structures are located on the south side of the parking lot. South, East, West – No significant changes.
1986	No significant changes.	North – Only one structure now appears on the south side of the parking lot. South, East, West – No significant changes.
1991, 1996, 1998	No significant changes.	North – No structures appear on the south side of the parking lot. A bus transit loop appears to the northwest of the Property. West – A parking lot. South, East – No significant changes.

<b>Aerial Photograph Date</b>	<b>Property</b>	<b>Adjoining Properties</b>
2002, 2004	The swimming pool appears to have been removed and paved over.	North, South, East, West – No significant changes.
2008	No significant changes.	North – The parking lot area now appears as a storage yard for appliances and trucks. South, East – No significant changes. West – Covered parking.

#### **4.5 SANBORN MAP REVIEW**

ITSI requested information on the availability of Sanborn Fire Insurance Maps for the Property from Allands. According to Allands, no Sanborn Fire Insurance Map coverage exists for the project area.

#### **4.6 HISTORICAL TITLE REPORT**

ITSI requested a Historical Title Report from Allands. The following table summarizes the history of ownership. The report provided by Allands is presented in Appendix E.

<b>Date</b>	<b>Transaction</b>	<b>Grantor</b>	<b>Grantee</b>
dated 10-24-23, recorded 10-27-1923 (all)	Warranty Deed	Margaret L. Barnes and M. C. Barnes	William B. Simpson and Ella Simpson
dated 6-30-44, recorded 7-27-44 (all)	Warranty Deed	William B. Simpson and Ella Simpson	W. A. Colley and Marguerite H. Colley
recorded 9-4-52; recorded 11-4-55 (lots 3 and 4)	Agreement for Sale; thereafter perfected by Joint Tenancy Deed	W. A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
recorded 10-22-52; recorded 3-16-53 (lots 1 and 2)	Agreement for Sale; thereafter perfected by Deed	W. A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
dated 10-7-52, recorded 10-29-52 (112C)	Quit-claim Deed	W. A. Colley and Marguerite H. Colley	Lucy M. Taylor
dated 4-15-53, recorded 5-11-53; recorded 11-4-55 (lot 5)	Agreement for Sale; thereafter perfected by Joint Tenancy Deed	W. A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
recorded 4-16-56 (lot 6)	Warranty Deed	William A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith

<b>Date</b>	<b>Transaction</b>	<b>Grantor</b>	<b>Grantee</b>
recorded 1-8-57 (lots 1 to 5)	Joint Tenancy Deed	Rudger G. Smith and LaPriel R. Smith	James A. Henry and Margaret H. Henry
recorded 1-8-57 (lot 9)	Quit-claim Deed	William A. Colley and Marguerite H. Colley	James A. Henry and Margaret H. Henry
recorded 2-4-57, recorded 2-18-57 (lot 6)	Quit-claim Deed	Rudger G. Smith and LaPriel R. Smith	James A. Henry and Margaret H. Henry
dated 2-25-60, recorded 3-4-60; recorded 2-16-88 (lots 1 to 6 and 9)	Agreement for Sale; thereafter perfected by Warranty Deed	James A. Henry and Margaret H. Henry	Nelson A. Fleck, husband of Maude Fleck
dated 2-21-61, recorded 3-6-61; recorded 12-10-63 (112C)	Agreement for Sale; thereafter perfected by Warranty Deed	Lucy M. Goings, wife of Jack Goings, who acquired title as Lucy M. Taylor	Nelson A. Fleck, husband of Maude Fleck
dated 12-12 67, recorded 12-1-67; recorded 8-16-79 (all)	Agreement for Sale; thereafter perfected by Warranty Deed	Nelson A. Fleck and Sarah Maude Fleck	Louis Travalent and Agnes Travalent, and Tony Travalent and Elizabeth Travalent
dated 9-9-77, recorded 1-3-78; recorded 2-22-88	Agreement for Sale; thereafter perfected by Joint Tenancy Deed	Louis Travalent and Agnes Travalent, and Tony Travalent and Elizabeth Travalent	Vasa K. Curkovich and Jovanka Curkovich, ½ interest and Milenko Ceklic and Nada Ceklic, ½ interest
dated 8-13-79, recorded 8-16-79, recorded 12-14-79; recorded 10-27-87	Agreement for Sale; thereafter terminated by Deed in Lieu of Forfeiture	Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest	Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust
dated 10-1-79, recorded 1-11-80	Joint Tenancy Deed	Allen F. Johnson, husband of Wanda G. Johnson and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust	Stephen McCormick and Kathleen S. McCormick
dated 10-1-79, recorded 1-11-80	Warranty Deed	Stephen McCormick and Kathleen S. McCormick	Allen F. Johnson, husband of Wanda G. Johnson as to 84% interest
dated 10-1-79, recorded 1-11-80	Warranty Deed	Stephen McCormick and Kathleen S. McCormick	Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, as to 16% interest
dated 10-15-87, recorded 10-27-87	Deed in Lieu of Forfeiture	Allen F. Johnson, husband of Wanda G. Johnson and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust	Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest
dated 11-25-87, recorded 1-28-88	Warranty Deed	Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest	Douglas J. Wood and Kirsten Wood
dated 6-28-92, recorded 8-14-92	Warranty Deed	Douglas J. Wood and Kirsten Wood	Royal Palms, a Nevada corporation

<b>Date</b>	<b>Transaction</b>	<b>Grantor</b>	<b>Grantee</b>
dated 2-25-97, recorded 3-18-97	Quit-claim Deed	Joseph L. Vettrano and Agatha Vettrano; John Evans and Linda Evans; and James R. Singleton and Jane Singleton, sole owners and stockholders of Royal Palms, a defunct corporation	Royal Palms Apartments, Inc., an Arizona corporation
dated 2-12-97, recorded 3-18-97	Warranty Deed	Royal Palms Apartments, Inc., an Arizona corporation	Victor Kharchilava and Zina Brodovsky
dated 7-28-99, recorded 9-16-04	Warranty Deed	Victor Kharchilava and Zina Brodovsky	Richard J. Turner and Jessica W. Turner

A lease was issued to the Property parcels in 1983 between Allen F. Johnson, lessor, and AAA Vending Company, lessee.

ITSI also accessed the online Arizona Department of Environmental Quality (ADEQ) database for Voluntary Environmental Mitigation Use Restriction (VEMUR) and Determination of Environmental Use Restriction (DEUR) properties. The Property was not listed in these databases. In addition, ITSI reviewed the Arizona Voluntary Remediation Program – Project Status list last updated by the ADEQ in July 2007. The Property was not listed in this database. Based upon the aforementioned sources, there are no environmental liens or land use restrictions on the Property.

#### **4.7 FIRE DEPARTMENT**

ITSI requested available records from the COP Fire Department (CPFD), Fire Prevention Section on August 24, 2009. The following records were available for the Property.

<b>Date</b>	<b>Type</b>	<b>Comment</b>
August 24, 1967	Certificate of Occupancy	12 unit apartment
September 22, 1967	Certificate of Occupancy	8 unit apartment
May 18, 1973	Certificate of Occupancy	6 plex (poor quality permit)

A copy of the faxed response is included in Appendix B.

#### 4.8 COUNTY TAX ASSESSOR AND RECORDERS OFFICE

ITSI searched the Maricopa County Tax Assessor's records for the Property and adjoining properties for indications of potential environmental concern. No information was found concerning environmental issues associated with the Property.

#### 4.9 PLANNING AND ZONING DEPARTMENT

According to the COP Planning Department's online Zoning Maps and Zoning Districts, the Property is zoned R-5 Multiple Family Residence. No information was found concerning any environmental issues associated with the Property.

#### 4.10 BUILDING PERMITS AND RECORDS

ITSI reviewed building permits and records at the COP Development Services Department (DSD) and on the COP DSD online records. The following records were found on the Property:

415 East Puget Avenue		
Date	Type	Comment
April 13, 1962	Sewer permit	Sunset Manor Apartments.
August 16, 1965	Electrical permit	None.
February 27, 1967	Building permit	Demolish 14 unit frame apartments damaged by fire – all debris to be removed from lot.
July 12, 1982	Construction permit application	Telephone permit, partial replace gas service (gas test).
February 20, 1985	Construction permit application	Telephone permit, install low voltage meters.
March 28, 1985	Construction permit application	Telephone permit, 200 amp service new kitchen & cooler service.
December 3, 1992	Construction permit application	Sunset Manor – Gas test , gas repipe (partial) – hot water heater.
September 26, 1997	Construction permit application	Partial removal of plaster walls and ceilings only in unit 21, 22, and 23 only for engineer's inspection of electrical, structure, plumbing, faming, etc. Also cut holes in wood floor on unit 21 only for joist inspection by engineers.
July 30, 1997	Construction permit application	Restore power to existing units not including units H, 21, 22, and 23. Fire damage to building.
August 29, 1997	Construction permit application	Gas test only.
April 4, 2003	Electrical permit	Installation of six 30' round steel poles with six cobra style 100 W/ 9500 lumen lights on 2'x6' arms fed from existing distribution over head lines.
June 19, 1998	Building permit	Commercial remodel – repair 3 fire damaged apartments includes wood frame, mpe finishes and millwork.
June 26, 1997	Demolition permit	Small amount of demolition to fascilitate the examination of the structure by consulting engineers. Scope includes units 21, 22, and 23. Trades include electrical, plumbing and structure.
August 29, 1997	Plumbing permit	Gas test for clearance for meter reset.
July 30, 1997	Building permit	Repair of fire damage. Includes structural, electrical, plumbing, mechanical.

<b>425 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
May 26, 1960	Adjustment Board Record	Use permit for real estate office (applicant Nelson Fleck).
April 19, 1961	Gas permit	Water heater.
March 11, 1966	Plumbing permit	Gas W/H replacement.

<b>429 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
March 6, 1967	Plan Review Record	Apartments – 12 units (owned by Nelson Fleck).
March 22, 1967	Building permit	One masonry apartment – 12 units (owned by Nelson Fleck).
March 28, 1967	Mechanical permit	Combo gas and electrical roof mounted packages.
April 3, 1967	Plumbing permit	Fleck Apartments, plumbing, sewer (4) – gas.
August 24, 1967	Certificate of Occupancy	Twelve unit apartment (owned by Nelson Fleck).

<b>501 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
April 13, 1967	Plan Review Record	8 unit apartments (owned by Nelson Fleck).
May 8, 1967	Building permit	8 unit masonry apartment building (owned by Nelson Fleck).
May 12, 1967	Plumbing permit	Plumbing, sewer, gas.
May 16, 1967	Mechanical permit	24/50 combo gas and electric roof mounted packages.
May 26, 1967	Electrical permit	None.
June 16, 1967	Electrical permit	Unit 2.
September 22, 1967	Certificate of Occupancy	8 unit apartment building (owned by Nelson Fleck).
April 4, 1972	Plan Review Record	Seven plex apartments (owned by Tony Travalent).
May 13, 1972	Certificate of Occupancy	Six plex.
May 18, 1972	Construction or Installation permit	Plumbing, water, sewer, gas (owned by Tony Travalent).
February 20, 1985	Construction permit application	Telephone permit, install low voltage meters.
August 2, 2004	Plumbing permit	Repair or replace existing gas line.

#### **4.11 CITY WATER DEPARTMENT**

According to a representative of the COP Water Department, water to the Property is supplied by the COP. The source of the COP's water is the Salt, Verde, and Colorado Rivers and some groundwater. A 6-inch asbestos cement pipe (ACP) standard water main was installed along Puget Avenue to the north of the Property in 1972 and a 2-inch sub-standard water main was installed in 1981. Approximately five water taps run to the Property from the 6-inch water main. An 8-inch vitrified clay pipe (VCP) sewer main was installed along Puget Avenue to the north of the Property in 1962. Approximately five sewer taps run to the Property from the sewer main. The COP representative was unaware of any environmental concerns associated with drinking water supplied to the Property. A copy of the water and sewer map is included in Appendix F.

#### **4.12 PREVIOUS INVESTIGATIONS REVIEW**

ITSI was not provided with any previous investigations regarding the Property.



#### **4.13 ARCHAEOLOGICAL ASSESSMENT**

The scope of services for this report requested that ITSI conduct an inventory of all known archaeological sites located on the Property. ITSI requested archaeological information from Ms. April Carroll, Assistant Archaeologist with the Pueblo Grande Museum. According to Ms. Carroll, this project area is being reassessed due to the length of time that has passed since the previous assessment was performed. No known archaeological sites are located within this project area. No archaeological work is necessary for the project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the COP Archaeology Office must be notified immediately and allowed time to properly assess the materials. A copy of the faxed response is included as Appendix G.

## 5.0 RECORDS REVIEW

The following section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases contain information about facilities or sites that have reported incidents involving hazardous materials or inappropriate use, storage, or transportation of such materials. Information was gathered by ITSI personnel and by professional data search service Allands of Goodyear, Arizona. ITSI personnel reviewed the information that appeared on these lists. In this case, the latitude and longitude of the Property and the Property's address were used to provide a controlled area for the data search. All references to groundwater flow direction are based on an assumed west-northwest direction. A discussion of the reviewed information is presented in the following sections. The data provided by Allands are presented in Appendix H. The following Database Summary Table lists the number of sites on the environmental database reviewed by ITSI.

<b>Database Summary Table</b>			
<b>Database</b>	<b>Date of Latest Update</b>	<b>Search Radius</b>	<b>Number of Sites within the Search Radius</b>
NPL	3/09	1 mile	0
CERCLIS	3/09	1/2 mile	0
CERCLIS/NFRAP	3/09	1/2 mile	0
RCRA Compliance	3/09	1/8 mile	1
RCRA CORRACTS	3/09	1 mile	0
RCRA TSD Facilities	3/09	1/2 mile	0
RCRA Generators	3/09	1/8 mile	5
ERNS	3/09	1/8 mile	1
HMI	6/01	1/8 mile	1
WQARF	3/09	1 mile	0
Brownfields/Voluntary	3/09	1/2 mile	0
Landfills	5/04	1/2 mile	0
UST	1/09	1/8 mile	3
LUST	1/09	1/2 mile	13

## **5.1 FEDERAL AGENCY DATABASES/RECORDS**

Federal regulatory databases were obtained by Allands and the results were examined by ITSI. A summary of these reports and the radius from the Property that they cover are presented below.

### **5.1.1 National Priorities List (NPL) and Proposed NPL**

The NPL, or Superfund sites list, is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority investigations and, as appropriate, remedial actions under the Superfund Program. The proposed NPL includes sites under review for inclusion on the NPL.

Alland's last review of the NPL list indicated no NPL sites within a 1-mile radius of the Property.

### **5.1.2 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)**

The federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) legislation was authorized to finance the cleanup of abandoned disposal sites throughout the United States.

Allands' last review of the CERCLIS list indicated no CERCLIS facilities within a 1/2-mile radius of the Property.

### **5.1.3 CERCLIS - No Further Remedial Action Planned (NFRAP)**

As of February 1995, CERCLIS sites designated NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Allands' last review of the CERCLIS/NFRAP list revealed that there are no CERCLIS/NFRAP sites relative to the Property and within a 1/2-mile radius.

#### 5.1.4 Resource Conservation and Recovery Act (RCRA) Compliance Facilities

The EPA maintains the RCRA Compliance Log, which identifies facilities that 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.

Allands' last review of the RCRA Compliance Log indicated one site relative to the Property within a 1-mile search radius.

EPA ID	FACILITY	ADDRESS	STATUS	DISTANCE/ DIRECTION	GW GRADIENT
AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap Ave	Closed	Approximately 530 feet NW	Down

Based on the groundwater gradient and the closed status, it is unlikely that the above site has adversely impacted the Property.

#### 5.1.5 Corrective Action Sites (CORRACTS) Treatment, Storage & Disposal Facilities (TSD)

The EPA maintains the RCRA CORRACTS list which identifies facilities that are undergoing "corrective action" under RCRA. A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA-regulated facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

Alland's last review of the CORRACTS TSD list indicated no facilities relative to the Property within a 1-mile radius.

### 5.1.6 TSD Facilities

The EPA's RCRA program maintains a compilation of reporting facilities that receive, transport, store, or dispose of hazardous waste. Allands' last review of the TSD list indicated no TSD facilities relative to the Property within a 1/2-mile radius.

### 5.1.7 RCRA Generators

The RCRA database, maintained by the EPA, lists facilities that have notified the EPA of hazardous waste activity. The notifiers may engage in the generation, transportation, treatment, storage, and/or disposal of hazardous wastes.

There are three categories of hazardous waste generators.

1. Generators of no more than 100 kilograms per month (kg/mo), known as conditionally-exempt small-quantity generators (CEGs).
2. 100 to 1,000 kg/mo, known as small-quantity generators (SQGs).
3. Generators of 1,000 kg or more in a month, known as large-quantity generators (LQGs).

Allands' last review of the RCRA database revealed five generator sites relative to the Property within a 1/4-mile radius.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS	DISTANCE/DIRECTION	GW GRADIENT
AZD980892772	Maaco Auto Painting & Bodyworks	533 E Dunlap Av	2/27/2006	N	Approximately 180 feet NE	Cross
AZR000004465	Qualex Inc / Walgreens Store 809	8915 N 7th St	3/27/2008	CEG	Approximately 550 feet East	Up
AZD983468331	Mobil Oil Corp SS MCJ	8946 N 7th St And Dunlap Swc	4/24/2001	N	Approximately 400 feet NE	Cross
AZD983469511	Sunnyslope Honda	9017 N Cave Creek Rd	7/29/1992	SQG	0.2 mi. NE	Cross
AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap	3/6/2008	CEG	Approximately 530 feet NW	Down

Code:

SQG:	Small quantity generator (100 – 1000 kg per month)
CEG:	Conditionally exempt small quantity generator (less than 100 kg per month)
N:	Not a generator verified or inactive generator

Based upon the current generator status and/or distance from the Property, it is unlikely that the above sites have adversely impacted the Property.

### 5.1.8 Federal Emergency Response Notification System (ERNS) List

The ERNS is a national database that compiles information on reported releases of petroleum and hazardous substances. This database is provided by the EPA through the Right of Know Net by OMB Watch and Unison Institute.

Allands' last review of the ERNS database revealed one incident relative to the Property within a 1/4-mile search radius.

ID	DATE	LOCATION	MATERIAL	QUANTITY	UNITS	DETAILS
386908	6/14/94	301 E Dunlap	Ether	1	Pine	Clan Lab A Boxed Meth Lab Found By Phx Pd In The Back Of Pick Up Truck Parked At Rp'place

On June 14, 1994, a boxed meth lab was found by the Phoenix Police Department in the back of a pick-up truck which was parked at the Goodyear Tire Center. A one-pint container of what was believed to be ether was removed from the truck and placed on the asphalt along with other items. The CPFDD responded and placed the container of ether into a 5-gallon pail and covered it with ice to cool and stabilize it. The container was then loaded into a truck and taken to a remote area northwest of 7<sup>th</sup> Street and Happy Valley Road where a small charge of C-4 was placed into the container to destroy it. The rest of the materials that were found onsite were removed and disposed of by the C.W.M. and the Drug Enforcement Agency (D.E.A.).

Based on the time that has lapsed since the incident occurred, the groundwater gradient and the removal of the materials, it is unlikely that the above incident has adversely impacted the Property. A copy of the incident report is included in Appendix F.

### 5.1.9 Hazardous Material Incidents

The ADEQ Response Team documents spills and incidents involving hazardous materials. This database is from the ADEQ Emergency Response Log.

Allands' last review of the Hazardous Material Incidents database revealed one hazardous materials incident relative to the Property within a 1/4-mile search radius.

ID	DATE	FACILITY	ADDRESS	DETAILS	DISTANCE/DIRECTION	GW GRADIENT
94-036-B	6/14/94	Goodyear Tire Shop	301 E Dunlap	Ether/Can	Approximately 215 feet NW	Down

Information regarding this incident is discussed in Section 5.1.8.

## 5.2 STATE AGENCY DATABASES/RECORDS

State regulatory databases were obtained by Allands and the results were examined by ITSI. A summary of these reports and the radius from the Property that they cover are presented below.

### 5.2.1 WQARF

The State of Arizona has established the WQARF program to perform investigations and conduct remedial action activities at sites that may have an actual or potential impact upon waters of the State caused by hazardous substances. The State of Arizona WQARF program is the equivalent to the federal Superfund program (CERCLA).

The ADEQ WQARF Registry List was last reviewed by Allands to determine if the Property is within the boundaries or within 1 mile of a WQARF Registry site. A review of the WQARF Registry list indicated that the Property does not lie within the boundaries of a WQARF Registry site. There are no WQARF Registry sites located within 1 mile of the Property.

### 5.2.2 Brownfields/Voluntary Cleanup Program

The ADEQ has developed the AZURITE Database, reviewed through ADEQ Global Information System (GIS) eMap, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System.

Alland's last review of the Brownfields/Voluntary Cleanup Program database revealed no sites relative to the Property within a 1/2-mile search radius.

### 5.2.3 Landfills

The State of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Allands reviewed the database from the ADEQ Waste Programs Division; Solid Waste Section Division; Solid Waste Section Directory of Arizona Active and Inactive

Landfills, and checked for active and inactive landfills. There are no landfills within a 1/2-mile radius of the Property.

### 5.2.4 UST List

Under Subtitle I of the 1984 RCRA Amendments, owners of USTs that contained regulated substances were required to notify (register) the designated state agency of the existence of the tank(s) by May 1986. As the designated agency in Arizona, the ADEQ maintains a list of "registered USTs" in the State.

A review of the list revealed three USTs sites relative to the Property within a 1/4-mile radius.

ID	FACILITY	ADDRESS	TANK ID	IN USE	REMOVED	DISTANCE/DIRECTION	GW GRADIENT
0-003182	Mitchell Electric Co Inc	324 E Caron St	1	No	1-Aug-89	Approximately 535 feet North	Down
0-000731	Az-Tech Collision Center	9018 N 7th St	1	No	28-Dec-93	Approximately 685 feet NE	Cross
0-003235	Lucky 7	8946 N 7th St	1	No	2-Dec-87	Approximately 400 feet NE	Cross
			2	No	2-Dec-87		
			3	No	16-Mar-93		
			4	No	16-Mar-93		
			5	No	16-Mar-93		
			6	No	16-Mar-93		
			7	Yes			
			8	Yes			
			9	Yes			

The addresses at 324 East Caron Street and 8946 North 7<sup>th</sup> Street are discussed in Section 5.2.5.

Based upon the fact that the Az-Tech Collision Center at 9018 North 7<sup>th</sup> Street is not listed on the LUST database, it is unlikely that this UST site has adversely impacted the Property.

### 5.2.5 Leaking UST (LUST) List

The ADEQ maintains an inventory of known or reported incidents involving LUSTs. A review of the list revealed 13 LUST sites relative to the Property within a 1/2-mile search radius.

LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./DIREC.	GW GRADIENT
2733.01	Phoenix Gas-N-Go	8946 N 7th St	3/18/1993	11/8/1993	5R1	Approximately 400 feet NE	Cross





LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./ DIREC.	GW GRADIENT
0780.01	Mitchell Electric Co Inc	324 E Caron	8/17/1989	11/17/1994	5R1	Approximately 535 feet North	Down
4636.01	Mears Air Conditioning & Heating	743 E Dunlap Ave	1/6/1997	9/17/1998	5R1	0.2 mi. East	Up
3100.01 3100.02	Terri R Gustafson /David Goodall	9123 N Cave Creek Rd	10/14/1993 10/14/1993	8/3/1999 8/3/1999	5R1 5R1	0.2 mi. NE	Cross
3023.01	Phoenix Fire Station #7	403 E Hatcher	9/14/1993	6/1/1998	5R1	0.3 mi. North	Down
4146.01	U-Haul Sunnyslope Center	9300 N Cave Creek Rd	7/12/1995	11/23/1999	5R1	0.3 mi. NE	Cross
2454.01	J & E Auto Service	8615 N 7th St	6/15/1992	11/23/1994	5R1	0.3 mi. SE	Up
5102.01	Haynes Automotive	16 E Dunlap	7/29/1999	2/18/2003	5R1	0.3 mi. West	Down
0802.01	Sunnyslope High School	35 W Dunlap Ave	7/12/1989	8/28/2007	5R1	0.3 mi. West	Down
3235.01	In & Out Market	8941 N Central Ave	12/11/1993	9/15/1994	5R1	0.3 mi. West	Down
4937.01	Auto Workshope	9324 N Central Ave	9/24/1998	3/29/2005	5R1	0.4 mi. NW	Down
3275.01 3275.02 3275.03 3275.04	Arco #5257	8501 N 7th St	12/29/1993 12/29/1993 12/29/1993 12/29/1993	5/17/2005 5/17/2005 7/6/2000 5/17/2005	5R1 5R1 5R1V 5R1	0.4 mi. SE	Up
3158.01	Circle K # 2874	9714 N 7th St	10/26/1993	3/24/1998	5R1	0.5 mi. NE	Cross

P CODE (Leaking UST Priority):

5R1	Closed soil levels meet RBCA
5R1V	Closed soil levels meet RBCA Tier I, via CRS

Since groundwater has not been impacted by the above releases, and based upon the case closed status, the distance from the Property, and/or the groundwater gradient, it is unlikely that any of the above sites have adversely impacted the Property.

### 5.2.6 ASTs

ADEQ does not maintain a list of registered ASTs. Permitting of ASTs in the State of Arizona is the responsibility of local municipalities (typically the fire department) or counties and is rarely maintained as a specific database.

### 5.2.7 Dry Well Registry

A dry well is a bored, drilled, or driven shaft or hole with its depth greater than its width. It is designed and constructed specifically for the disposal of storm water. A review of the Allands database list revealed ten dry wells within a 1/8-mile search radius of the Property. Two of the listed dry wells are located at the Sunnyslope Transit Center which is located adjoining to the west and northwest of the Property across Puget Avenue and Arthur Drive. Seven of the listed

dry wells are located at the John C. Lincoln Hospital located at 250 East Dunlap Avenue which is approximately 530 feet northwest of the Property. One dry well is located at the 7<sup>th</sup> Street & Dunlap Self Storage facility located at 533 East Dunlap Avenue which is approximately 180 feet northwest of the Property across Puget Avenue.

### **5.2.8 Well Registry**

The Arizona Department of Water Resources (ADWR) maintains a well registry. The ADWR Well Registry was reviewed by Allands. A review of the list indicated that there are two registered wells within a 10-acre search radius from the exterior boundaries of the Property (Appendix H). One soil boring (55-907311) was drilled on July 2, 2007 at the intersection of Dunlap Avenue and Central Avenue, approximately 0.3 miles northwest of the Property. Registration number 55-639200 refers to a well owned by Ms. Barbara J. Howard, located at 226 West Orchid Lane, which is approximately 0.6 miles southwest of the Property. The only information provided by the well registration was that the well was not used.

## **5.3 PHYSIOGRAPHIC SETTING**

The following subsections present information regarding the general physiographic, geologic, and hydrogeologic conditions in the project area.

### **5.3.1 Surface Topography and Drainage**

Based on the USGS 7.5-minute series topographic map "Sunnyslope, Arizona Quadrangle", the Property elevation is approximately 1,261 feet above mean sea level (amsl). The surface topography of the project area is flat and gently sloping to the southwest.

### **5.3.2 Regional Geology**

The Property is located within the northern portion of the West Salt River Valley Sub-basin of the Phoenix Active Management Area (Brown and Pool, 1989). The Salt River Valley is a broad alluvial basin within the Basin and Range Physiographic Province of the United States (Wilson, 1962). The basin is almost completely surrounded by mountains composed primarily of granitic, metamorphic and volcanic rocks. The valley floor is underlain by unconsolidated to semi-consolidated basin-fill sediments that are more than 10,000-feet thick in the central part of the

basin. Depth to bedrock beneath the project area is estimated to be less than 500 feet (Brown and Pool, 1989).

### **5.3.3 Soils Lithology**

According to the online Eastern Maricopa and Northern Pinal Counties Area, Arizona Soil Survey Map by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the shallow surface lithology for the majority of the Property consists of Antho gravelly sandy loam (AdA). The western portion of the Property consists of Rillito sandy loam (RaA). A copy of the USDA NRCS soils map and soil descriptions is included in Appendix F.

### **5.3.4 Regional Hydrogeology**

According to the Allands ADWR Well Report, there are two wells located within 10-acres of the Property; however, depth to groundwater within the project area was not measured. The ADWR Groundwater Conditions in the Phoenix Active Management Area Map No. 35 (Rascona, 2005) shows the direction of flow to the west-northwest. The closest depth to groundwater measurement was measured at 232 feet below ground surface (bgs). However, localized groundwater flow patterns and depths that differ from these conditions may exist due to the presence of heterogenous subsurface conditions, local recharge factors and/or local groundwater pumping.

Groundwater beneath the project area is found in upper basin fill materials consisting of channel and alluvial fan deposits comprised of intercalated gravel, sand and silt. Most of these interbedded deposits are unconsolidated but caliche cementation of alluvial-fan deposits occurs near mountain fronts. Groundwater occurs generally under unconfined conditions but localized zones of perched groundwater can be found. Groundwater production from upper basin fill deposits varies depending on the degree of saturation, the amount of coarse-grained material and the degree of calcification of the sediments. The uses of groundwater include drinking water, irrigation, industry and recreation.

### **5.3.5 Waters of the United States**

Waters of the United States (US) is defined by 33 CFR part 328 of the Clean Water Act (CWA). For all practical purposes, a water of the US, or a navigable water, means a surface water in Arizona. Waters of the US commonly found in Arizona include but are not limited to washes, rivers and streams, natural ponds, wetlands, and certain canals. The Property is not located within a waterway. The closest waterway is the Arizona Canal which is located approximately 0.4 miles southwest of the Property.

### **5.3.6 Flood Zones**

ITSI searched the Flood Insurance Rate Maps (FIRM) available online through the Federal Emergency Management Agency (FEMA) map store for information on the project area flood zone. Based on Map Number 04013C1655 K of Panel 1655 of the FIRM for Maricopa County, Arizona and Incorporated Areas, revised September 30, 2005, the project areas are located in Zone X, 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. A copy of the floodplain map is included in Appendix F.

### **5.3.7 Wetlands Map**

The U.S. Department of the Interior, Fish & Wildlife Service's National Wetland Inventory (NWI) Map Viewer reviewed online (<http://nmviewogc.cr.usgs.gov/viewer.htm>), indicates no designated wetlands on or near the Property. A copy of the NWI map is included in Appendix F.

## **6.0 ENVIRONMENTAL PERMITS**

Although a compliance audit was not conducted during the course of the Phase I ESA, ITSI did not observe any features or processes on the Property that appeared to require an environmental permit (e.g., air, hazardous waste, or industrial waste water).

## 7.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

ITSI has performed a Phase I ESA in conformance with the scope and limitations of the ASTM Standard Practice E 1527-05 and the EPA Standards and Practices for AAI rule Title 40 CFR 312 in connection with past or current uses of the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

The following sections present our findings and conclusions regarding *de minimis* conditions, historical recognized environmental conditions, and recognized environmental conditions identified at the Property during the course of the Phase I ESA.

### 7.1 FINDINGS

The following findings are presented regarding recognized environmental conditions at the Property.

Based on a review of the database provided by Allands, the following items were within their respective search radius relative to the Property.

- Two RCRA CEG facilities
- Two RCRA inactive generator facilities
- One RCRA SQG
- One ERNS listing
- One RCRA Compliance facility
- One Hazardous Materials Incident
- Three registered UST sites
- 13 LUST sites
- 10 dry wells
- Two registered wells

The scope of services for this report requested that ITSI conduct an inventory of all known archaeological sites located on the Property. ITSI requested archaeological information from Ms. April Carroll, Assistant Archaeologist with the Pueblo Grande Museum. According to Ms.

Carroll, no known archaeological sites are located within this project area. No archaeological work is necessary for the project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the COP Archaeology Office must be notified immediately and allowed time to properly assess the materials.

### **7.1.1 *De minimis* Conditions**

*De minimis* conditions are conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. These conditions may be areas that are addressed through general housekeeping practices.

This assessment has revealed the following *de minimis* environmental conditions in connection with the Property.

- Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.
- One trash dumpster was observed on the north side of the Property. Minor staining was observed on the asphalt around the dumpster.
- Numerous tires were observed on the west side of the Property along the south side of the westernmost apartment building.
- Scattered trash was observed near the southeast side of the Property. Items included plastic and paper.

### **7.1.2 Historical Recognized Environmental Conditions**

The term “historical recognized environmental condition” means an environmental condition that, in the past, would have been considered a recognized environmental condition, but that currently may or may not be considered a recognized environmental condition. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition will be considered an historical recognized environmental condition.

Based on the site reconnaissance and research conducted during the course of this Phase I ESA, no historical recognized environmental conditions were identified.

### **7.1.3 Recognized Environmental Conditions**

The term “recognized environmental condition” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products, even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.

The assessment has revealed no evidence of recognized environmental conditions.

## **7.2 CONCLUSIONS AND RECOMMENDATIONS**

Based upon ITSI’s findings and conclusions, no further action is recommended for the Property at this time.



## 8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of EPs as defined in §312.10 of 40 CFR Part 312 and we have 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 all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

### 8.1 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

**Frank Van Alstine, REM, Project Manager, Environmental Professional.** Mr. Van Alstine has a B.S. in Industrial Technology, has completed ASU's Hazardous Waste/Material Management Program, and has over 16 years of experience. He has conducted Phase I and II ESAs for municipal and private agencies (e.g., Maricopa County, the COP, the COP Aviation Department, the City of Glendale, commercial lending institutions and real estate developers and attorney). The ESAs have included pesticide sampling, asbestos surveys, radon testing, lead paint sampling and drinking water analysis.

**Lawrence E. Phillips, R.G., Senior Technical Reviewer.** Mr. Phillips has over 33 years experience managing geologists, hydrogeologists, toxicologists, and environmental scientists in conducting Phase I and II ESAs at federal, state, municipal, and industrial facilities in Arizona, California, Nevada, and Utah. Most significantly, Mr. Phillips was the Project Manager for a comprehensive Phase I ESA for a Brownfields Pilot Project for the City of Ogden, Utah.

**Melissa Bauer, Project Environmental Scientist.** Ms. Bauer has a B.S. in Geography and Environmental Studies, and has worked in the environmental field since 1999. Ms. Bauer's experience includes conducting Phase I ESAs at federal, state, municipal, and industrial facilities in Arizona and Nevada. The ESAs have included limited asbestos surveys, radon testing, lead paint sampling, drinking water analysis, and visual mold inspections. Ms. Bauer also has had experience conducting property condition assessments, limited indoor air quality evaluations, hazardous materials inspections, abatement/remediation project oversight and monitoring, clearance inspections and sampling, data management, watershed studies, and ecological projects as well as preparing reports and project documents. Ms. Bauer is an AHERA Accredited Asbestos Inspector and an EPA Certified Lead Inspector/Assessor.

## 9.0 REFERENCES

The following agencies, offices, reports, and publications were used as information sources in the preparation of this Phase I ESA.

### 9.1 AGENCIES AND OFFICES

Arizona Department of Environmental Quality  
1110 W. Washington Street  
Phoenix, Arizona

Arizona Department of Water Resources  
500 North 3rd Street  
Phoenix, Arizona

City of Phoenix  
Fire Prevention Department  
150 S. 12th Street  
Phoenix, Arizona

City of Phoenix  
Public Library  
1221 North Central Avenue  
Phoenix, Arizona

City of Phoenix  
Development Services  
200 West Washington Street  
Phoenix, Arizona

Allands  
14947 W. Piccadilly Road  
Goodyear, Arizona

City of Phoenix  
Parks and Recreation  
Archaeology Section  
Pueblo Grande Museum  
4619 E. Washington St.  
Phoenix, AZ 85034

Maricopa County Assessors Office  
Real Property Appraisal Division  
301 West Jefferson, Suite 330  
Phoenix, Arizona  
[www.maricopa.gov](http://www.maricopa.gov)

### 9.2 REPORTS AND PUBLICATIONS

Brown, James G. and Pool, D.R., 1989. Hydrogeology of the Western Part of the Salt River Valley Area, Maricopa and Pinal Counties, Arizona, U.S. Geological Survey Water Resources Investigation Report, 88-4202, 5 sheets.

S.J. Rascona, 2005. Maps Showing Groundwater Conditions In The Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona, Report 35 Sheet 1 of 3.

Wilson, E.D., 1962. A Resume of the Geology of Arizona, The Arizona Bureau of Mines, Bulletin 171.

### 9.3 SUBMITTALS AND RESEARCH

ITSI submitted the following requests:

City of Phoenix Archaeology Section, archaeology request sent on July 13, 2009. Response received on August 24, 2009.

City of Phoenix Fire Department, fire department records request sent on August 24, 2009. Response received on August 25, 2009.

Maricopa County Environmental Services Department, septic request sent on August 24, 2009. Response received on September 2, 2009.

ITSI accessed the following websites for information to include in the report.

Arizona Corporation Commission

<http://www.cc.state.az.us/>

Arizona Department of Environmental Quality (ADEQ) UST map:

<http://gisweb.azdeq.gov/website/emaps/tpd/ust/>

Arizona Department of Water Resources (ADWR) Imaged Records Database:

<http://imagedrec.water.az.gov/PowerWeb/Dll/pwrwbext.dll/>

Maricopa County Flood Control District (MCFCD) Aerials:

<http://www.fcd.maricopa.gov/GIS/maps.aspx>

City of Phoenix (COP) Building records search:

<http://phoenix.gov/DEVSERV/services.html>

COP zoning information:

<http://phoenix.gov/PLANNING/index.html>

Federal Emergency Management Agency (FEMA) flood maps:

<http://www.fema.gov/business/flood.shtm>

Maricopa County Assessor:

<http://www.maricopa.gov/Assessor>

Natural Resources Conservation Service (NRCS) web soil survey:

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

United States Department of Agriculture (USDA) – NRCS soil name search:

<http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdnamequery.cgi>

United States Geological Survey (USGS) wetlands map:

<http://nmviewogc.cr.usgs.gov/viewer.htm>

## 10.0 LIMITATIONS

ITSI's services have been completed in agreement with our contracted understanding with the COP. This study and report have been prepared on behalf of, and for the exclusive use of the COP solely for use in an environmental assessment of the Property. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of ITSI and the COP.

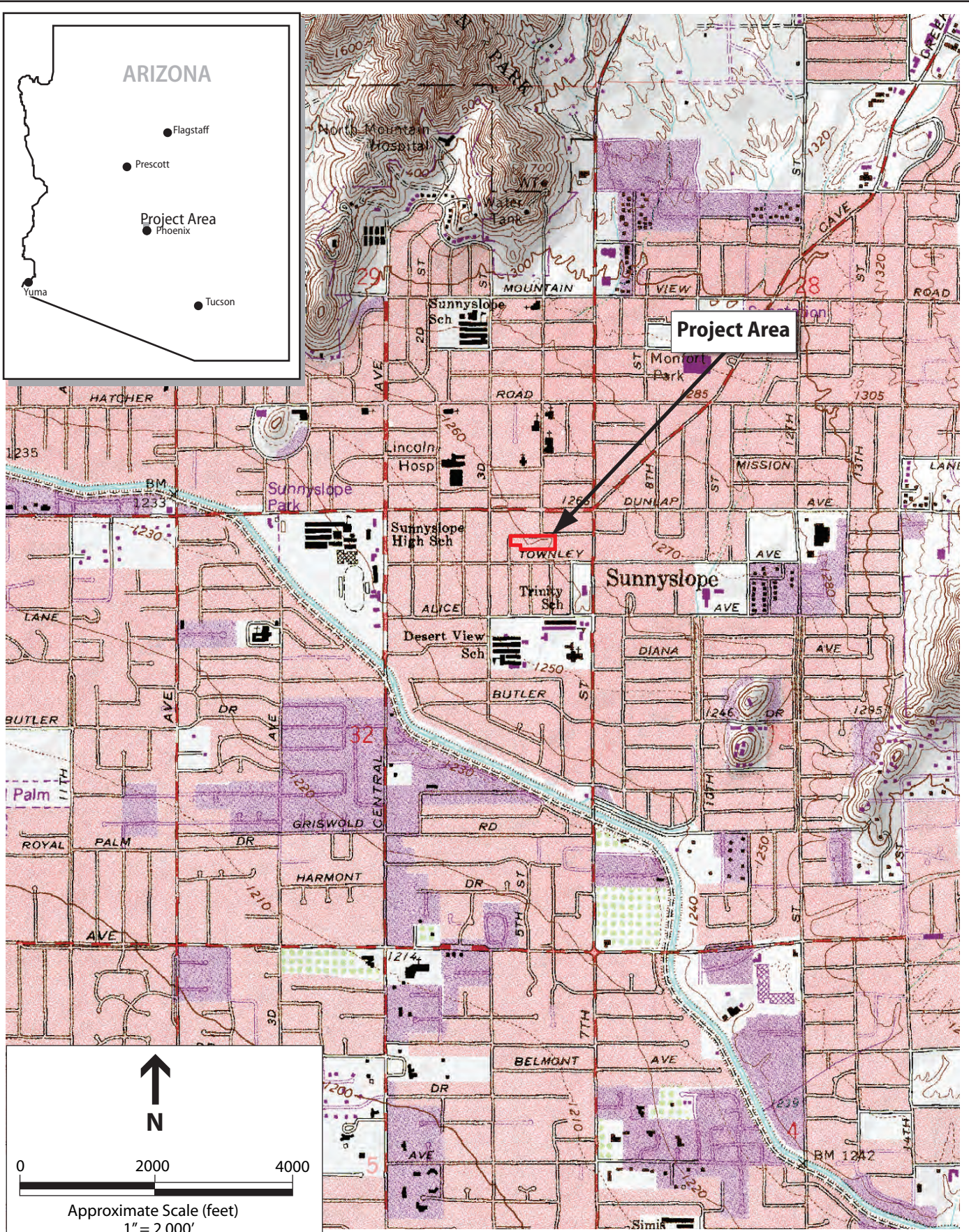
ITSI's site assessment was performed in general accordance with the ASTM E 1527-05 Standard of Practice and the EPA Standards and Practices for AAI rule Title 40 CFR 312 in connection with past or current uses of the Property. ITSI observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. ITSI's findings and conclusions should not be considered as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the ESA. No other warranty, expressed or implied, is made. Specifically, ITSI does not, and cannot, represent that the Property contain no hazardous material, petroleum products, or other latent condition beyond that observed by ITSI during its site assessment. Additional information regarding subsurface conditions can be obtained by traditional subsurface exploration techniques and the collection of soil and/or groundwater samples for chemical analysis. ITSI cannot render a more definitive opinion regarding the impact from onsite activities without conducting subsurface explorations and chemical analyzes of soil and groundwater samples obtained from the Property. This report is also subject to the following specific limitations.

1. The observations described in this report were made under the conditions stated herein. The conditions presented in the report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the COP.
2. ITSI has relied on certain information provided by federal, state, and local officials, and other parties referenced herein, and on information contained in the files of federal, state, and/or local agencies available to ITSI at the time of the site assessment. Although there may have been some degree of overlap in the information provided by these various

sources, ITSI did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

3. In the event that counsel or title examiner for the COP obtains information on environmental or hazardous waste issues at the Property not contained in this report, such information shall be brought to ITSI's attention forthwith. ITSI will evaluate such information and, on the basis of this evaluation, may modify the conclusions stated in this report.
4. Observations were made of the Property and/or structures on the Property as indicated within this report. Where access to portions of the Property or direct observation of structures on the Property was unavailable or limited, ITSI renders no opinion as to the presence of hazardous materials or petroleum products, or to the presence of indirect evidence relating to hazardous material or petroleum products, in that portion of the Property or structures. In addition, ITSI renders no opinion as to the presence of hazardous material or petroleum products, or to the presence of indirect evidence relating to hazardous material or petroleum products, where direct observation of the interior walls, floor, or ceiling of a structure on a Property was obstructed by objects or coverings on or over these surfaces.
5. Unless otherwise specified in this report, ITSI did not perform testing or analyses to determine the presence or concentration of asbestos, lead-based paint, or PCBs at the Property or in the environment at the Property.
6. The purpose of this report was to assess the physical characteristics of the Property with respect to the presence in the environment of hazardous material or petroleum products. No specific attempt was made to check on the compliance of present or past owners or operators of the Property with federal, state, or local laws and regulations, environmental or otherwise.
7. The focus of the Property evaluation was to evaluate the Property and recognize environmental conditions resulting from past or current uses of the Property. As a result, this evaluation does not address the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors, or the work scope.
  - Naturally occurring toxic or hazardous substances in the subsurface soils and water.
  - Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables.
  - Contaminants or contaminant concentrations that are not a concern now, but may be under future regulatory standards.
  - Occupational health and safety.

## **FIGURES**

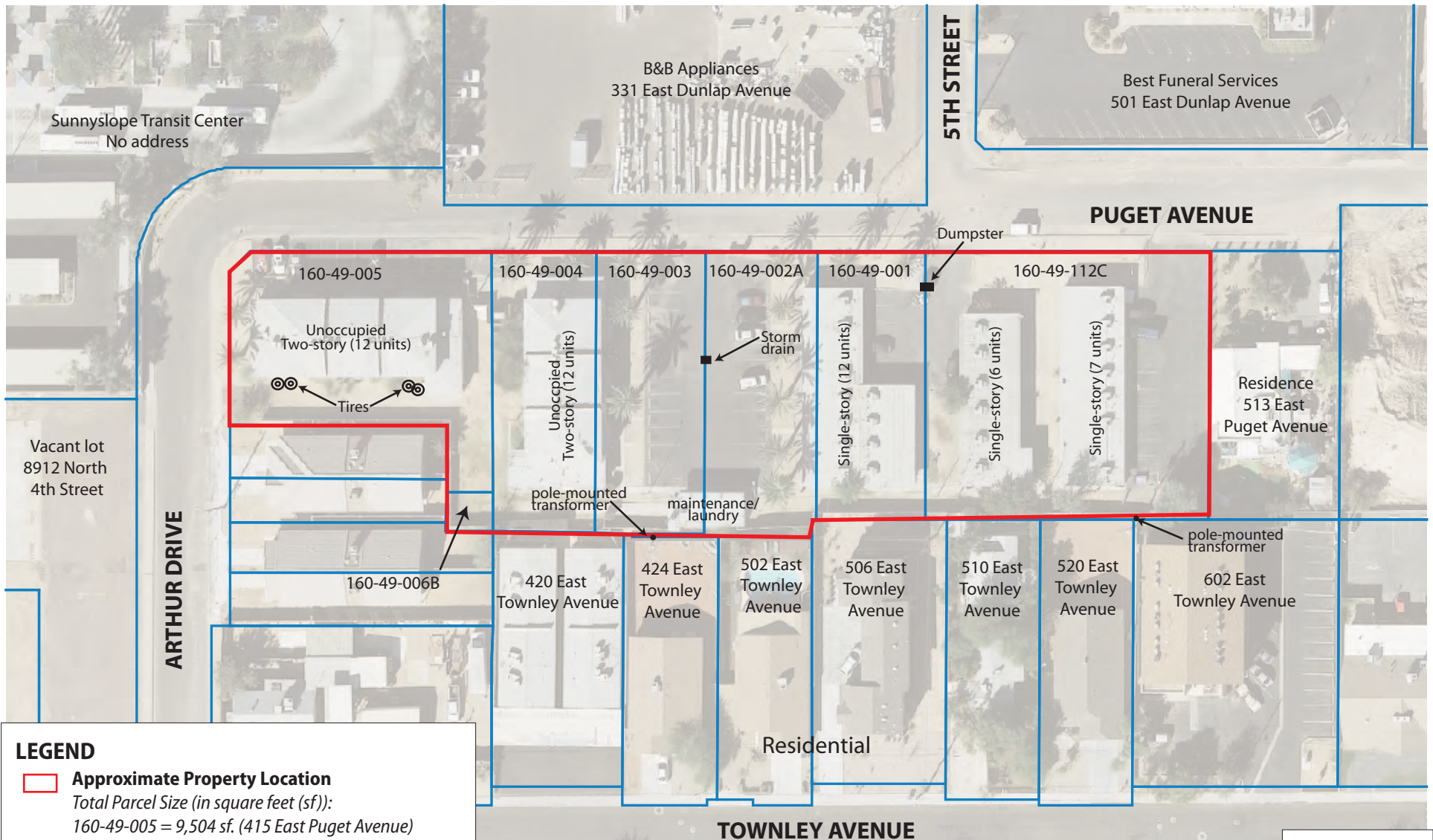


Projects\2007\07-182-City of Phoenix\07-182-0004\Graphics\Fig 1 - Project Vicinity\_map.ai



**Phase I Environmental Site Assessment**  
 415, 419, 425, 429, and 501 East Puget Avenue  
 APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
 160-49-002A, 160-49-001, and 160-49-112C  
 Phoenix, Arizona

**Figure 1**  
Project Vicinity Map

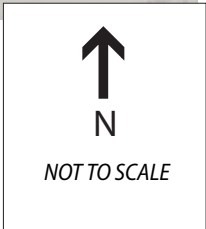


**LEGEND**

**Approximate Property Location**

Total Parcel Size (in square feet (sf)):

- 160-49-005 = 9,504 sf. (415 East Puget Avenue)
- 160-49-004 = 8,062 sf. (415 East Puget Avenue)
- 160-49-006B = 536 sf. (415 East Puget Avenue)
- 160-49-003 = 8,491 sf. (419 East Puget Avenue)
- 160-49-002A = 8,679 sf. (425 East Puget Avenue)
- 160-49-001 = 8,197 sf. (429 East Puget Avenue)
- 160-49-112C = 21,170 sf. (501 East Puget Avenue)



Source: Maricopa County Assessor, date November 3, 2008



**Phase I Environmental Site Assessment**  
 415, 419, 425, 429, and 501 East Puget Avenue  
 APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
 160-49-002A, 160-49-001, and 160-49-112C  
 Phoenix, Arizona

**Figure 2**  
Site Plan

Projects/2007/07-182,0003 City of Phoenix/Graphics/Fig 3 - 2008 Aerial.ai





Property



NOT TO SCALE

Source: Maricopa County Assessor, date November 3, 2008



**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**Figure 3**  
2008 Aerial Photograph

**APPENDIX A**

**PHOTOGRAPHIC DOCUMENTATION**

**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 1

**Direction:** East

**Description:** View of north side of the Property from the corner of Puget Avenue and Arthur Drive.



Photograph No. 2

**Direction:** West

**Description:** View of the tires located on the south side of the western most apartment building.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 3

**Direction:** Northwest

**Description:** View of a two-story apartment building located on the west side of the Property.



Photograph No. 4

**Direction:** North

**Description:** View of a grassy area between two of the Property apartment buildings.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 5

**Direction:** N/A

**Description:** View of evaporative coolers located on the roof of the two-story apartment buildings located on the west side of the Property.



Photograph No. 6

**Direction:** North

**Description:** View of the parking lot near the center of the Property.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 7

**Direction:** N/A

**Description:** View of the storm drain located in the parking lot near the center of the Property.



Photograph No. 8

**Direction:** South

**Description:** View of the maintenance room (west side) and the previous location of a laundry room (east side – currently empty).



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 9

**Direction:** N/A

**Description:** View of maintenance supplies located within the maintenance room.



Photograph No. 10

**Direction:** N/A

**Description:** View of the previous location of a laundry room.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 11

**Direction:** Southeast

**Description:** View of a single-story apartment building located on the east side of the Property.



Photograph No. 12

**Direction:** N/A

**Description:** View of air conditioning units located on the roof of the single-story apartment buildings located on the east side of the Property.





**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 13

**Direction:** West

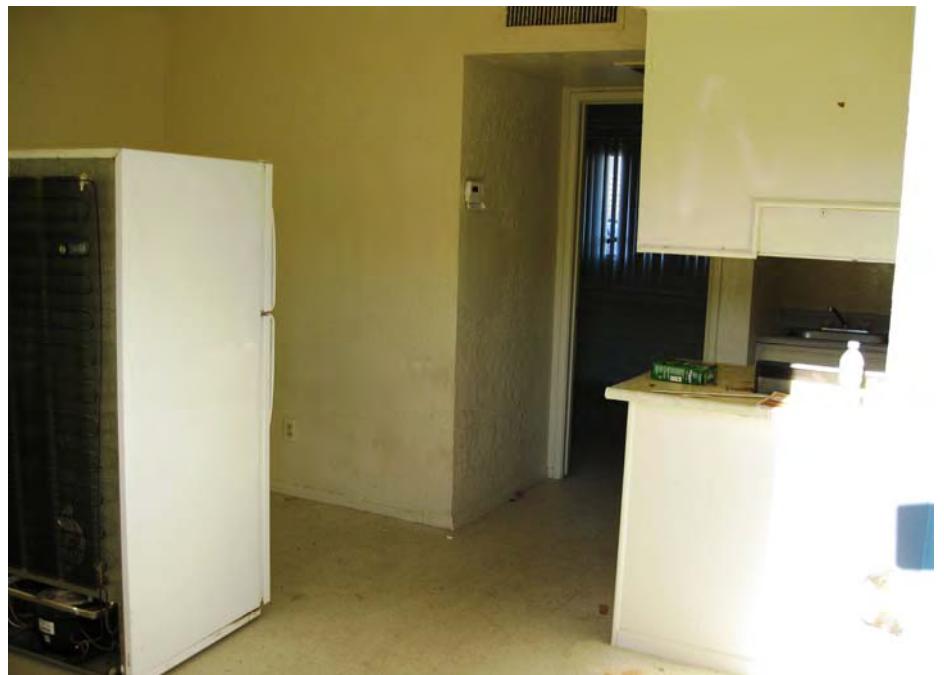
**Description:** View of a hot water heater and natural gas meter on the southwest corner of the single-story apartment building located on the east side of the Property.



Photograph No. 14

**Direction:** N/A

**Description:** View of the interior of a typical one bedroom apartment unit.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 15

**Direction:** South

**Description:** View of the parking lot located on the east side of the Property.



Photograph No. 16

**Direction:** Southwest

**Description:** View of staining on the parking lot.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 17

**Direction:** Southeast

**Description:** View of trash littered on the southeast corner of the Property.



Photograph No. 18

**Direction:** South

**Description:** View of the single-story apartment buildings located on the east side of the Property.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 19

**Direction:** West

**Description:** View of the north side of the Property along Puget Avenue.



Photograph No. 20

**Direction:** Southwest

**Description:** View of a trash dumpster located on the north center portion of the Property.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 21

**Direction:** Northeast

**Description:** View of the residential homes adjoining to the south of the Property along Townley Avenue.



Photograph No. 22

**Direction:** North

**Description:** View of the Townley Square Apartments located adjoining to the southeast of the Property at 602 East Townley Avenue.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 23

**Direction:** Southeast

**Description:** View of a single family residence located adjoining to the east of the Property.



Photograph No. 24

**Direction:** North

**Description:** View of the Best Funeral building located adjoining to the north of the Property on the northeast corner of Puget Avenue and 5<sup>th</sup> Street at 501 East Dunlap Avenue.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** August 26, 2009

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0004

Photograph No. 25

**Direction:** Northwest

**Description:** View of the B&B Appliances property located adjoining to the north of the Property on the northwest corner of Puget Avenue and 5<sup>th</sup> Street at 331 East Dunlap Avenue.



Photograph No. 26

**Direction:** Northwest

**Description:** View of the Sunnyslope Transit Center parking lot to the west of the Property across Arthur Drive.



**APPENDIX B**

**RECORDS OF COMMUNICATION**



TRANSMISSION VERIFICATION REPORT

TIME : 08/24/2009 08:33  
NAME : ITSI  
FAX : 4807042952  
TEL : 4807056488  
SER.# : BROK1J670895

DATE, TIME	08/24 08:32
FAX NO./NAME	6022719243
DURATION	00:00:42
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



**Innovative  
Technical  
Solutions, Inc.**

1501 West Fountainhead Parkway, Suite 360  
 Tempe, AZ 85282  
 Phone: (480) 706-6488  
 Fax: (480) 704-2952  
[www.itsi.com](http://www.itsi.com)

# Facsimile

**DATE:** August 24, 2009

**TO:**

Name: Fire Prevention Division

---

Company: City of Phoenix Fire Department

---

Phone: 602-261-8025

---

FAX: 602-271-9243

---

RE: Fire record request

---

**FROM:**

Name: Melissa Bauer

---

Phone: 480-706-6488

---

# Pages (inc. cover): 2

---

Project:  
07182.0004

---

- Urgent   
  For Review   
  Please Comment   
  Please Reply   
  Please Recycle

**Comments:**

Please fax response to 480-704-2952. Thanks.

---



---



---



---



---

Confidentiality Notice:

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# Phoenix Fire Department

## Fire Prevention Division

### Records Request Form

Business Information							
<b>Date:</b>		AUGUST 24, 2009		<b>Name:</b> MELISSA BAUER			
<b>Company Name:</b>		INNOVATIVE TECHNICAL SOLUTIONS INC. (ITSI)					
<b>Phone:</b>		(480) 706-6488			<b>Fax:</b> (480) 704-2952		
<b>Number of Pages:</b>						<b>Notified:</b>	
						1 <sup>st</sup> notification	
						2 <sup>nd</sup> notification	
<input checked="" type="checkbox"/> UG / AG Storage Tanks		<input checked="" type="checkbox"/> Hazardous Materials Permits		<input checked="" type="checkbox"/> General Inspections		<input checked="" type="checkbox"/> Certificate of Occupancy	
<input checked="" type="checkbox"/> Complaints		<input checked="" type="checkbox"/> Environmental Only		<input type="checkbox"/> Other		How Far Back? _____ <input type="checkbox"/> Letter Required	
<i>Instructions: If addresses are on the same street put in numerical order, otherwise put streets in alphabetical order.</i>							
<b>1. Address</b>				<b>5. Address</b>			
415 EAST PUGET AVENUE				501 EAST PUGET AVENUE			
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
<b>2. Address</b>				<b>6. Address</b>			
419 EAST PUGET AVENUE							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
<b>3. Address</b>				<b>7. Address</b>			
425 EAST PUGET AVENUE							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
<b>4. Address</b>				<b>8. Address</b>			
429 EAST PUGET AVENUE							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
FP OFFICIAL USE ONLY -- ALL FEES ARE NON REFUNDABLE							
<b>Payment Received:</b>		Check # _____		<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash			
<b>Date Received:</b>				<b>Received By:</b>			

Records Request may be faxed to: 602-271-9243 or submitted in person weekdays from 8:00 a.m. to 4:30 p.m., or mailed to: Phoenix Fire Department, Fire Prevention 150 S. 12<sup>th</sup> Street Phoenix, AZ 85034 -- TTY 602-496-5555

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



# PHOENIX FIRE DEPARTMENT



City of Phoenix

FIRE PREVENTION  
150 SOUTH 12<sup>TH</sup> STREET  
PHOENIX, ARIZONA 85034-2301

---

**FACSIMILE TRANSMITTAL SHEET**

---

TO: MELISSA BAUER

FROM: ROSA ARGUELLES

COMPANY: ITSI

SECTION:

**FIRE PREVENTION**

FAX NUMBER: 480-704-2952

TOTAL NO. OF PAGES INCLUDING COVER:

4

PHONE NUMBER: 480-706-6488

SENDER'S REFERENCE NUMBER:

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

RE: 415, 419, 125, 429, 501 E PUGET AVENUE

DATE: AUGUST 25, 2009

---

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

---

## NOTES/COMMENTS:

Enclosed: Copies researched for the above referenced addresses. I found no records pertaining to underground aboveground storage tanks, hazardous materials permits or complaints on file.

Thank you,

---

PHOENIX FIRE DEPARTMENT  
150 SOUTH 12<sup>TH</sup> STREET  
PHOENIX, AZ  
85034



# Phoenix Fire Department

## Fire Prevention Division

### Records Request Form

Date: <b>AUGUST 24, 2009</b>		Name: <b>MELISSA BAUER</b>	
Company Name: <b>INNOVATIVE TECHNICAL SOLUTIONS /NC. (ITSI)</b>			
Phone: <b>(480) 706-6488</b>		Fax: <b>(480) 704-2952</b>	
Number of Pages:		Notified:	
		1 <sup>st</sup> notification	
		2 <sup>nd</sup> notification	
<input checked="" type="checkbox"/> UG / AG Storage Tanks <input checked="" type="checkbox"/> Hazardous Materials Permits <input checked="" type="checkbox"/> General Inspections <input checked="" type="checkbox"/> Certificate of Occupancy		<input checked="" type="checkbox"/> Complaints <input checked="" type="checkbox"/> Environmental Only <input type="checkbox"/> Other How Far Back? _____ <input type="checkbox"/> Letter Required	
Instructions: If addresses are on the same street put in numerical order, otherwise put streets in alphabetical order.			
1. Address		6. Address	
<b>415 EAST PUGET AVENUE</b>		<b>501 EAST PUGET AVENUE</b>	
Occ. File	Dead File	1987	1997
X	0	X	X
2. Address		8. Address	
<b>419 EAST PUGET AVENUE</b>			
Occ. File	Dead File	1987	1997
0	0	X	0
3. Address		7. Address	
<b>425 EAST PUGET AVENUE</b>			
Occ. File	Dead File	1987	1997
0	0	X	0
4. Address		8. Address	
<b>429 EAST PUGET AVENUE</b>			
Occ. File	Dead File	1987	1997
0	0	X	0
RECORDS REQUEST FORM - 2008			
Payment Received:		Check # <input type="checkbox"/> Credit Card <input type="checkbox"/> Cash	
Date Received:		Received By:	

Records Request may be faxed to: 602-271-9243 or submitted in person weekdays from 8:00 a.m. to 4:30 p.m., or mailed to: Phoenix Fire Department, Fire Prevention 150 S. 12<sup>th</sup> Street Phoenix, AZ 85004 - TTY 602-466-8555

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



THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE AT OR NEAR THE ENTRANCE OF THE BUILDING REFERRED TO BELOW. NO CHANGE IN THE STIPULATIONS HEREIN SHALL BE MADE UNLESS A NEW CERTIFICATE OF OCCUPANCY IS OBTAINED TO SHOW COMPLIANCE WITH THE BUILDING CODE.

CITY OF PHOENIX, ARIZONA PUBLIC WORKS DEPARTMENT DATE: 8-22-67  
 DIVISION OF BUILDING INSPECTIONS PROJECT ADDRESS: 501 E. TUGAT  
**CERTIFICATE OF OCCUPANCY** PERMITS REQUIRED: NONE  
 POL: 36-5247

PROJECT NAME: 5 Unit Apt. Bldg.  
 OWNER: Nelson Fleck  
 CONTRACTOR: Grotke & Son Const.

TYPE OF CONSTRUCTION: REPAIR

MAXIMUM OCCUPANT LOAD (CODE SECTION 707.2): 21  
 FIRE DEPARTMENT ACCESS SEPARATION (CODE SECTION 707.22.1): Not required

FIRE DEPARTMENT ACCESS SEPARATION (CODE SECTION 707.22.1):  
 TYPE 1 REQUIRED  TYPE 2 REQUIRED  
 NOT REQUIRED

DATE: 8-25-67  
 BY: J. E. H...  
 PROJECT: 5-30-67  
 SIGNED: [Signature]

*C.H. 8-10 by 1207  
 801.3. 8-30-67*

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE AT OR NEAR THE ENTRANCE OF THE BUILDING REFERRED TO BELOW. NO CHANGE IN THE STIPULATIONS HEREIN SHALL BE MADE UNLESS A NEW CERTIFICATE OF OCCUPANCY IS OBTAINED TO SHOW COMPLIANCE WITH THE BUILDING CODE.

CITY OF PHOENIX, ARIZONA PUBLIC WORKS DEPARTMENT DATE: 8-22-67  
 DIVISION OF BUILDING INSPECTIONS PROJECT ADDRESS: 420 E. TUGAT AVE.  
**CERTIFICATE OF OCCUPANCY** PERMITS REQUIRED: NONE  
 POL: 36-5116

PROJECT NAME: 5 Unit apt.  
 OWNER: Nelson A. Fleck  
 CONTRACTOR: Grotke & Son Const. Co.

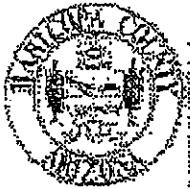
TYPE OF CONSTRUCTION: REPAIR

MAXIMUM OCCUPANT LOAD (CODE SECTION 707.2): 21  
 FIRE DEPARTMENT ACCESS SEPARATION (CODE SECTION 707.22.1): Not required

FIRE DEPARTMENT ACCESS SEPARATION (CODE SECTION 707.22.1):  
 TYPE 1 REQUIRED  TYPE 2 REQUIRED  
 NOT REQUIRED

DATE: 8-11-67  
 BY: [Signature]  
 PROJECT: 8-11-67  
 SIGNED: [Signature]

*C.H. 8-10 by 1207  
 801.3. 8-11-67*



# COMMERCIAL PURPOSE Public Record Request

TO: LUIS A. FIGUERA [Designate Record Custodian]

Caution: Arizona Revised Statutes §39-121.03(D) provides:

"A person who obtains public records for a commercial purpose without indicating the commercial purpose or who obtains a public record for a noncommercial purpose and uses or knowingly allows the uses of such public record for a commercial purpose or who obtains a public record for a commercial purpose and uses or knowingly allows the use of such public record for a different commercial purpose or who obtains a public record from anyone other than the custodian of such records and uses them for a commercial purpose shall in addition to other penalties be liable to the state or the political subdivision from which the public record was obtained for damages in the amount of three times the amount which would have been charged for the public record had the commercial purpose been stated plus costs and reasonable attorneys' fees or shall be liable to the state or the political subdivision for the amount of three times the actual damages if it can be shown that the public record would not have been provided had the commercial purpose of actual use been stated at the time of obtaining the records."

A commercial purpose is defined by Arizona Statute as the use of a public record for the purpose of:   
▪ sale or resale, or   
▪ producing a document containing all or part of the copy, printout, or photograph for sale, or   
▪ obtaining of names and addresses from such public records for the purpose of solicitation, or   
▪ for any purpose in which the purchaser can reasonably anticipate the receipt of monetary gain from the direct or indirect use of such public records.

I, MELISSA BAUER, am the PROJECT SCIENTIST of

ITSI, located at 1501 W. FOUNTAINHEAD PARKWAY STE 300, TEMPE, AZ, which

is engaged in the business of ENVIRONMENTAL CONSULTING. I am requesting to

inspect  reproduce

the following record(s):

SEPTIC REQUEST 415,419,425,429 & 501 EAST PUGET AVENUE

(State record being requested. Be specific. Use additional sheets if needed.)

The public records which I have requested are for the following purpose(s):

PHASE I ESA

I certify that all information provided is true and correct. I agree to pay the fee or deposit of \$\_\_\_\_\_ for these records. I also agree that the public records will not be transmitted or resold to any other person or entity without specific authorization from the County's record custodian. I agree to delete all data acquired via this request from my databases and all other electronic media forms upon completion of the purpose or use for which this request is made. I agree not to hold Maricopa County liable for any inaccurate or incomplete information I may receive. (See disclaimer on reverse side.)

Melissa Bauer  
Signature

480-706-6488  
Phone Number

AUGUST 24 2009  
Date

480-704-2952  
Fax Number

(See disclaimer on reverse side.)

Rev 1200

1019-576-6925





**Maricopa County**  
Environmental Services Department

To:	Melissa Bauer
Company/Dept.:	ITSI
Phone:	Fax: 480-704-2952
Re:	Septic Search

FROM	Erna Bodlovich
Company/Dept.:	Maricopa County Water & Waste Mgmt Division
Phone:	(602) 506-6666 Fax: (602) 506-6925
Date: 09/02/09	# of 1 OF 0 pages:

**Remarks:**

**No charge at this time and no need to mail in original form. Nothing on our records for address:  
415, 419, 425, 429, 501 E. Puget Ave.**

The Maricopa County Environmental Services Department provides this information as a public service. The data contained in our files is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be dated which would have an impact on its accuracy. The Maricopa County Environmental Services Department disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

1501 West Fountainhead Parkway  
Suite 360  
Tempe, Arizona 85282  
Telephone: 480-706-6488  
Facsimile: 480-704-2952



## Record of Telephone Conversation

Person Called:	Mr. Michael Kotin	Person Calling:	Melissa Bauer
Title	Site contact	Date:	August 24, 2009
Phone:	480-941-6141	Project Number:	07182.0004
Company:	Kay-Kay Realty Corporation	Project Name:	415, 419, 425, 429, and 501 East Puget Avenue
Subject:	Phase I Interview	CC:	

Urgent     for Review     Please Comment     Please Reply     Please Recycle

Items Discussed:

According to Mr. Kotin:

- ITSI should contact Ms. Nancy Vega, the Property manager, for information regarding the Property.
- The title for the Property is in the name of Mr. Richard Turner and Ms. Jessica Turner.
- There was a deed from Mr. Turner to 401 Manor LLC that was not recorded correctly.
- Kay-Kay Realty Corporation is the court appointed receiver for the Property.
- Red Capital Bank is the secured party of the Property.



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People Search

First Name Zina	Last Name (required) Brodovsky	City, State or ZIP Arizona	Search
<input type="checkbox"/> Include surrounding area			

2 Results matching "Zina Brodovsky, AZ".

Sort: - Select -

Low fares on JetBlue starting from \$59 each way: Jetblue.com

Zina Brodovsky

11411 N Tatum Blvd  
Phoenix, AZ 85028-2305  
(602) 564-0768

Job title: unavailable  
Company: Peoples Realty of Arizona

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Zina Brodovsky

13216 N Seventh St, Apt 4109  
Phoenix, AZ 85022-5342  
phone number unavailable

[Listing Details](#)

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1501 West Fountainhead Parkway  
Suite 360  
Tempe, Arizona 85282  
Telephone: 480-706-6488  
Facsimile: 480-704-2952



## Record of Telephone Conversation

Person Called: Ms. Zina Brodovski	Person Calling: Melissa Bauer
Title: Previous owner	Date: August 28, 2009
Phone: 602-564-0768	Project Number: 07182.0004
Company:	Project Name: 415, 419, 425, 429, and 501 East Puget Avenue
Subject: Phase I Interview	CC:

Urgent     for Review     Please Comment     Please Reply     Please Recycle

### Items Discussed:

According to Ms. Zina Brodovski:

- During her ownership, from 1997 until 1999, the Property was occupied by an apartment complex.
- She was unaware of any environmental issues associated with the Property.



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**People Search**

<b>First Name</b> Milenko	<b>Last Name (required)</b> Ceklic	<b>City, State or ZIP</b> Arizona	<input type="button" value="Search"/>
<input type="checkbox"/> Include surrounding area			

**1 Result** matching "Milenko Ceklic, AZ".

[View Milenko Ceklic's Profile](#)

**Milenko Ceklic**  
 2452 W Crocus Dr  
 Phoenix, AZ 85023-5937  
 (602) 375-8337

Age: 65+

SPONSORED LINKS

[Milenko Ceklic](#)

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[Criminal Records](#)

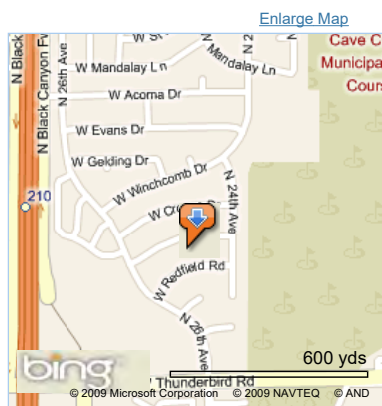
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[View all additional records for Milenko Ceklic.](#)

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Listing date Apr. 2009

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First Name: Milenko	Last Name: Ceklic
City:	State: AZ

Search by [Social Security Number](#), [Maiden Name](#), [Age](#) and More!

Sponsored by PeopleFinders.com

Is **Milenko Ceklic** Searching for **You**?

With 67 million active searches, one of them could be you!

Your First Name	Your Last Name	Your Age	<input type="button" value="Find Out Now!"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	

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1501 West Fountainhead Parkway  
Suite 360  
Tempe, Arizona 85282  
Telephone: 480-706-6488  
Facsimile: 480-704-2952



## Record of Telephone Conversation

Person Called: Mr. Milenko Ceklic	Person Calling: Melissa Bauer
Title: Previous owner	Date: August 28, 2009
Phone: 602-375-8337	Project Number: 07182.0004
Company:	Project Name: 415, 419, 425, 429, and 501 East Puget Avenue
Subject: Phase I Interview	CC:

Urgent     for Review     Please Comment     Please Reply     Please Recycle

### Items Discussed:

According to Mr. Milenko Ceklic:

- The Property was an apartment complex during his ownership.
- He was not aware of any environmental issues associated with the Property.
- He owned the Property from 1977 until it was sold to Mr. Allen F. Johnson in 1979. Mr. Johnson could not pay, so the Property was sold back to Mr. Ceklic in 1987. The Property then was sold in 1987 to Mr. Douglas J. Wood.

**APPENDIX C**

**CLIENT SUPPLIED INFORMATION AND ENVIRONMENTAL QUESTIONNAIRES**





## REQUEST FOR ENVIRONMENTAL SERVICES FORM

### PROJECT INFORMATION

<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"/> Third Party Oversight/Review** <input type="checkbox"/> Other:	<input type="checkbox"/> Comprehensive Asbestos Survey <input type="checkbox"/> Comprehensive Lead-Based Paint Survey <input type="checkbox"/> Asbestos Abatement <input type="checkbox"/> Asbestos Abatement Oversight <input type="checkbox"/> Lead-Based Paint Abatement <input type="checkbox"/> Lead-Based Paint Oversight <input type="checkbox"/> Demolition
---	---

<b>Date of the Request</b>	July 1, 2009
<b>Request Schedule</b>	<input checked="" type="checkbox"/> Standard (draft report due 4 weeks from issuance of the NTP) <input type="checkbox"/> Rush Please provide schedule:
<b>Requesting Individual</b>	Manny Diaz
<b>Requesting Department</b>	Real Estate - Acquisition
<b>Phone Number</b>	602.262.7219
<b>COP Project Number (WBS or Cost Center)</b>	ND30040036

### SITE INFORMATION

<b>County Tax Assessor's Parcel Number</b>	160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, & 160-49-112C	
<b>Address</b>	415, 419, 425, 429, & 501 E. Puget Avenue	
<b>Property Owner or Representative and Contact Information</b>	Kay-Kay Realty Corporation C/o Michael Kotin 480-941-6141	
<b>Property Type</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Historic Property	<input type="checkbox"/> Vacant Land <input type="checkbox"/> City Owned Property <input type="checkbox"/> Other:
<b>Map Attached</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Chain of Title Report Attached</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Legal Description Attached</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Appraisal Information Attached</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Site Access Verified/Access Agreement Attached</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Representative has verbally given permission for site access.	

\*If you are requesting a Phase I ESA, please see the questions related to the property on page 2 (attached).

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

**PHASE I ESA/AAI REQUIREMENTS**

With the All Appropriate Inquiry (AAI, 40 CFR 312) requirements and new guidance on conducting Phase I Environmental Site Assessments, the City of Phoenix, as the "user" of the assessment is responsible to acknowledge any information we may have related to the following issues, in order to qualify for landowner liability protections (LLPs). This information should be provided to the environmental professional for incorporation into the Phase I ESA 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 EAS' 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?

Please discuss: The offer is based on an appraisal of the property's fair market value, in "as is" condition.

**(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?
- (b) Do you know of specific chemicals that are present or once were present at the property?
- (c) Do you know of spills or other chemical releases 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?

Yes  No

If yes, please explain:

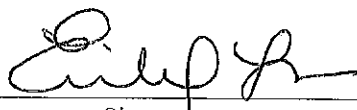
**(6) The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

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:

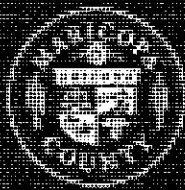
Emily Lam - UFS  
Printed Name and Department

  
Signature

07/01/2009  
Date



Keith E. Russell  
MAI



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\*(A parcel number is needed to use these Features)

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### Property Information

[View GIS Maps](#)

Parcel #: 160-49-005

MCR #: 04513

Subdivision Name: COLLEY PLACE

Lot #: 5

Property Address: 415 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 5 EX N 5' & EX W 10' & EX TRI TR PER DKT 3517/471 ALSO N 35' OF E 25' LOT 6

Section Township Range: 32 3N 3E

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$360,400	\$402,700	\$435,900
Limited Property Value (LPV):	\$296,207	\$269,279	\$224,805
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$36,040	\$40,270	\$43,590
Assessed LPV:	\$29,621	\$26,928	\$22,481
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

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Helpful Information:

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602-506-3406

# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-005	415 East Puget Avenue (A)	

LEGAL DESCRIPTION:

PARCEL NO. 1: Lot 5, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

PARCEL NO. 2: The North 35 feet of the East 25 feet of Lot 6, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.

ADDRESSES:

1. Richard J. Turner and Jessica W. Turner: 5651 East Bent Tree Drive, Scottsdale, AZ 85262.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 15, 2009.

EFFECTIVE DATE: May 15, 2009  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

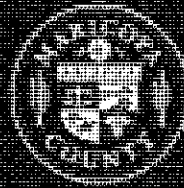
4. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.



Keith E. Russell  
M.A.I.



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**Property Information**

[View GIS Maps](#)

Parcel #: 160-49-004  
MCR #: 04513

Subdivision Name: COLLEY PLACE  
Lot #: 4

Property Address: 415 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 4 EX N 3'

Section Township Range: 32 3N 3E

Associated Parcel:

**Owner Information**

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

**Valuation Information**

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$354,500	\$396,100	\$428,700
Limited Property Value (LPV):	\$297,584	\$270,531	\$228,675
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$35,450	\$39,610	\$42,870
Assessed LPV:	\$29,758	\$27,053	\$22,868
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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602-506-3406





CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-004	415 East Puget Avenue (B)	

LEGAL DESCRIPTION:

Lot 4, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.

ADDRESSES:

1. Richard J. Turner and Jessica W. Turner: 5651 East Bent Tree Drive, Scottsdale, AZ 85262.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 15, 2009.

EFFECTIVE DATE: **May 21, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

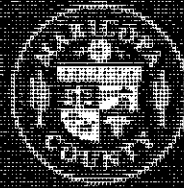
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5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.



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**Property Information**

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Parcel #: 160-49-006-B

MCR #: 04513

Subdivision Name: COLLEY PLACE

Lot #: 6

Property Address: 415 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 6 S 21.45' OF N 56.45' OF E25'

Section Township Range: 32 3N 3E

Associated Parcel:

**Owner Information**

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

**Valuation Information**

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$2,200	\$2,400	\$2,600
Limited Property Value (LPV):	\$2,056	\$1,869	\$1,692
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$220	\$240	\$260
Assessed LPV:	\$206	\$187	\$169
Property Use Code:	1074	1074	1074
Tax Area Code:	061300	061300	061300

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

[New Search](#)

Helpful Information:

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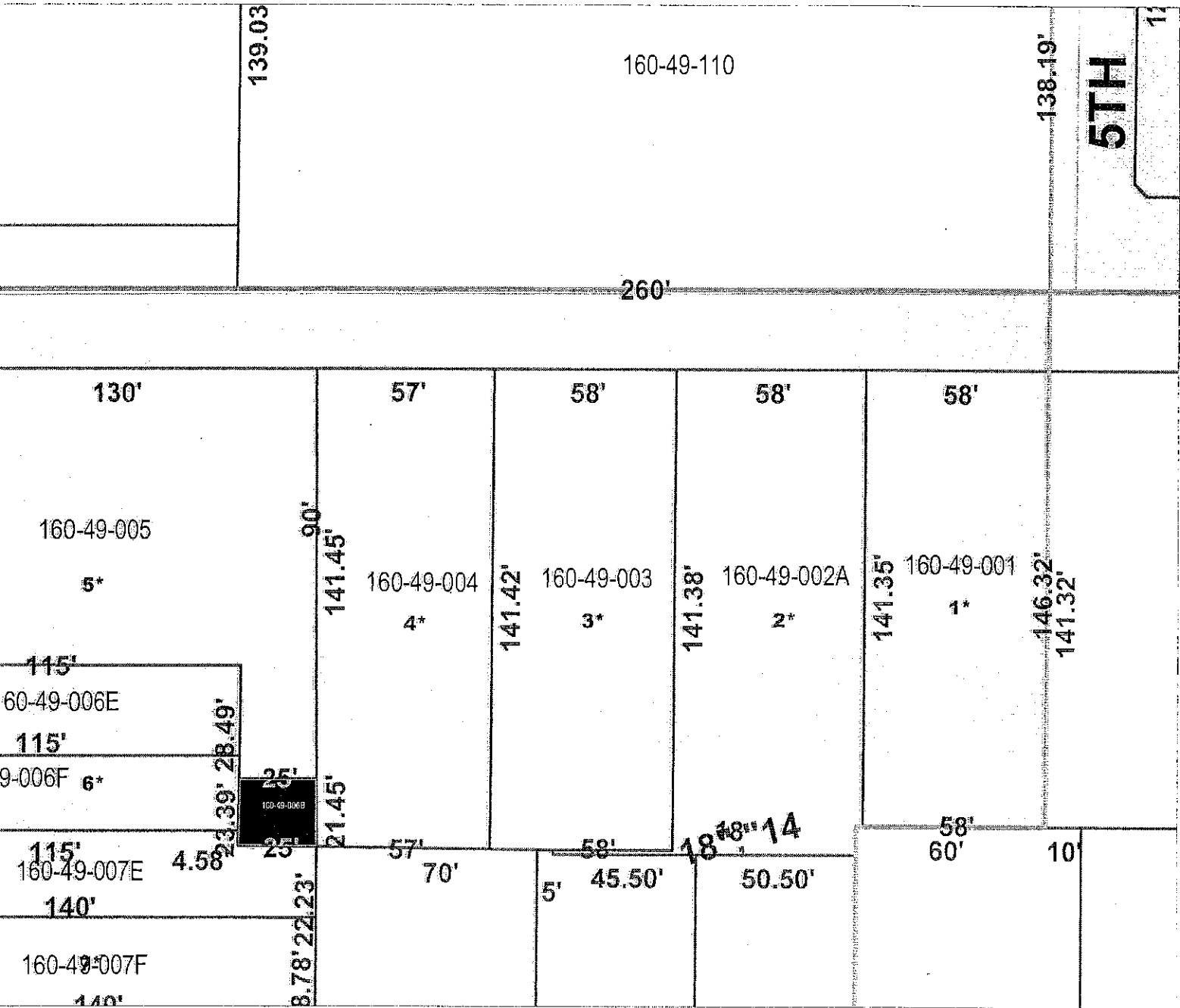
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602-506-3406

# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-006B	415 East Puget Avenue (C)	

LEGAL DESCRIPTION:

The South 21.45 feet of the North 56.45 feet of the East 25 feet of Lot 6, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
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3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 22, 2009.

EFFECTIVE DATE: **May 26, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

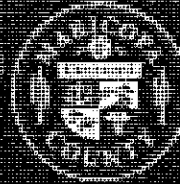
4. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etai, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.



Mark E. Rowell  
M.A.T.



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### Property Information

[View GIS Maps](#)

Parcel #: 160-49-003

MCR #: 04513

Property Address: 419 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 3 EX N 5'

Section Township Range: 32 3N 3E

Subdivision Name: COLLEY PLACE

Lot #: 3

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$55,000	\$61,500	\$66,600
Limited Property Value (LPV):	\$55,000	\$61,500	\$66,600
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$5,500	\$6,150	\$6,660
Assessed LPV:	\$5,500	\$6,150	\$6,660
Property Use Code:	1040	1074	1074
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

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#### Disclaimer

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602-506-3406





CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-003	419 East Puget Avenue	

LEGAL DESCRIPTION:

Lot 3, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.

ADDRESSES:

1. Richard J. Turner and Jessica W. Turner: 5651 East Bent Tree Drive, Scottsdale, AZ 85262.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 22, 2009.

EFFECTIVE DATE: **May 26, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

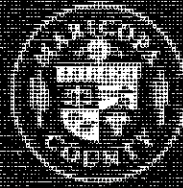
4. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Klobardanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.



Keith E. Russell  
MAI



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\*(A parcel number is needed to use these Features)

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### Property Information

Parcel #: 160-49-002-A

MCR #: 04513

Property Address: 425 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 2 EX N 5' & N 18" LOT 9

Section Township Range: 32 3N 3E

Subdivision Name: COLLEY PLACE

Lot #: 2

Associated Parcel:

### Owner Information

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

[View Tax Information](#)

Sales Price: n/a  
Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$35,800	\$40,000	\$43,300
Limited Property Value (LPV):	\$35,800	\$40,000	\$43,300
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$3,580	\$4,000	\$4,330
Assessed LPV:	\$3,580	\$4,000	\$4,330
Property Use Code:	1074	1074	1074
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

Valuation Characteristics

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#### Disclaimer

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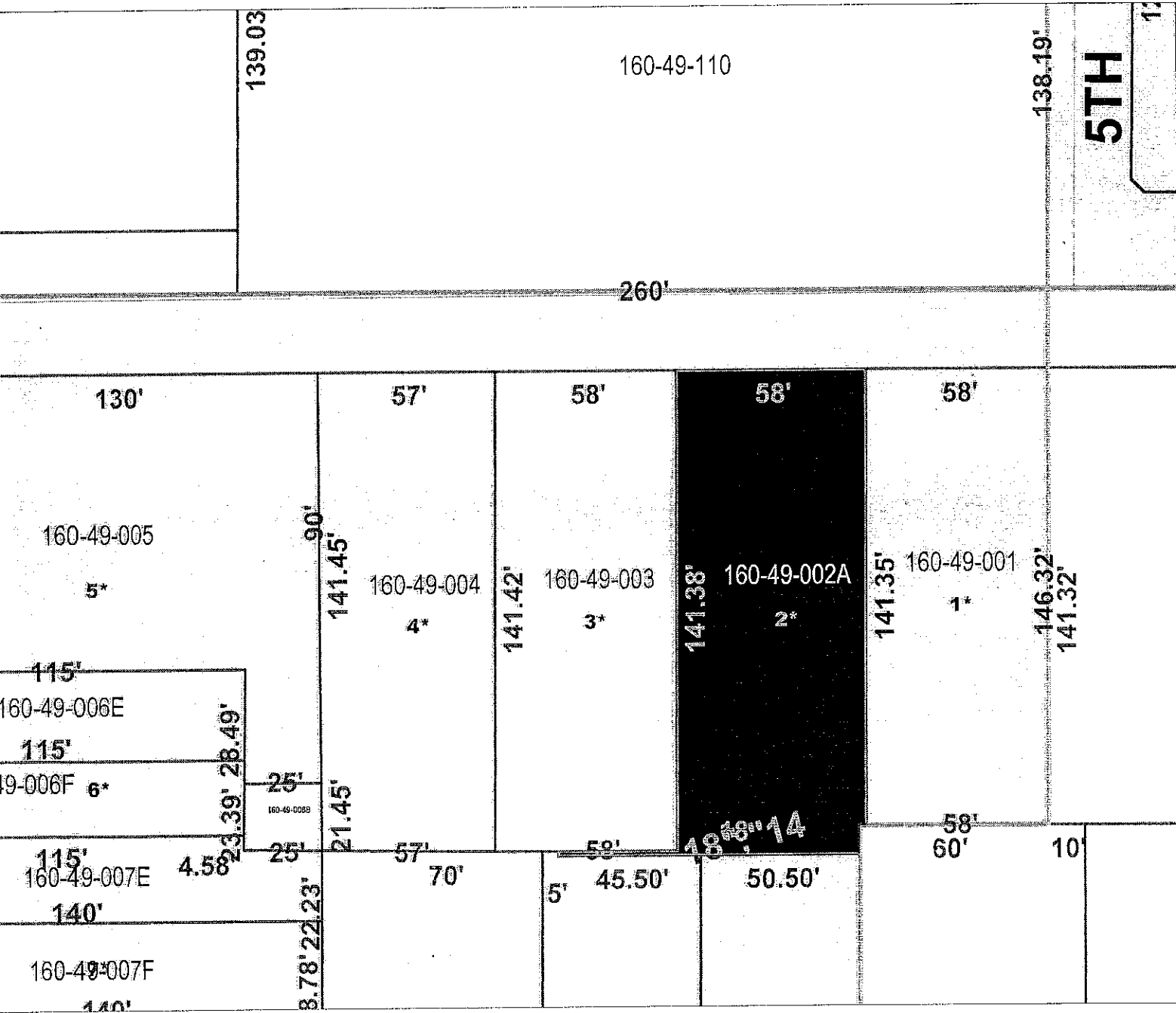
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602-506-3406

# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-002A	425 East Puget Avenue	

LEGAL DESCRIPTION:

Lot 2, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13 and;

The North 1.5 feet of Lot 9, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.

ADDRESSES:

1. Richard J. Turner and Jessica W. Turner: 5651 East Bent Tree Drive, Scottsdale, AZ 85262.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 22, 2009.

EFFECTIVE DATE: May 26, 2009  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

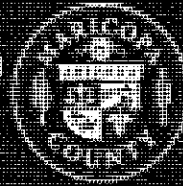
4. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.



Keith E. Russell  
M.A.I.



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\*(A parcel number is needed to use these Features)

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### Property Information

Parcel #: 160-49-001

MCR #: 04513

Property Address: 429 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 1 EX N 3'

Section Township Range: 32 3N 3E

Subdivision Name: COLLEY PLACE

Lot #: 1

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$205,000	\$229,000	\$247,900
Limited Property Value (LPV):	\$205,000	\$204,298	\$185,725
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$20,500	\$22,900	\$24,790
Assessed LPV:	\$20,500	\$20,430	\$18,573
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

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Helpful Information:

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#### Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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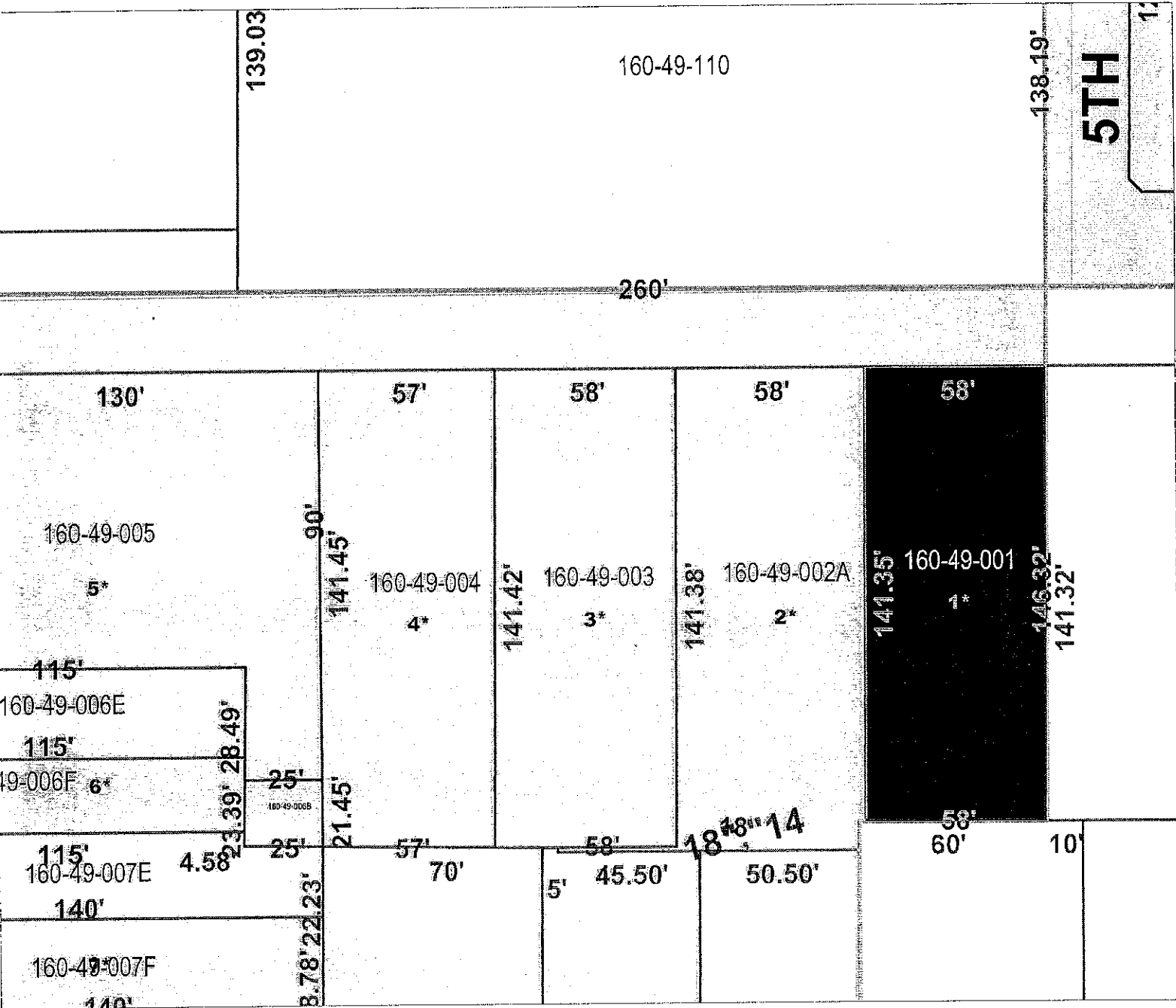
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602-506-3406

# County Parcels





CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO. 26-28	COUNTY ASSESSOR'S NO. 160-49-001	PROJECT: Barracks Properties 429 East Puget Avenue	PARCEL NO.
-------------------	-------------------------------------	---	------------

LEGAL DESCRIPTION:

Lot 1, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.

ADDRESSES:

1. Richard J. Turner and Jessica W. Turner: 5651 East Bent Tree Drive, Scottsdale, AZ 85262.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 22, 2009.

EFFECTIVE DATE: **May 26, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

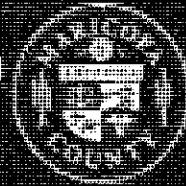
4. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.



Keith E. Russell  
MAI



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### Property Information

Parcel #: 160-49-112-C

MCR #:

Property Address: 501 E PUGET AVE  
PHOENIX 85020

Property Description: BEG NW COR SW4 NE4 NE4 SEC 32 TH E 150F TH S 165F TH W 150F TH N 165F TO POB EX N 25F RD

Section Township Range: 32 3N 3E

Subdivision Name:

Lot #:

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$321,900	\$359,700	\$389,300
Limited Property Value (LPV):	\$321,900	\$359,161	\$326,510
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$32,190	\$35,970	\$38,930
Assessed LPV:	\$32,190	\$35,916	\$32,651
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

[New Search](#)

Helpful Information:

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#### Disclaimer

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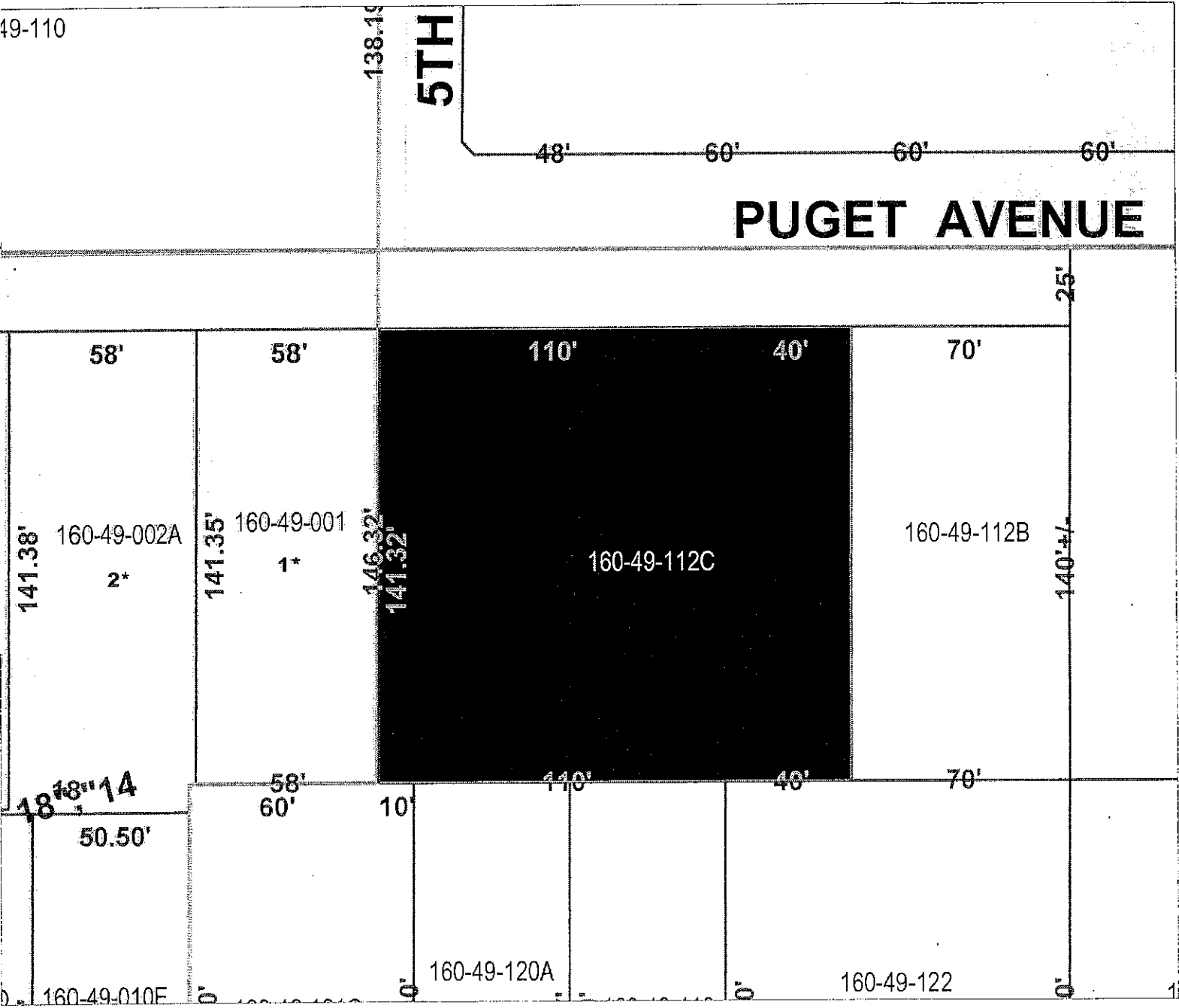
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602-506-3406

# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO. 26-28	COUNTY ASSESSOR'S NO. 160-49-112C	PROJECT: Barracks Properties 501 East Puget Avenue	PARCEL NO.
-------------------	--------------------------------------	---	------------

FOR LEGAL DESCRIPTION, SEE ATTACHED COPY OF:

Document No. 2007-0659753 (Parcel No. 1 and Parcel No. 2)

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Richard J. Turner and Jessica W. Turner, husband and wife, as community property with right of survivorship, **owners**, by Warranty Deed recorded September 16, 2004 in Document No. 2004-1080183.
2. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by **Manor 401, L.L.C., an Arizona limited liability company, as Trustor**, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.

**NOTE:** The Trustor above has no vested interest in subject property, however subject property is clearly described at the legal description therein. Also, signatories of Manor 401, L.L.C. are Richard J. Turner and Jessica W. Turner, Members.

3. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. Easement for underground telecommunication facilities recorded November 9, 1964 in Docket 5294, page 478.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Memorandum of Lease recorded August 1, 2003 in Document No. 2003-1031836.

ADDRESSES:

1. Richard J. Turner and Jessica W. Turner: 5651 East Bent Tree Drive, Scottsdale, AZ 85262.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through May 22, 2009.

EFFECTIVE DATE: May 26, 2009  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

4. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
5. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902

ADDRESSES, continued:

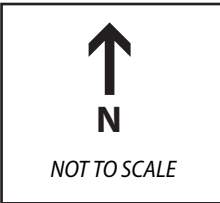
4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.

**APPENDIX D**

**HISTORICAL AERIAL PHOTOGRAPHS**



Property



Source: Maricopa County Flood Control District, date February 17, 1949

Projects/2007/07-182.0004 City of Phoenix/Graphics/1949 Aerial.ai



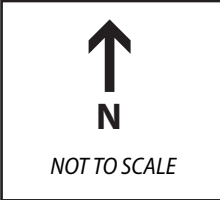
**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1949**  
Historical Aerial Photograph





Property



NOT TO SCALE

Source: Maricopa County Flood Control District, date February 20, 1959

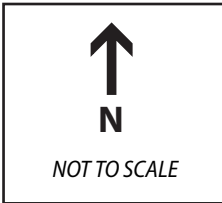


**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1959**  
Historical Aerial Photograph



Property



Source: Maricopa County Flood Control District, date January 2, 1969 to March 8, 1969

Projects/2007/07-182.0004 City of Phoenix/Graphics/1969 Aerial.ai

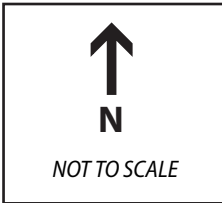


**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1969**  
Historical Aerial Photograph



Property



Source: Maricopa County Flood Control District, date December 15, 1979

Projects/2007/07-182.0004 City of Phoenix/Graphics/1979 Aerial.ai

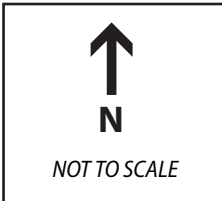


**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1979**  
Historical Aerial Photograph



Property



Source: Maricopa County Flood Control District, date December 3, 1996

Projects/2007/07-182.0004 City of Phoenix/Graphics/1996 Aerial.ai

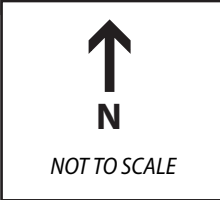


**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1996**  
Historical Aerial Photograph



Property



Source: Maricopa County Assessor, date December 13, 1998

Projects/2007/07-182.0004 City of Phoenix/Graphics/1998 Aerial.ai

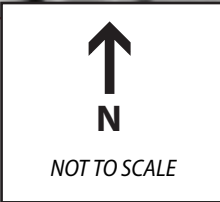


**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1998**  
Historical Aerial Photograph



Property



Source: Maricopa County Assessor, date December 5, 2002

Projects/2007/07-182.0004 City of Phoenix/Graphics/2002 Aerial.ai

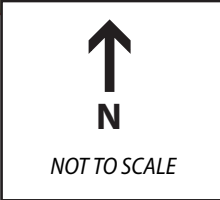


**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**2002**  
Historical Aerial Photograph



Property



NOT TO SCALE

Source: Maricopa County Assessor, date November 30, 2004



**Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**2004**  
Historical Aerial Photograph

**APPENDIX E**

**ALLANDS HISTORICAL TITLE REPORT**





# Allands

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

Historical Title and Environmental Research

## HISTORICAL TITLE REPORT

YOUR FILE NO: 07182.0004

ALLANDS FILE NO: 2009-08-080T

Date of Report: August 27, 2009

Title Plant Date\*\*\*: August 19, 2009

\*\*\*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 Innovative Technical Solutions, Inc.

1. Title to the estate or interest covered by this report is vested in:  
RICHARD J. TURNER AND JESSICA W. TURNER, HUSBAND AND WIFE
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.: 160-49-001, 002A, 003, 004, 005, 006B & 112C

SEE LEGAL DESCRIPTION ATTACHED

## SCHEDULE B

1. Lease by and between Allen F. Johnson, Lessor, and AAA Vending Company, Lessee, dated 11-28-83, recorded 12-13-83 in Document No. 83-498177.
2. No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. \*\*\*

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

## CHAIN OF TITLE

1. Warranty Deed from Margaret L. Barnes, a married woman and M. C. Barnes, a married man to William B. Simpson and Ella Simpson, his wife, dated 10-24-23, recorded 10-27-1923 in Book 178 of Deeds, page 497. (all)
2. Warranty Deed from William B. Simpson and Ella Simpson, his wife to W. A. Colley and Marguerite H. Colley, his wife, dated 6-30-44, recorded 7-27-44 in Book 413 of Deeds, page 108. (all)
3. Agreement for Sale by and between W. A. Colley and Marguerite H. Colley, his wife, seller, and Rudger G. Smith and LaPriel R. Smith, his wife, buyer, recorded 9-4-52 in Docket 985, page 169; thereafter perfected by Joint Tenancy Deed recorded 11-4-55 in Docket 1752, page 452. (lots 3 and 4)
4. Agreement for Sale by and between W. A. Colley and Marguerite H. Colley, his wife, seller, and Rudger G. Smith and LaPriel R. Smith, his wife, buyer, recorded 10-22-52 in Docket 1011, page 56; thereafter perfected by Deed recorded 3-16-53 in Docket 1095, page 435. (lots 1 and 2)
5. Quit-claim Deed from W. A. Colley and Marguerite H. Colley, his wife to Lucy M. Taylor, a widow, dated 10-7-52, recorded 10-29-52 in Docket 1015, page 525. (112C)
6. Agreement for Sale by and between W. A. Colley and Marguerite H. Colley, his wife, seller, and Rudger G. Smith and LaPriel R. Smith, his wife, buyer, dated 4-15-53, recorded 5-11-53 in Docket 1132, page 95; thereafter perfected by Joint Tenancy Deed recorded 11-4-55 in Docket 1752, page 453. (lot 5)
7. Warranty Deed from William A. Colley and Marguerite H. Colley, his wife to Rudger G. Smith and LaPriel R. Smith, his wife, recorded 4-16-56 in Docket 1878, page 379. (lot 6)

## CHAIN OF TITLE CONTINUES

## CHAIN OF TITLE CONTINUED

8. Joint Tenancy Deed from Rudger G. Smith and LaPriel R. Smith, his wife to James A. Henry and Margaret H. Henry, his wife, recorded 1-8-57 in Docket 2071, page 318. (lots 1 to 5)
9. Quit-claim Deed from William A. Colley and Marguerite H. Colley, his wife to James A. Henry and Margaret H. Henry, his wife, recorded 1-8-57 in Docket 2071, page 319. (lot 9)
10. Quit-claim Deed from Rudger G. Smith and LaPriel R. Smith, his wife to James A. Henry and Margaret H. Henry, his wife, recorded 2-4-57 in Docket 2094, page 378 and recorded 2-18-57 in Docket 2105, page 530. (lot 6)
11. Agreement for Sale by and between James A. Henry and Margaret H. Henry, his wife, seller, and Nelson A. Fleck, husband of Maude Fleck, as his sole and separate property, buyer, dated 2-25-60, recorded 3-4-60 in Docket 3184, page 202; thereafter perfected by Warranty Deed recorded 2-16-88 in Document No. 88-70497. (lots 1 to 6 and 9)
12. Agreement for Sale by and between Lucy M. Goings, wife of Jack Goings, who acquired title as Lucy M. Taylor, dealing with her sole and separate property, seller, and Nelson A. Fleck, husband of Maude Fleck, as his sole and separate property, buyer, dated 2-21-61, recorded 3-6-61 in Docket 3610, page 425; thereafter perfected by Warranty Deed recorded 12-10-63 in Docket 4838, page 219. (112C)
13. Agreement for Sale by and between Nelson A. Fleck and Sarah Maude Fleck, his wife, seller, and Louis Travalent and Agnes Travalent, his wife and Tony Travalent and Elizabeth Travalent, his wife, buyers, dated 12-12-67, recorded 12-1-67 in Docket 6860, page 172; thereafter perfected by Warranty Deed recorded 8-16-79 in Docket 13835, pages 667 and 669. (all)

## CHAIN OF TITLE CONTINUES

## CHAIN OF TITLE CONTINUED

14. Agreement for Sale by and between Louis Travalent and Agnes Travalent, his wife and Tony Travalent and Elizabeth Travalent, his wife, sellers, and Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest, buyers, dated 9-9-77, recorded 1-3-78 in Docket 12634, page 185; thereafter perfected by Joint Tenancy Deed recorded 2-22-88 in Document No. 88-81553.
15. Agreement for Sale by and between Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest, sellers, and Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, buyers, dated 8-13-79, recorded 8-16-79 in Docket 13835, page 672 and recorded 12-14-79 in Docket 14093, page 599; thereafter terminated by Deed in Lieu of Forfeiture recorded 10-27-87 in Document No. 87-655492.
16. Joint Tenancy Deed from Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust to Stephen McCormick and Kathleen S. McCormick, his wife, dated 10-1-79, recorded 1-11-80 in Docket 14153, page 1406.
17. Warranty Deed from Stephen McCormick and Kathleen S. McCormick, his wife to Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property, as to 84% interest, dated 10-1-79, recorded 1-11-80 in Docket 14153, pages 1408 and 1410.
18. Warranty Deed from Stephen McCormick and Kathleen S. McCormick, his wife to Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, as to 16% interest, dated 10-1-79, recorded 1-11-80 in Docket 14153, page 1412.

## CHAIN OF TITLE CONTINUES

## CHAIN OF TITLE CONTINUED

19. Deed in Lieu of Forfeiture from Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, to Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest, dated 10-15-87, recorded 10-27-87 in Document No. 87-655492.
20. Warranty Deed Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest to Douglas J. Wood and Kirsten Wood, husband and wife, dated 11-25-87, recorded 1-28-88 in Document No. 88-39767.
21. Warranty Deed from Douglas J. Wood and Kirsten Wood, husband and wife to Royal Palms, a Nevada corporation, dated 6-28-92, recorded 8-14-92 in Document No. 92-448675.
22. Quit-claim Deed from Joseph L. Vettraino and Agatha Vettraino, husband and wife; John Evans and Linda Evans, husband and wife; and James R. Singleton and Jane Singleton, husband and wife, sole owners and stockholders of Royal Palms, a defunct corporation to Royal Palms Apartments, Inc., an Arizona corporation, dated 2-25-97, recorded 3-18-97 in Document No. 97-172232 to 34.
23. Warranty Deed from Royal Palms Apartments, Inc., an Arizona corporation to Victor Kharchilava and Zina Brodovsky, husband and wife, dated 2-12-97, recorded 3-18-97 in Document No. 97-172235.
24. Warranty Deed from Victor Kharchilava and Zina Brodovsky, husband and wife to Richard J. Turner and Jessica W. Turner, husband and wife, dated 7-28-99, recorded 9-16-04 in Document No. 04-1080183.

# County Parcels

**PARCELS**

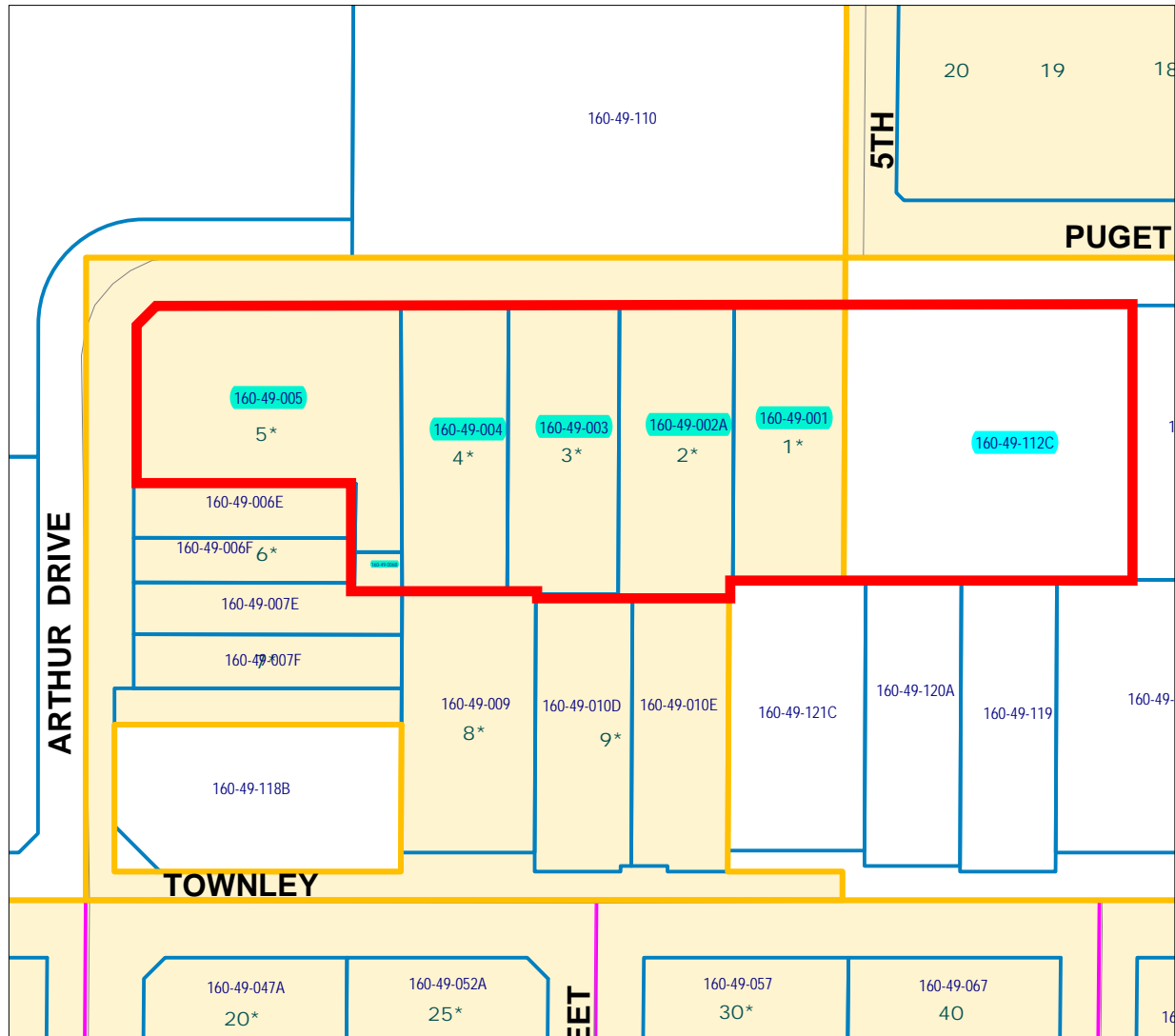
- Abc Parcel Numbers
- Abc Lot Numbers
- Parcels

**SUBDIVISIONS**

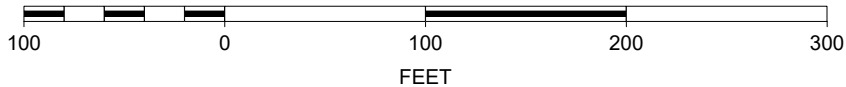
- Sub. Boundaries
- Sub Poly

**TRANSPORTATION**

- Abc Street Names
- Streets (MCDOT)
- Streets (ASSR)



SCALE 1 : 1,148



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**Property Information**


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**Parcel #:** 160-49-001  
**MCR #:** 4513  
**Property Address:** 429 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 1 EX N 5'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 1

---

**Owner Information**


---

**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

Tax Year:	2010	2009	2008
<b>Full Cash Value (FCV):</b>	\$205,000	\$229,000	\$247,900
<b>Limited Property Value (LPV):</b>	\$205,000	\$204,298	\$185,725
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$20,500	\$22,900	\$24,790
<b>Assessed LPV:</b>	\$20,500	\$20,430	\$18,573
<b>Property Use Code:</b>	0356	0356	0356
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,197	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

**Disclaimer**

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.



---

**Property Information**


---

**Parcel #:** 160-49-002-A  
**MCR #:** 4513  
**Property Address:** 425 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 2 EX N 5' & N 18" LOT 9  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 2

---

**Owner Information**


---

**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

Tax Year:	2010	2009	2008
<b>Full Cash Value (FCV):</b>	\$35,800	\$40,000	\$43,300
<b>Limited Property Value (LPV):</b>	\$35,800	\$40,000	\$43,300
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$3,580	\$4,000	\$4,330
<b>Assessed LPV:</b>	\$3,580	\$4,000	\$4,330
<b>Property Use Code:</b>	1074	1074	1074
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,679	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

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---

**Property Information**


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**Parcel #:** 160-49-003  
**MCR #:** 4513  
**Property Address:** 419 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 3 EX N 5'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 3

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**Owner Information**


---

**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

Tax Year:	2010	2009	2008
<b>Full Cash Value (FCV):</b>	\$55,000	\$61,500	\$66,600
<b>Limited Property Value (LPV):</b>	\$55,000	\$61,500	\$66,600
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$5,500	\$6,150	\$6,660
<b>Assessed LPV:</b>	\$5,500	\$6,150	\$6,660
<b>Property Use Code:</b>	1040	1074	1074
<b>Tax Area Code:</b>	061300	061300	061300

---

**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,491	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

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The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

---

**Property Information**


---

**Parcel #:** 160-49-004  
**MCR #:** 4513  
**Property Address:** 415 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 4 EX N 5'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 4

---

**Owner Information**


---

**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

Tax Year:	2010	2009	2008
<b>Full Cash Value (FCV):</b>	\$354,500	\$396,100	\$428,700
<b>Limited Property Value (LPV):</b>	\$297,584	\$270,531	\$228,675
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$35,450	\$39,610	\$42,870
<b>Assessed LPV:</b>	\$29,758	\$27,053	\$22,868
<b>Property Use Code:</b>	0356	0356	0356
<b>Tax Area Code:</b>	061300	061300	061300

---

**Characteristics**


---

<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,062	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

**Disclaimer**

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---

**Property Information**


---

**Parcel #:** 160-49-005  
**MCR #:** 4513  
**Property Address:** 415 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 5 EX N 5' & EX W 10' & EX TRI TR PER DKT 3517/471 ALSO N 35' OF E 25' LOT 6  
**Section Township:** 32 3N 3E  
**Range:**  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 5

---

**Owner Information**


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**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

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**Valuation Information**


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Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$360,400	\$402,700	\$435,900
Limited Property Value (LPV):	\$296,207	\$269,279	\$224,805
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$36,040	\$40,270	\$43,590
Assessed LPV:	\$29,621	\$26,928	\$22,481
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

---

**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	9,504	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

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**Property Information**


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**Parcel #:** 160-49-006-B  
**MCR #:** 4513  
**Property Address:** 415 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 6 S 21.45' OF N 56.45' OF E25'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 6

---

**Owner Information**


---

**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$2,200	\$2,400	\$2,600
Limited Property Value (LPV):	\$2,056	\$1,869	\$1,692
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$220	\$240	\$260
Assessed LPV:	\$206	\$187	\$169
Property Use Code:	1074	1074	1074
Tax Area Code:	061300	061300	061300

---

**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	536	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

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---

Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003

602-506-3406

---

**Property Information**


---

**Parcel #:** 160-49-112-C  
**MCR #:**  
**Property Address:** 501 E PUGET AVE / PHOENIX 85020  
**Property Description:** BEG NW COR SW4 NE4 NE4 SEC 32 TH E 150F TH S 165F TH W 150F TH N 165F TO POB EX N 25F RD  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:**  
**Lot #:**

---

**Owner Information**


---

**Owner:** TURNER RICHARD J/JESSICA W  
**Mailing Address:** 8139 W MCLELLAN RD / GLENDALE, AZ 85303 USA  
**Deed #:** 041080183  
**Deed Date:** 9/16/2004  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$321,900	\$359,700	\$389,300
Limited Property Value (LPV):	\$321,900	\$359,161	\$326,510
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$32,190	\$35,970	\$38,930
Assessed LPV:	\$32,190	\$35,916	\$32,651
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

---

**Characteristics**


---

<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	21,170	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

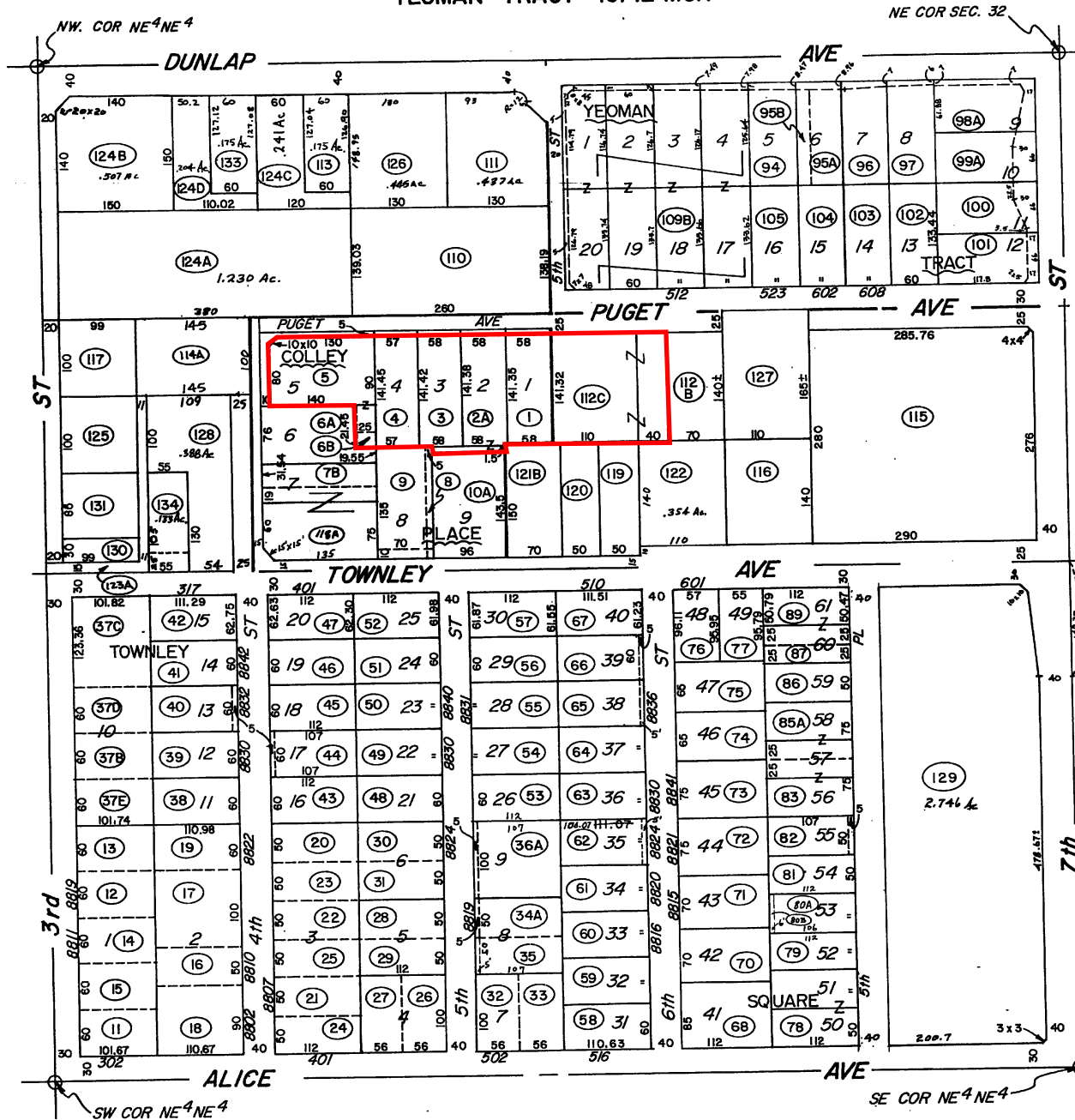
**Disclaimer**

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NE<sup>4</sup> NE<sup>4</sup> SEC. 32, T-3N R-3E  
 COLLEY PLACE 45/13 MCR  
 TOWNLEY SQUARE 30/18 MCR  
 YEOMAN TRACT 19/12 MCR

BOOK 160  
 MAP 49



MARICOPA COUNTY ASSESSORS OFFICE  
 SCALE 1" = 120'  
 RECORDS

Date	Year	RD	SPILT	10999/90	CP	2071
3/75	66	RD	SPILT	10999/90	CP	2071
12/75	40	RD	SPILT	11272/04	2072	2072
4/76	82	RD	SPILT	11601/66	2073	2073
4/76	44	RD	SPILT	11615/91	2074	2074
5/78	REPAVAL	NO CHANGES	1277	2075		
5/78	128	RD	SPILT	12574/240	2077	2077
8/78	65	RD	SPILT	12910/543	2077	2078
"	114	118A			"	"
"	123	123A	12908/109	"	"	"
4/19	112C	CORRECTED				
1/11	128C	RD	SPILT	13308-1274	2078	2078
12/73	189	RD	SPILT	18821-782	2078	2078
11-13-81	124A	RD	SPILT	15537-52	2078	2078
8-10-88	62	RD	SPILT	15441-473	2078	2078
6-6-83	122	RD	SPILT	13-17A-804	2078	2078
7/11	101	RD	SPILT	85-340139	2078	2078
11-28-81	118	RD	SPILT	86-667940	2078	2078
2-20-88	124B	RD	SPILT	89-288364	2116	N.D.
10-6-88	118	RD	SPILT	89-288364	2116	N.D.
8-8-88	7A	RD	SPILT	89-288364	2116	N.D.
7/80	129	RD	SPILT	88-466038	2078	2078
7/80	109B	RD	SPILT	89-11270-4	2078	2078
1/1/80	111	RD	SPILT	89-248469	2078	2078
1/1/80	126	RD	SPILT	89-223177	2078	2078
1/1/80	149B	RD	SPILT	89-223177	2078	2078
1/1/80	149B	RD	SPILT	89-223177	2078	2078
1/1/80	149B	RD	SPILT	89-223177	2078	2078
11-19-82	80	RD	SPILT	92-223109	2078	2078
8-3-83	129	RD	SPILT	92-451543	2076	N.D.
7-22-84	35	RD	SPILT	93-597961	2072	2072

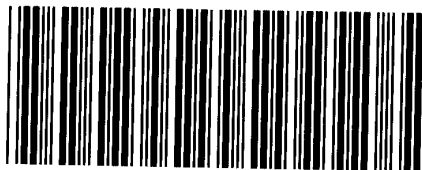
Public Record

10/10  
Requested by:

LANDAMERICA ACCOUNT SERVICING, INC.

When recorded, please mail to:

RICHARD J. TURNER  
AND JESSICA W. TURNER  
5651 EAST BENT TREE DRIVE  
SCOTTSDALE, AZ 85262



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2004-1080183 09/16/04 08:40  
16 OF 37

SOTOR

The space above is reserved for recording information.

Account Number 245686

**CAPTION HEADING:** Warranty Deed

This Warranty Deed is being delivered to consummate that certain Agreement for Sale dated July 28, 1999, and recorded August 4, 1999, in Instrument No. 99-0737487 of Official Records in the Office of the County Recorder of Maricopa County, Arizona.

5/10



**WHEN RECORDED, MAIL TO:**

Richard J. Turner  
8139 W. McLellan Road  
Glendale, Arizona 85303

Escrow No. 245686

**WARRANTY DEED**

**PAY OFF DEED**

(COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP)

**EXEMPT UNDER  
A.R.S. 11-1134A-1**

For the consideration of Ten Dollars, and other valuable considerations,

Victor Kharchilava and Zina Brodovsky, husband and wife,

hereinafter called the Grantor, hereby conveys to

Richard J. Turner and Jessica W. Turner, husband and wife

not as tenants in common nor as a community property estate nor as joint tenants with right of survivorship; but as community property with right of survivorship, the following real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

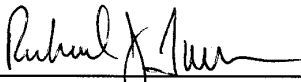
**See Attached Legal Description**

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: July 28, 1999

ACCEPTED AND APPROVED:

  
\_\_\_\_\_  
**Richard J. Turner**

  
\_\_\_\_\_  
**Jessica W. Turner**

SELLER(S):

*Victor Kharchilava*

**Victor Kharchilava**

*Zina Brodovsky*

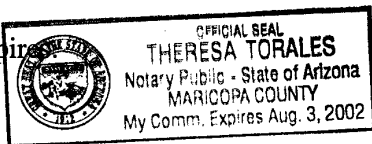
**Zina Brodovsky**

STATE OF Arizona )  
 ) ss.  
County of Maricopa )

This instrument was acknowledged before me this

August 9, 1999 by  
*Richard J. Turner and Jessica W. Turner*

My commission expires:



*Theresa Torales*  
Notary Public

STATE OF Arizona )  
 ) ss.  
County of Maricopa )

This instrument was acknowledged before me this

July 28, 1999 by *Victor Kharchilava and Zina Brodovsky*

My commission expires:



*Theresa Torales*  
Notary Public

**EXHIBIT A**

Order Number: 245686

## LEGAL DESCRIPTION

**Parcel No. 1:**

That part of the Northeast quarter of the Northeast quarter of Section 32, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter;

THENCE East 110 feet;

THENCE South 165 feet;

THENCE West 110 feet;

THENCE North 165 feet to the POINT OF BEGINNING.

**Parcel No. 2:**

That part of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the North line of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 32, which is 110 feet East of the Northwest corner of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 32;

THENCE East 110 feet along the North line of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 32;

THENCE South 165 feet;

THENCE West 110 feet;

THENCE North 165 feet to the POINT OF BEGINNING;

EXCEPT the East 70 feet thereof.

**Parcel No. 3:**

Lots 1, 2, 3, 4 and 5, Colley Place, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

245686

**Parcel No. 4:**

The North 35 feet of the East 25 feet of Lot 6, Colley Place, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

**Parcel No. 5:**

The South 21.45 feet of the North 56.45 feet of the East 25 feet of Lot 6, Colley Place, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

**Parcel No. 6:**

The North 18 inches of Lot 9, Colley Place, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

LEASE

83 498177

This Lease agreement made and entered into this 28 day of November 1983 by and between AAA VENDING COMPANY (hereinafter called "LESSEE") and ALLEN F. THOMAS (hereinafter called "LESSOR"), whereas, LESSEE is desirous of leasing from LESSOR, and LESSOR is desirous of leasing to LESSEE, certain premises located in that certain building or complex known as SUNSET MANOR located at 501 E. PUEBLO City of Phoenix, County of Maricopa, State of Arizona (hereinafter called "BUILDING") which is legally described in Exhibit "A", if lengthy, attached hereto and incorporated herein by reference:

Exhibit A

NOW, therefore, for an in consideration of the premises and mutual covenants hereinafter contained, the parties hereto agree as follows:

1. LESSOR does hereby lease to LESSEE, and LESSEE does hereby lease from LESSOR giving LESSEE sole and exclusive use and possession thereof, during the term of this Lease, all areas now or hereafter existing in ~~the~~ the BUILDING designated by LESSOR as laundry room or area, or any such room or area intended for the use and maintenance of laundry equipment, as hereinafter described, which said area is presently located in or about the BUILDING as described, in Exhibit "A", attached hereto and incorporated herein by reference and which said demised area shall, hereinafter, be called the "PREMISES".

2. This Lease shall remain in full force and effect for a period of Ten (10) years commencing on the above date, unless sooner terminated as hereinafter provided; provided, however, in the event the BUILDING or any portions thereof or additions thereto have not been constructed or are not in tenable condition for the use by the LESSEE as described in this Lease, the term shall commence for the same period commencing from the date of installation of laundry equipment by LESSEE.

3. LESSEE shall use the PREMISES to install, service, maintain and make collections from coin operated laundry equipment initially consisting of 3 Washer(s) and 3 (Gas) (Electric) Dryer(s) which said equipment shall at all times be and remain the property of LESSEE. LESSEE may, at its sole discretion, and in accordance with its regular business operation, improve, modify, increase or decrease the amount of laundry equipment in the PREMISES, and may, at LESSEE's sole discretion increase or decrease the prices required for the operation of the laundry equipment.

4. LESSEE shall pay, as rental, on a monthly basis at the office of the LESSOR a sum equal to 3% of each month's gross receipts derived from the operation of LESSEE's last monthly collection of the proceeds from the laundry equipment. LESSEE to collect at times convenient to LESSEE. Other rental provisions:

*Lessee to receive 25% of gross receipts on laundry for 1st 1/2 months per month*

5. LESSOR, at LESSOR's sole expense, shall install all electrical, plumbing, gas, sewer, drainage, and any other rough-in installations necessary for the operation of LESSEE's laundry equipment to be installed in the PREMISES.

6. LESSOR shall promptly notify LESSEE, or any person designated by LESSEE to repair LESSEE's equipment, in the event any of LESSEE's laundry equipment ceases to function properly and LESSEE or any person designated by LESSEE shall promptly, upon receiving notice of any malfunction of LESSEE's laundry equipment, repair (or replace) that equipment. LESSOR shall be responsible for keeping the laundry PREMISES clean and in an orderly condition, including, for example, removal of rubbish, cleaning of floors and removal of water from floors. LESSOR shall also take reasonable measures to insure that the laundry room or rooms are secure, by locking the laundry room or rooms when necessary which is to be determined by LESSEE. If LESSOR does not comply with this agreement, LESSEE may take the proposed action and as its remedy deduct from LESSOR's rental the cost of such action.

7. LESSOR agrees that during the term of this Lease and any renewals thereof, no coin-operated laundry equipment shall be installed in the BUILDING other than that equipment owned by LESSEE.

8. This Lease shall be automatically renewed for successive five (5) year periods unless either party, within the first month of the final years of occupancy, notifies the other party in writing of its intent to terminate the Lease at the time of the expiration of its term. In the event LESSOR elects to terminate this Lease at the expiration of its term, LESSEE shall have the right of first refusal to meet any competitive bid to provide the laundry services offered by LESSEE. In providing LESSEE this right of first refusal, LESSOR shall give LESSEE not less than thirty (30) days notice of LESSOR's intention to enter into a lease with a party who competes with LESSEE's coin operated laundry equipment service. During that thirty (30) day period LESSEE shall

*Lessee to receive 50% for all machines.*

have the right to enter into a LEASE with the LESSOR on terms no less favorable to LESSOR than those terms offered by LESSEE's competitor. In the event of excessive vandalism to LESSEE's equipment, as determined by LESSEE, LESSEE at its sole option, at any time after the expiration six (6) months after the commencement of this Lease may terminate this Lease and remove its laundry equipment from the PREMISES and BUILDING upon giving LESSOR not less than thirty (30) days written notice of LESSEE's intent to terminate. In the event of such termination, LESSEE shall have no further obligation to LESSOR or LESSOR's successors, assigns or heirs.

83 498177

9. All notices required pursuant to this Lease shall be made in writing to the last known address of the other party and shall be sent by first class mail, return receipt requested, and deposited in the U.S. mail, postage prepaid.

10. LESSOR hereby reserves the right to sell, assign or transfer this Lease upon the condition that in such event this Lease shall remain in full force and effect and shall not be revoked upon LESSOR's sales, assignment or transfer, but shall be binding upon the LESSOR's successors, assigns or heirs.

11. In any action brought by either party for a breach of this agreement or to enforce any terms or conditions thereof, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs from the other party.

12. Subject to the provisions hereinabove, all of the terms, covenants and conditions of this Lease, shall be binding upon and inure to the benefit of and shall apply to the benefit of and to the respective heirs, executors, administrators, successors, assigns and personal representatives of LESSOR and LESSEE.

13. This Lease, together with any attached exhibits and any written addenda contain the entire agreement between the parties.

14. This Lease shall be interpreted, governed and enforced in all respects under the laws of the State of Arizona, and shall be construed in all respects as a Lease and not a license.

15. The persons executing this Lease on behalf of both LESSOR and LESSEE have full and express authority to execute same on behalf of the parties thereto.

IN WITNESS WHEREOF, the party hereto has set their hand, on the day and year first above written.

Wanda G. Johnson  
LESSOR

STATE OF ARIZONA )  
COUNTY OF Maricopa ) ss.

SUBSCRIBED AND SWORN to before me this 28th day of November, 1983.

BY: Wanda G. Johnson

My Commission expires:

Oct. 12, 1987

[Signature]  
NOTARY PUBLIC

[Signature]  
LESSEE: LEON ULAN/AAA VENDING COMPANY

STATE OF ARIZONA )  
COUNTY OF MARICOPA) ss.

SUBSCRIBED AND SWORN to before me this 28th day of November, 19 83.

BY: Leon Ulan

My Commission expires:

Oct. 12, 1987

[Signature]  
NOTARY PUBLIC

83 498177

24453-112

EXHIBIT "A"

PARCEL NO. 1:

That part of the Northeast quarter of the Northeast quarter of Section 32, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter; thence East 110 feet; thence South 165 feet; thence West 110 feet; thence North 165 feet to the true point of beginning.

PARCEL NO. 2:

That part of the Southwest quarter of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the North line of the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 32, which is 110 feet East of the Northwest corner of the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 32; running thence East 110 feet along the North line of the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 32; thence South 165 feet; thence West 110 feet; thence North 165 feet to beginning.

EXCEPT the East 70 feet thereof.

PARCEL NO. 3:

Lots 1, 2, 3, 4 and 5, COLLEY PLACE, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

PARCEL NO. 4:

The North 3 feet of the East 25 feet of Lot 6, COLLEY PLACE, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

PARCEL NO. 5:

The South 21.45 feet of the North 55.45 feet of the East 25 feet of Lot 6, COLLEY PLACE, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

PARCEL NO. 6:

The North 12 inches of Lot 7, COLLEY PLACE, according to Book 45 of Maps, page 13, records of Maricopa County, Arizona.

Laundry Room Location: Rear at Southwest corner near pool.

RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

DEC 13 1983 -12 00

BILL HENRY, COUNTY RECORDER

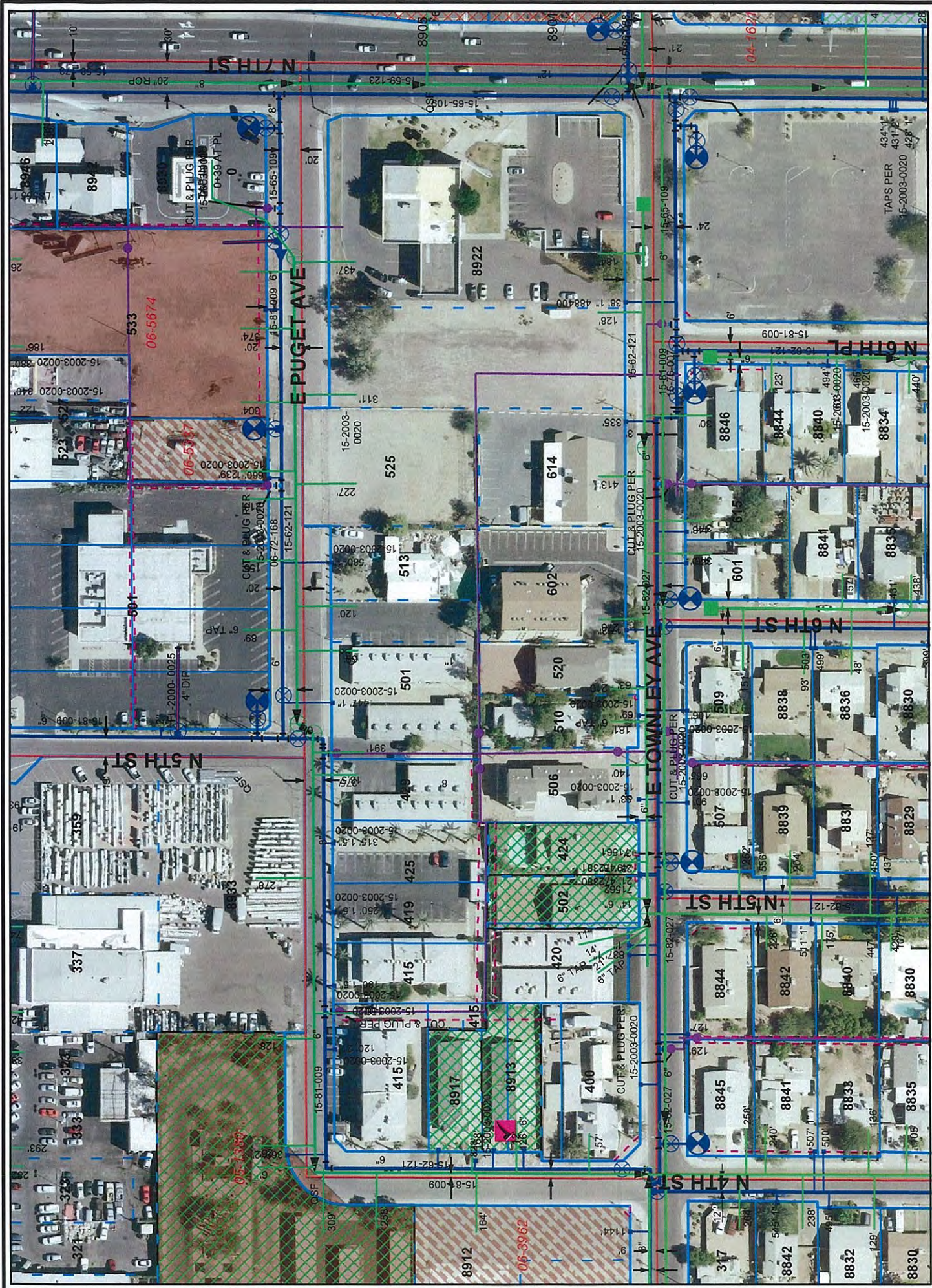
FEE 50 PGS 3

14

**APPENDIX F**

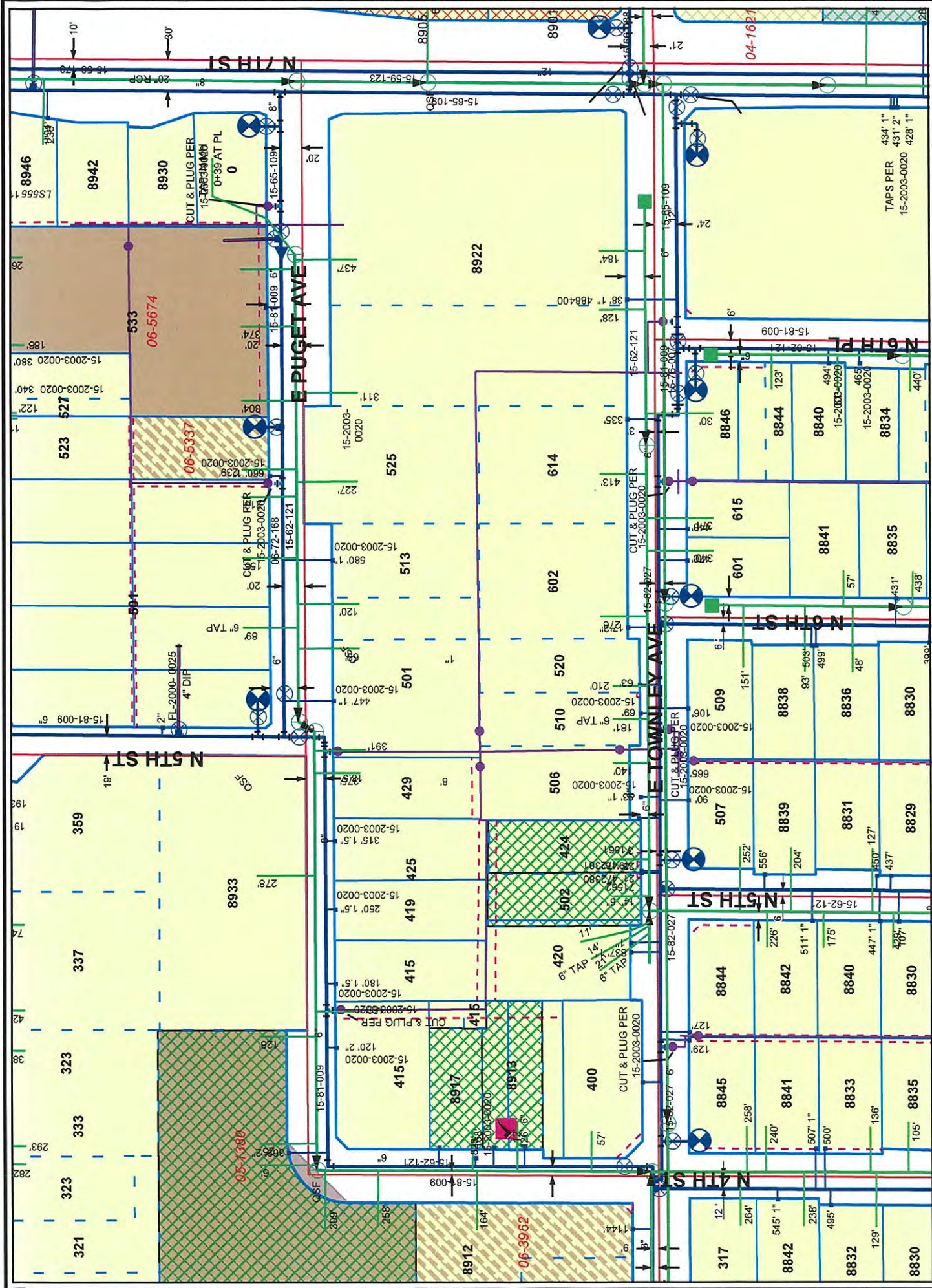
**SUPPORTING DOCUMENTATION**





The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

# Development Services



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

# Development Services

1 inch = 117.269 ft.

City of Phoenix



# GIS: Spatial Information

printed on: 26 Aug 2009

## Water Data

<b>Description</b>	Standard Water Main
<b>Stationing</b>	0
<b>As-Built Number</b>	06-1972-0168
<b>Length</b>	198.99
<b>Diameter</b>	6 inch
<b>Material</b>	Abestos Cement Pipe (ACP)
<b>Depth</b>	0
<b>Status</b>	Open
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	AS



# GIS: Spatial Information

printed on: 26 Aug 2009

## Water Data

<b>Description</b>	Sub-Standard Water Main
<b>Stationing</b>	0
<b>As-Built Number</b>	15-1981-0009
<b>Length</b>	12.28
<b>Diameter</b>	2 inch
<b>Material</b>	PIPE
<b>Depth</b>	0
<b>Status</b>	Open
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	AS

## Water Data

<b>Description</b>	Fitting Tics
<b>Stationing</b>	0
<b>As-Built Number</b>	--
<b>Length</b>	0
<b>Diameter</b>	0 inch
<b>Material</b>	
<b>Depth</b>	0
<b>Status</b>	-
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	HB

## Water Data

<b>Description</b>	Fitting Tics
<b>Stationing</b>	0
<b>As-Built Number</b>	--
<b>Length</b>	0
<b>Diameter</b>	0 inch
<b>Material</b>	
<b>Depth</b>	0
<b>Status</b>	-
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	HB



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Main
<b>Stationing</b>	0
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	442
<b>Diameter</b>	8 inch
<b>Material</b>	Vitrified Clap Pipe (VCP)
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	26-28-316
<b>Upstream Inverts</b>	1256
<b>Upstream Conf</b>	2
<b>Downstream Manholes</b>	26-28-317
<b>Downstream Inverts</b>	1250.7
<b>Downstream Conf</b>	2
<b>Comments</b>	

## Sewer Data

<b>Description</b>	Main Offset
<b>Stationing</b>	0
<b>As-Built Number</b>	--
<b>Length</b>	0
<b>Diameter</b>	0 inch
<b>Material</b>	
<b>Status</b>	-
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	FX



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	150
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	375
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	391
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX





# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	69
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX



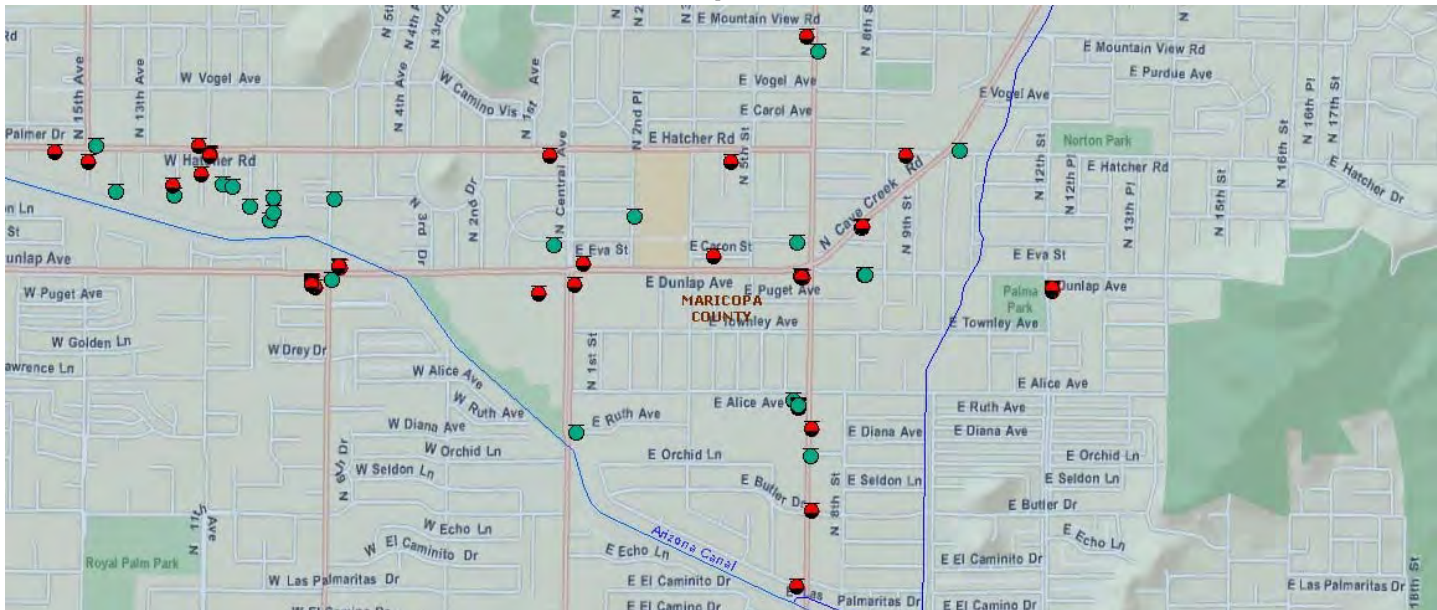
# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	120
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX

ADEQ: eMaps - UST - All



~Scale 1:15612

Base Map Courtesy ESRI Online

Mon Aug 24 2009



MAP SCALE 1" = 1000'



**NFP**

PANEL 1655K

**FIRM  
FLOOD INSURANCE RATE MAP  
MARICOPA COUNTY,  
ARIZONA  
AND INCORPORATED AREAS**

PANEL 1655 OF 4350

SEE MAP INDEX FOR FIRM PANEL LAYOUT

**CONTAINS:**

COMMUNITY	SUBJECT	PANEL	SUFFIX
PANAMA, CITY OF	04007	1655	K

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
04013C1655K  
MAP REVISED**

**SEPTEMBER 30, 2005**

Federal Emergency Management Agency

**NATIONAL FLOOD INSURANCE PROGRAM**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

## LEGEND



**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



**OTHER FLOOD AREAS**

- ZONE X** 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.



**OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**



**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

————— 1% annual chance floodplain boundary



MAP SCALE 1" = 1000'

0 1000 2000 FEET

0 300 600 METERS

NFIP

PANEL 1655K

**FIRM  
FLOOD INSURANCE RATE MAP  
MARICOPA COUNTY,  
ARIZONA  
AND INCORPORATED AREAS**

**PANEL 1655 OF 4350**

SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PHOENIX, CITY OF	04001	1655	K

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**

**04013C1655K**

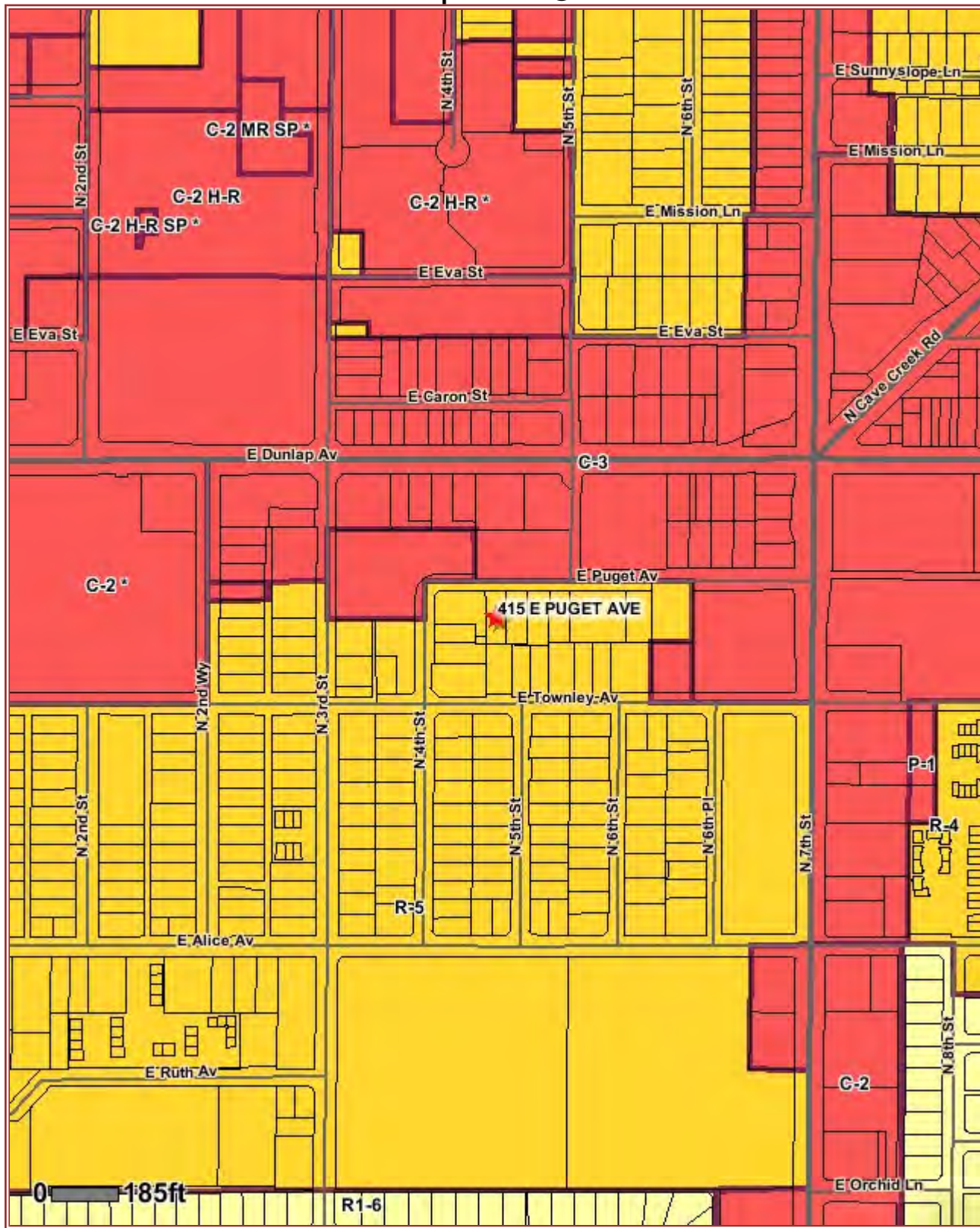
**MAP REVISED**

**SEPTEMBER 30, 2005**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

### Custom Map Theme @ 2640 feet





**City of Phoenix**  
PLANNING DEPARTMENT

**Zoning Districts with Brief Descriptions**

*For additional information, please call the Planning Department at 602-262-7131, option #6.*

<b>Zoning District</b>	<b>Description</b>
S-1	Ranch or Farm
S-2	Ranch or Farm Commercial
RE-43	One Family Residence (43,560 sq. ft. min.) (No longer available for rezoning)
RE-24	One Family Residence (24,000 sq. ft. min.) (No longer available for rezoning)
R1-14	One Family Residence (14,000 sq. ft. min.) (No longer available for rezoning)
RE-35	Single Family Residence (density range of 1.1 to 1.15 or 1.32 w/bonus)
R1-18	Single Family Residence (density range of 1.95 to 2.05 or 2.34 w/bonus)
R1-10	Single Family Residence (density range of 3 to 3.5 or 4.5 w/bonus)
R1-8	Single Family Residence (density range of 4 to 4.5 or 5.5 w/bonus)
R1-6	Single Family Residence (density range of 5 to 5.5 or 6.5 w/bonus)
R-2	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 10 to 10.5 or 12 w/bonus)
R-3	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 14.5 to 15.23 or 17.4 w/bonus)
R-3A	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 22 to 23.1 or 26.4 w/bonus)
R-4	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 29 to 30.45 or 34.8 w/bonus)
R-5	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 43.5 to 45.68 or 52.2 w/bonus)
R-4A	Multiple Family Residence (Dependent on lot area and unit type)
R-O	Residential Office – Restricted Commercial
C-O	Commercial Office – Restricted Commercial (C-O prior to 1986)
C-O/G-O	Commercial Office – General Office Option (Minimum 1 gross acre)
C-O/M-O	Commercial Office – Major Office Option (Minimum 5 gross acres)
C-1	Commercial – Neighborhood Retail
C-2	Commercial – Intermediate Commercial

C-3	Commercial – General Commercial
CP/SU	Commerce Park – Single User Option
CP/RP	Commerce Park – Research Park Option
CP/BP	Commerce Park – Business Park Option
CP/GCP	Commerce Park – General Commerce Park Option
IP or Ind. Pk.	Industrial Park (See CP) (No longer available for rezoning)
A-1	Light Industrial
A-2	Industrial
RH	Resort
RI	Residential Infill (Combined w/underlying zoning)
HR	High-Rise and High Density (Combined w/underlying zoning)
HR1	High-Rise and High Density (Downtown Area) (Combined w/underlying zoning)
HRI	High-Rise Incentive – High-Rise and Mixed Use (Combined w/underlying zoning)
MR	Mid-Rise (Combined w/underlying zoning)
PAD	Planned Area Development (No longer available for rezoning)
PCD	Planned Community District (Combined w/underlying zoning or approved zoning)
PSC	Planned Shopping Center (No longer available for rezoning)
RSC	Regional Shopping Center (No longer available for rezoning)
P-1	Passenger Automobile Parking, Limited (Surface parking)
P-2	Parking (Surface parking and parking structures)
GC	Golf Course
UR	Urban Residential (May apply between 7 <sup>th</sup> Ave. to 7 <sup>th</sup> St. & Lincoln St. to Grand Canal)
DC	Downtown Core (Underlying zoning for Fillmore to Harrison & 7 <sup>th</sup> St. to 3 <sup>rd</sup> Ave.)
W	Warehouse Overlay (Combined w/underlying zoning) (Applies to specific area near downtown)
Warehouse Parking	(Combined w/underlying zoning)
Capitol Mall Overlay	(Combined w/underlying zoning) (Applies to specific area near the Capitol)
SP	Special Permit (Combined w/underlying zoning) (Allows a number of specific uses not otherwise permitted in the underlying zoning district)
MUA	Mixed Use Agricultural (Should be designated as MUA on the General Plan)
HCRO	Historic Canal-Side Restaurant Overlay (Combined w/underlying zoning) (Applies to site at Central Ave. & The Arizona Canal)
Baseline Area Overlay	(Combined w/underlying zoning) (Applies between Central to 40 <sup>th</sup> St. & Southern to South Mountain Park)



Arcadia Camelback Special Planning District Camelback Road Overlay	(Combined w/underlying zoning) (Applies along Camelback Rd. from 44 <sup>th</sup> St. to the City limits to the east)
Desert Character Overlay	(Combined w/underlying zoning) (Applies to North Land Use Plan area)
NBCC	North Black Canyon Overlay (Combined w/underlying zoning) (Specific guidelines for applicability)
RSIO	Rio Salado Interim Overlay (Combined w/underlying zoning) (Applies between I-17/I-10 to Broadway Rd. & 19 <sup>th</sup> Ave. to 32 <sup>nd</sup> St.)
HP	Historic Preservation Overlay (Combined w/underlying zoning)
CCSIO	Central City South Interim Overlay (Combined w/underlying zoning) (Applies to specific area)
Four Corners Overlay	(Applies to specific area near 24 <sup>th</sup> St. & Broadway Rd.)
SPVTABDO	South Phoenix Village and Target Area B Design Overlay (Applies to specific areas and residential development of 1 and 2 dwelling units per lot)
PSC Overlay	Planned Shopping Center Overlay
SPD	Special Planning District (Combined w/underlying zoning) (Applies to specific neighborhoods)

Note: See Section 608 of the Zoning Ordinance to calculate bonus points for residential development.

Soil Map—Maricopa County, Arizona, Central Part  
(415, 419, 425, 429, and 501 East Puget Avenue, Phoenix, Arizona)




Map Scale: 1:2,460 if printed on A size (8.5" x 11") sheet.



## MAP LEGEND






















### Area of Interest (AOI)


 Area of Interest (AOI)

### Soils

 Soil Map Units

### Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other



### Special Line Features

-  Gully
-  Short Steep Slope
-  Other






### Political Features

 Cities

### Water Features

-  Oceans
-  Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

## MAP INFORMATION

Map Scale: 1:2,460 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maricopa County, Arizona, Central Part  
 Survey Area Data: Version 6, Aug 29, 2008

Date(s) aerial images were photographed: 4/30/1997

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Maricopa County, Arizona, Central Part (AZ651)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdA	Antho gravelly sandy loam, 0 to 1 percent slopes	20.6	71.8%
RaA	Rillito sandy loam, 0 to 1 percent slopes	8.1	28.2%
<b>Totals for Area of Interest</b>		<b>28.7</b>	<b>100.0%</b>

LOCATION ANTHO

AZ

Established Series  
Rev. YHH/MSJ/PDC  
05/2006

## ANTHO SERIES

The Antho series consists of very deep, somewhat excessively drained soils formed in mixed and stratified alluvium. Antho soils are on alluvial fans and flood plains and have slopes of 0 to 5 percent. The mean annual precipitation is about 8 inches and the mean annual air temperature is about 72 degrees F.

**TAXONOMIC CLASS:** Coarse-loamy, mixed, superactive, calcareous, hyperthermic Typic Torrifluents

**TYPICAL PEDON:** Antho sandy loam - rangeland. (Colors are for dry soil unless otherwise noted.)

**A--**0 to 1 inch; brown (10YR 5/3) sandy loam, brown (10YR 4/3) moist; weak thick platy structure; soft, very friable, nonsticky and nonplastic; few very fine roots; common fine tubular pores; slightly effervescent; moderately alkaline (pH 8.2); abrupt smooth boundary. (1/2 to 8 inches thick)

**C1--**1 to 13 inches; light yellowish brown (10YR 6/4) stratified sandy loam, brown (10YR 4/3) moist; weak fine granular structure; slightly hard, very friable, nonsticky and nonplastic; many fine roots; common very fine tubular pores; slightly effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (8 to 15 inches thick)

**C2--**13 to 23 inches; light yellowish brown (10YR 6/4) stratified sandy loam, brown (10YR 4/3) moist; massive; slightly hard, very friable, slightly sticky and nonplastic; common fine roots; common fine tubular pores; strongly effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (10 to 12 inches thick)

**C3--**23 to 36 inches; light brown (7.5YR 6/4) stratified sandy loam, brown (7.5YR 5/4) moist; massive; slightly hard, very friable, slightly sticky and nonplastic; few fine roots; common fine tubular pores; few fine faint mycelia-like lime veins; strongly effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (10 to 16 inches thick)

**C4--**36 to 47 inches; light brown (7.5YR 6/4) stratified sandy loam, brown (7.5YR 5/4) moist; massive; soft, very friable, slightly sticky and nonplastic; few fine roots; few irregular pores; few fine faint mycelia-like calcium carbonate veins; strongly effervescent; moderately alkaline (pH 8.4); clear wavy boundary. (10 to 16 inches thick)

**2Btb--**47 to 60 inches; reddish brown (5YR 4/4) sandy clay loam, reddish brown (5YR 4/4) moist; massive; hard, friable, slightly sticky and slightly plastic; few fine roots; common very fine and few fine tubular pores, many irregular pores; few faint patchy clay films in tubular pores; few fine faint mycelia-like calcium carbonate veins; strongly effervescent; moderately alkaline (pH 8.4).

**TYPE LOCATION:** Maricopa County, Arizona; 1210 feet south and 200 feet west of the center of section 16, T. 2 N., R. 1 W.

### RANGE IN CHARACTERISTICS:

Soil moisture - Intermittently moist in some part of the soil moisture control section during July-August and December-January. Driest during May and June. Typic aridic soil moisture regime.

Rock fragments - Up to 35 percent gravel in the control section

Reaction - slightly alkaline to very strongly alkaline

A horizon

Hue: 10YR, 7.5YR, 5YR

Value: 5, 6, or 7 dry, 3, 4, or 5 moist

Chroma: 2, 3, or 4, dry or moist

Texture: Loamy very fine sand, sandy loam, fine sandy loam, loamy fine sand, clay loam, loam

Organic matter: Less than 1 percent, decreases irregularly with depth

Calcium carbonate: Non to strongly effervescent

C horizon

Hue: 10YR, 7.5YR, 5YR

Value: 5, 6, or 7 dry, 3, 4, or 5 moist

Chroma: 2, 3, or 4 dry, 3 or 4 moist

Texture: Dominantly sandy loam; few strata of coarser or finer textures

Calcium carbonate: Non to strongly effervescent; disseminated or as filaments

**COMPETING SERIES:** These are the [Gilman](#) (AZ) and [Maripo](#) (AZ) series. Gilman soils have very fine sandy loam and loam C horizons. Maripo soils have sand at depths of 20 to 40 inches.

**GEOGRAPHIC SETTING:** Antho soils are on alluvial fans and flood plains. Elevations range from 100 to 3000 feet. Slopes range from 0 to 5 percent. These soils formed in moderately coarse textured alluvium that includes volcanic, granitic, metamorphic and sedimentary rock. The climate is hot arid continental. The mean annual precipitation is 2 to 10 inches, occurring as summer thunderstorms and gentle winter rain. The mean annual air temperature is 72 degrees F. Frost-free period is 250 to 325 days.

**GEOGRAPHICALLY ASSOCIATED SOILS:** These are the [Carrizo](#), [Denure](#), [Momoli](#), [Valencia](#) and [Wellton](#) soils. Carrizo soils are sandy-skeletal and in upland drainageways. Denure soils have a cambic horizon and are on slightly higher terraces. Momoli soils are loamy-skeletal and on slightly higher terraces. Valencia soils are on slightly higher alluvial fans. Wellton soils are coarse-loamy, have argillic horizons and are on slightly higher terraces.

**DRAINAGE AND PERMEABILITY:** Somewhat excessively drained; medium runoff; moderately rapid permeability.

**USE AND VEGETATION:** These soils are used for livestock grazing, wildlife habitat and irrigated cropland. Vegetation is creosotebush, bursage, cacti, palo verde, and annual weeds and grasses. Irrigated crops are cotton and alfalfa.

**DISTRIBUTION AND EXTENT:** Southern Arizona. The Antho series is extensive. MLRA is 31 and 40.

**MLRA OFFICE RESPONSIBLE:** Phoenix, Arizona

**SERIES ESTABLISHED:** Maricopa County, Arizona; Soil survey of Eastern Maricopa and Northern Pinal Counties Area, Arizona; 1971.

**REMARKS:** Diagnostic horizons and features recognized in this pedon are:

Entisol feature - The absence of diagnostic subsurface horizons

Classified according to Keys to Soil Taxonomy Ninth Edition, 2003.

LOCATION RILLITO

AZ

Established Series  
Rev. EDA/HCD/PDC/WWJ  
02/2007

## RILLITO SERIES

The Rillito series consists of very deep, somewhat excessively drained soils that formed in mixed alluvium. Rillito soils are on fan terraces or stream terraces. Slopes are dominantly 0 to 5 percent, but range to 40 percent. The mean annual precipitation is about 7 inches and the mean annual air temperature is about 71 degrees F.

**TAXONOMIC CLASS:** Coarse-loamy, mixed, superactive, hyperthermic Typic Haplocalcids

**TYPICAL PEDON:** Rillito gravelly sandy loam - rangeland. (Colors are for dry soil unless otherwise noted.)

**A**--0 to 1 inch; light yellowish brown (10YR 6/4) gravelly sandy loam, brown (10YR 4/3) moist; weak medium platy structure; slightly hard, very friable, nonsticky and nonplastic; many fine roots; common very fine tubular pores; strongly effervescent; moderately alkaline (pH 8.0); abrupt smooth boundary. (1/2 to 2 inches thick)

**Bw**--1 to 5 inches; light brown (7.5YR 6/4) gravelly sandy loam, brown (7.5YR 4/4) moist; weak fine granular structure; slightly hard, friable, nonsticky and nonplastic; common fine roots; common very fine pores; strongly effervescent and pockets that are violently effervescent; moderately alkaline (pH 8.2); abrupt smooth boundary. (3 to 8 inches thick)

**Bk1**--5 to 12 inches; pink (7.5YR 8/4) gravelly loam, light brown (7.5YR 6/4) moist; massive; hard, friable, slightly sticky and slightly plastic; few fine roots; few very fine tubular pores; many fine soft calcium carbonate masses; violently effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (5 to 14 inches thick)

**Bk2**--12 to 24 inches; very pale brown (10YR 8/2) weakly lime-cemented gravelly sandy loam, very pale brown (10YR 7/3) moist; massive; very hard, very firm, slightly sticky and slightly plastic; few very fine tubular pores; many medium calcium carbonate masses; violently effervescent; moderately alkaline (pH 8.4); gradual wavy boundary. (10 to 30 inches thick)

**C**--24 to 60 inches; pinkish gray (7.5YR 7/2) sandy loam, brown (10YR 5/3) moist; massive; soft, very friable, nonsticky and nonplastic; many very fine irregular pores; 10 percent gravel; strongly effervescent; moderately alkaline (pH 8.4).

**TYPE LOCATION:** Maricopa County, Arizona; 1400 feet west and 1050 feet north of the southeast corner of section 16, T. 2 N., R. 1 W.

### **RANGE IN CHARACTERISTICS:**

Soil moisture - Intermittently moist in some part of the soil moisture control section during July-September and December-February. Driest during May and June. Typic aridic soil moisture regime.

Soil Temperature - 72 to 77 degrees F.

Depth to calcic horizon - 3 to 40 inches

Sodium adsorption ratio - Ranges to 40 in some pedons

Calcium carbonate - Effervescent throughout, calcium carbonate accumulations occur as soft masses or as a continuous weakly cemented horizon.

Electrical conductivity - Less than 8, but ranges to 16 in some pedons

Rock fragments - 5 to 60 percent gravel in any single horizon, but the control section average is 15 to 35 percent. The surface layer contains 5 to 35 percent gravel. In some pedons, the rock fragments are dominantly calcium carbonate concretions and durinodes.

**Texture-** Fine sandy loam, sandy loam, loam (10 to 25 percent clay), some pedons have thin layers of finer or coarser textures.

Reaction - Moderately to very strongly alkaline

A horizon

Hue: 5YR, 7.5YR, 10YR

Value: 4, 5, 6 or 7 dry, 4, 5 or 6 moist

Chroma: 2, 3, 4, or 6 dry, 2, 3, 4, 6 or 7 moist

Bw and Bk horizons

Hue: 7.5YR, 10YR

Value: 5, 6, 7 or 8 dry, 4, 5, 6, 7 or 8 moist

Chroma: 1, 2, 3 or 4, dry or moist

Cementation: Weakly calcium carbonate - cemented or noncemented

C horizon

Hue: 7.5YR, 10YR

Value: 6, 7 or 8 dry, 4, 5, 6, 7 or 8 moist

Chroma: 2, 3 or 4 dry, 2 or 3 moist

**COMPETING SERIES:** These are the [Aco](#) (CA), [Coolidge](#) (AZ), [Garywash](#) (CA), [Laveen](#) (AZ), and [Toltec](#) (AZ) series. Aco soils are in the [Colorado](#) Desert portion of southeast California (MLRA 31) receive mostly winter precipitation and are usually dry April through November. Coolidge and Laveen soils have less than 15 percent coarse fragments in the control section. Also, Laveen soils are medium textured. Garywash soils are in the Colorado Desert portion of southeast California (MLRA 31) receive mostly winter precipitation and are usually dry April through November and have secondary accumulations of silica and gypsum in the control section. Toltec soils have a calcic horizon that consists of a disintegrated hardpan.

**GEOGRAPHIC SETTING:** Rillito soils are on fan terraces or stream terraces and have slopes of 0 to 40 percent. These soils formed in alluvium from mixed sources. Elevations range from 400 to 2200 feet. Rillito soils are in a hot, arid and continental climate. The mean annual air temperature ranges from 67 to 75 degrees F. The mean annual precipitation ranges from 3 to 10 inches. Precipitation falls as summer thunderstorms and gentle winter rains. The frost-free period is about 240 to 350 days.

**GEOGRAPHICALLY ASSOCIATED SOILS:** These are the competing [Coolidge](#) and [Laveen](#) soils, and the [Antho](#), [Mohall](#), [Pinamt](#), [Tremant](#) and [Valencia](#) soils. Antho soils do not have a calcic horizon and have less than 15 percent coarse fragments. Mohall, Pinamt, Tremant and Valencia soils have argillic horizons.

**DRAINAGE AND PERMEABILITY:** Somewhat excessively drained; slow or medium runoff; moderate permeability.

**USE AND VEGETATION:** Irrigated areas are used to produce crops such as cotton, alfalfa, small grains and citrus. The desert areas are used to a limited extent for livestock grazing. The vegetation is mainly creosotebush,



desert sage, cacti, mesquite, paloverde, ironwood, and annual grasses and weeds.

**DISTRIBUTION AND EXTENT:** Southern Arizona. Rillito soils are moderately extensive. MLRA is 40.

**MLRA OFFICE RESPONSIBLE:** Phoenix, Arizona

**SERIES ESTABLISHED:** Pima County, Arizona; 1945.

**REMARKS:** Diagnostic horizons and features recognized in this pedon are:

Ochric epipedon - The zone from 0 to 1 inch (A horizon)

Calcic horizon - The zone from 5 to 24 inches (Bk1, Bk2 horizons)

Classified according to Soil Taxonomy Second Edition, 1999

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National Cooperative Soil Survey  
U.S.A.



33°35'9\"/>



Geographic Coordinate System (WGS84)

## IMAGERY

TerraServer USA DOQ

*No legend available*

## TRANSPORTATION

Arizona Roads (BTS)

-  BTS Roads-Arizona Ferry Crossings
-  BTS Roads-Arizona Interstates
-  BTS Roads-Arizona Local Roads
-  BTS Roads-Arizona Local Roads (Small Scale)
-  BTS Roads-Arizona Secondary Roads
-  BTS Roads-Arizona Trails
  
-  BTS Roads-Arizona US/Major State Highways

US Interstate Labels (BTS)

*No legend available*

US Road Labels (BTS)


*No legend available*

## HYDROGRAPHY

National Atlas Stream Labels

*No legend available*

National Atlas Streams

-  Streams









National Atlas Waterbodies

-  Dam
-  Falls
-  Stream
-  Canal/Ditch
-  Aqueduct
-  Intracoastal Water
-  Canal
-  Glacier
-  Lake
-  Dry Lake
-  Intermittent Lake
-  Reservoir
-  Intermittent Res.
-  Stream
-  Swamp or Marsh

National Atlas Waterbody Labels

*No legend available*

Wetland Polygons (USFWS)

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

Wetland Scans (USFWS)

*No legend available*

## ELEVATION

CONUS - 1/3 ArcSecond





24-Aug-2009 09:18 AM

## Permit Search Results

TYPE-NUMBER	STATUS	ADDRESS	PROFESSIONAL	PROJECT
<a href="#">OE-03008248</a> <a href="#">Inspections</a>	DONE	415 E PUGET AVE	ARIZONA PUBLIC SERVICE	03-1161 COLLEY PLACE SUBDIVISION
<a href="#">BLD-98013499</a> <a href="#">Inspections</a>	DONE	415 E PUGET AVE		SUNSET
<a href="#">DEM-97020058</a> <a href="#">Inspections</a>	VOID	415 E PUGET AVE	SECURITY ROOF & CONST CORP	97-0008198
<a href="#">OP-97018262</a> <a href="#">Inspections</a>	EXPR	415 E PUGET AVE	ANDY S PLUMBING INC	97-0008198
<a href="#">OBLD-97016148</a> <a href="#">Inspections</a>	EXPR	415 E PUGET AVE	SHANE ELECTRIC	97-0008198

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 Return To: [Permits Search](#)
[Search Menu](#)



Development Services



24-Aug-2009 09:18 AM

**Permit Information**

**Development Services Department**

**OTC ELEC**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** OE-03008248      **Issue Date** 4/4/03      **Expires** 4/3/05

**Permit Description** APS DUSK-TO-DAWN LIGHTING @ APT.S

**Project** 03-1161 COLLEY PLACE SUBDIVISION

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945

**Zoning** R-5

L 4 B \* COLLEY PLACE

**QS** Q26-28

**APN** 160-49-004

**Dist** 03

**Description/Scope of Work:** COMMERCIAL MISCELLANEOUS

EFFECTIVE BUILDING CODES: 1997 UBC, 1994 UPC STATE, 2000 UMC, 1999 NEC, 1997 UFC

PROJECT NAME: APS DUSK-TO-DAWN LIGHTING @ APT.S (RICHARD TURNER)

LOG#: LPRM 0301064      PROJECT#:03-1161

SITE INSP (N)      SPECIAL EGRESS CONTROL (N)

SPRINKLERS (N)      FIRE ALARM (N)      EMERGENCY LIGHTING (N)      ELEVATORS (N)

DEFERRED SUBMITTAL (N)      SPEC PER PCC SEC. 1701 (N)      STR SEC. 1702 (N)

ELEC PCC SEC. 2702 (N)      ELEC OBS PCC SEC. 2703 (N)

WATER METERS:

SECONDARY BACKFLOW (N)

SCOPE OF WORK: ELEC

ZONING: R-5

REVIEWER: KGR

DESCRIPTION OF WORK: INSTALLATION OF 6) 30' ROUND STEEL POLES W/6 COBRA STYLE 100W/ 9500 LUMEN LIGHTS ON 2'X6' ARMS FED FROM EXISTING

**Valuation:** \$11,305.42

**Str Class** 028

**Units** 0

**Sq.Ft.** 0

**Cnst** N/A

**Occ** N/A

**Owner Information**

**Address** TURNER RICHARD J &  
JESSICA W (EQUITY) 8137  
W MCLELLAN RD  
GLENDALE, AZ 85303

**Certificate of  
Occupancy  
Type:**

**COFC**

**Contractor Information**

**Type**

**Contact Phone** 602-371-6453

**Name** ARIZONA PUBLIC SERVICE

**Ins**

**Exp**

**Address** P.O. BOX 53999, TRES STATION 8104 City/St PHOENIX AZ Phone 602-371-7253



24-Aug-2009 09:19 AM

**Permit Information**      **Development Services Department**      **STRUC/ELEC/PLMB/MECH**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** BLD-98013499      **Issue Date** 6/19/98      **Expires** 6/18/00

**Permit Description**  
**Project** SUNSET

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945      **Zoning** R-5  
L 4 B \* COLLEY PLACE      **QS** Q26-28      **APN** 160-49-004      **Dist** 04

**Description/Scope of Work:** COMMERCIAL REMODEL

PROJECT NAME: SUNSET MANOR APTS. \_\_\_\_\_ LOG#:LPRR 9702577  
 ZONING:\_R-5\_ N:SITE INSP SITE#:\_\_\_\_\_ FN#:\_\_\_\_\_  
 N:SPRINKLERS Y:FIRE ALARM (SMOKE DETECTORS) N:EMERGENCY LIGHTING  
 Y:DEFERRED SUBMITTAL WOOD TRUSSES  
 N:SPEC per PCC SEC. 1701  
 N:STR SEC.1702 N:ELEC PCC SEC. 2702 & PCC SEC. 2703 (RGA)  
 WATER METERS:\_\_\_\_\_  
 N:ELEVATOR \_:SECONDARY BACKFLOW  
 STAFF ID:-DGU- JOB CONTACT NAME:\_CASIL LIBMAN\_\_\_\_\_ PHONE:277-1187  
 SCOPE OF WORK: BLD PLMB MECH ELEC  
 DESCRIPTION OF WORK:REPAIR 3 FIRE DAMAGED APARTMENTS INCLUDES WOOD  
 FRAME,MPE FINISHES AND MILLWORK.



**Valuation:** \$150,000.00      **Str Class** 022      **Units** 0      **Sq.Ft.** 1700      **Cnst** V-N      **Occ** R-1

**Owner Information**

**Address** \_\_\_\_\_      **Certificate of Occupancy Type:** **NONE**

**Contractor Information**

Name	Ins	Exp	Type	Contact Phone
Address	City/St	Phone		



24-Aug-2009 09:19 AM

**Permit Information**

**Development Services Department**

**DEMOLITION**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** DEM-97020058      **Issue Date** 9/26/97      **Expires** 11/25/97

**Permit Description**  
**Project** 97-0008198

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945      **Zoning** R5  
L 4 B \* COLLEY PLACE      **QS** Q26-28      **APN** 160-49-004      **Dist** 04

**Description/Scope of Work:** DEMO PERMIT ONLY

( ) TOTAL      (X) PARTIAL      ( X INTERIOR  
THE PROPOSED WORK INCLUDES: ---THIS PERMIT IS ONLY FOR A SMALL AMOUNT OF DEMOLITION TO FASCILITATE THE EXAMINATION OF THE STRUCTURE BY CONSULTING ENGNRS--SCOPE INLUDES UNITS 21;22;& 23  
TRADES INCLUE ELEC/PLBG/STRUC  
CONTACT:SECURITY ROOF & CONST CORP/JIM OR TODD 997-4005  
ZONING:R5  
REVIEWER:CCO  
THIS PERMIT SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE WORK IS NOT COMMENCED WITHIN 30 DAYS AND IS NOT COMPLETED WITHIN 60 DAYS OR IF ACTIVE AND CONTINUOUS DEMOLITION WORK IS SUSPENDED OR ABANDONED FOR ANY PERIOD OF 5 DAYS OR MORE PRIOR TO FINAL COMPLETION AND CLEARANCE OF ALL DEBRIS FROM THE SITE. REASONABLE AND CONTINUOUS PROGRESS SHALL BE MADE TO COMPLETE ALL DEMOLITION WORK AS EXPEDITIOUSLY AS POSSIBLE.

**Valuation:** \$5,000.00      **Str Class** 022      **Units** 0      **Sq.Ft.** 0      **Cnst**      **Occ** R1

**Owner Information**

**Address** ,      **Certificate of Occupancy Type:** **NONE**

**Contractor Information**

**Type** GEN      **Contact Phone** (602)997-4005  
**Name** SECURITY ROOF & CONST CORP      **Ins**      **Exp**  
**Address** 7036 N 14TH ST      **City/St** PHOENIX AZ **Phone** 602-839-2950



OFFICIAL WEB SITE OF THE  
City of Phoenix



Development  
Services

24-Aug-2009 09:19 AM

**Permit  
Information**

**Development Services  
Department**

**OTC PLMB**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** OP-97018262      **Issue Date** 8/29/97      **Expires** 8/29/99

**Permit Description**

**Project** 97-0008198

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945

**Zoning** R-5

L 4 B \* COLLEY PLACE

**QS** Q26-28

**APN** 160-49-004

**Dist** 04

**Description/Scope of Work:** GAS CLEARANCE ONLY

GAS TEST FOR CLEARANCE FOR METER RESET.  
PRESSURE TEST REQUIRED PER UNIFORM PLUMBING CODE 1206(2): MUST HOLD 10#  
PRESSURE FOR 15 MINUTES - TEST MUST BE LEFT ON PIPING SYSTEM UNTIL  
VERIFIED BY CITY INSPECTOR.  
ZONING: . . . R-5  
CONTACT: . . . ANDY WHEAT 265-8658  
REVIEWER: . JST

**Valuation:** \$100.00      **Str Class** 028      **Units** 0      **Sq.Ft.** 0      **Cnst** N/A      **Occ** R-1

**Owner Information**

Address

Certificate of  
Occupancy  
Type:

**NONE**

**Contractor Information**

Type PLBG

Contact Phone (602)265-8658

Name ANDY S PLUMBING INC      Ins

Exp

Address 1815 W ELM ST

City/St PHOENIX AZ Phone 602-265-8658







24-Aug-2009 09:20 AM

## Permit Search Results

TYPE-NUMBER	STATUS	ADDRESS	PROFESSIONAL	PROJECT
<a href="#">OP-04023087</a> <a href="#">Inspections</a>	DONE	501 E PUGET AVE	BAUGH'S REDDI ROOT'R	04-2553 501 E. PUGET AVE

Return To: [Permits Search](#)

[Search Menu](#)



24-Aug-2009 09:20 AM

**Permit Information**                      **Development Services Department**                      **OTC PLMB**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** OP-04023087                      **Issue Date** 8/2/04                      **Expires** 8/2/06  
**Permit Description** GAS LINE REPAIR  
**Project** 04-2553 501 E. PUGET AVE

**Address** 501 E PUGET AVE PHOENIX AZ 85020-2946                      **Zoning** R-5  
**L \* B \***                      **QS** Q26-28                      **APN** 160-49-112C                      **Dist** 03

**Description/Scope of Work:** REPAIR/REPLACE GAS LINE

EFFECTIVE BUILDING CODES: 1997 UBC, 1994 UPC STATE, 2000 UMC, 1999 NEC, 1997 UFC

PRESSURE TEST REQUIRED PER UNIFORM PLUMBING CODE 1204.3.2. TEST IS TO REMAIN ON SYSTEM UNTIL VERIFIED BY CITY INSPECTOR.

ZONING:.....R-5  
 REVIEWER:.....MSA2

DESCRIPTION OF WORK: REPAIR OR REPLACE EXISTING GAS LINE WITH APPROVED PIPE PER CURRENT PLUMBING CODE AND REGULATIONS.

\*\*GAS LINE REPAIR FOR COMMON USE WATER HEATER AND ALL WORK SUBJECT TO FIELD INSPECTORS APPROVAL.\*\*

**Valuation:** \$700.00                      **Str Class** 028                      **Units** 0                      **Sq.Ft.** 0                      **Cnst** V-N                      **Occ** N/A

**Owner Information**

**Address** TURNER RICHARD J & JESSICA W (EQUITY) 8139 W MCLELLAN RD GLENDALE, AZ 85303                      **Certificate of Occupancy Type:**                      **COFC**

**Contractor Information**

**Type** PLBG                      **Contact Phone** 602-254-3445F  
**Name** BAUGH'S REDDI ROOT'R                      **Ins** RELIANCE INS PX8610009                      **Exp** 8/1/05  
**Address** 4011 BONNER INDUSTRIAL DR City/St SHAWNEE KS                      **Phone** 602-385-1998

PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION

8980

PROJECT NO. 051043100	1/4 SEC 2628		CASH	VALIDATION \$
DATE 022085	STREET CODE 1200		CHECK	INITIALS <i>ND</i>
			CHARGE <i>Carter Elec</i>	

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year after the work is started.

APPLICANT COMPLETE FORM BELOW IN BLACK INK PLEASE PRINT

ADDRESS OF PROJECT <b>415 E. PUGET</b>		OWNER OF PROPERTY <b>JOHNSON, ALLEN Z.</b>	OWNER'S PHONE NO.
LOCATION (APT. SPACE, FLOOR, SECTION) <b>#515 T120 41</b>		LOT <b>44N5'</b>	SUBDIVISION <b>colley place</b>
NO. B/ROOM NO. UNITS	AREA OF BLDG. (SQ. FT.)	STANDARD PLAN NO.	BOOK MAP PARCEL
	<b>7800<sup>00</sup></b>		<b>160-49-4-</b>
PRIME CONTRACTOR <b>CARTER ELECT</b>		NAME OF CONTACT PERSON ON THIS PROJECT <b>RAY</b>	
ADDRESS OF CONTRACTOR <b>2515 N. 7th St</b>		CITY <b>PHX</b>	PHONE NO. <b>252-5856</b>
		ZIP CODE <b>85006</b>	

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.


<p><b>INSTALL LOW VOLTAGE METERS</b></p>		<p><b>TELEPHONE PERMIT</b></p>
--	--	--------------------------------

CERTIFICATION: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf. All contract work on this project will be done by a contractor holding valid privilege tax licenses issued by the State of Arizona and the City of Phoenix.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
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PLAN LOG NO.	TYPE PROJ B <input checked="" type="checkbox"/> R <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> M <input checked="" type="checkbox"/>		PROJECT PRIV <input type="checkbox"/> PUB <input type="checkbox"/>	DIST.	CENSUS TRACT <b>1053</b>	VENDEE NO. <b>6 2 0 112</b>	
SPEC. INSP. REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQUIRED FOR P F COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	SPRINKLERS REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>		OCCUPANCY <b>Res</b>	TYPE CONS. <b>NA</b>	STRUC CLASS <b>02C</b>	ZONING <b>R-5</b>
APPROVED FOR THE WORK DESCRIBED ABOVE BY <i>Whitaker</i> FEB 20 1985				DATE <b>85104300</b>			
INSPECTION INFORMATION				PERMIT FEE	<b>50-</b>		
UTILITY CLEARANCE NO.				SEWER DEV. OCC. FEE	<b>---</b>		
DATE FINALED <b>8-26-85</b>				WATER DEV. OCC. FEE	<b>---</b>		
INSPECTOR <i>Rodriguez</i>				TOTAL FEE	<b>50-</b>		
SECTION <i>ETM</i>							

**PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION**

PROJECT NO. <b>851076086</b>	1/4 SEC <b>2428</b>		CASH	VALIDATION
DATE <b>032885</b>	STREET CODE <b>1200</b>		CHECK	INITIALS <b>MD</b>
			CHARGE <b>Carter Elec</b>	

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

**APPLICANT: COMPLETE FORM BELOW IN BLACK INK — PLEASE PRINT**

ADDRESS OF PROJECT <b>415 E. PUGET AVE</b>				OWNER OF PROPERTY <b>JOHNSON</b>		OWNER'S PHONE NO.	
LOCATION (APT, SPACE, FLOOR, SECTION) <b>W. BLDG APTS 29-36</b>				LOT	BLOCK	SUBDIVISION	
NO. B/ROOM	NO. UNITS	AREA OF BLDG. (SQ FT)	VALUE OF PROJECT <b>6000<sup>00</sup></b>	STANDARD PLAN NO.	BOOK	MAP	PARCEL
PRIME CONTRACTOR <b>CARTER ELEC</b>				NAME OF CONTACT PERSON ON THIS PROJECT <b>RAY</b>		PHONE NO. <b>252-5856</b>	
ADDRESS OF CONTRACTOR <b>2515 N. 7 ST.</b>				CITY <b>PHX</b>		ZIP CODE <b>85006</b>	

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.

## TELEPHONE PERMIT

**200 AMP SERVICE  
NEW KITCHEN, + COOLER CIRCUITS**


**CERTIFICATION:** I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf. All contract work on this project will be done by a contractor holding valid privilege tax licenses issued by the State of Arizona and the City of Phoenix.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
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**OFFICE USE ONLY**

PLAN LOG NO.	TYPE PROJ <b>B P E 3 M</b>	PROJECT PRIV	DIST	CENSUS TRACT <b>1053</b>	VENDEE NO. <b>620112</b>	
SPEC INSP REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQUIRED FOR P F COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	SPRINKLERS REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	OCCUPANCY <b>Res (Apts)</b>	TYPE CONS <b>NA</b>	STRUC CLASS <b>C2B</b>	ZONING <b>R-5</b>
APPROVED FOR THE WORK DESCRIBED ABOVE BY  <b>RBaird</b> <b>85107686</b>			PERMIT FEE	<b>38-</b>		
DATE <b>MAR 28 1985</b>			SEWER DEV. OCC. FEE	<b>-</b>		
INSPECTION INFORMATION UTILITY CLEARANCE NO. <b>A317-4-22-1</b>			WATER DEV. OCC. FEE	<b>-</b>		
DATE FINALED <b>4/22/85</b>	INSPECTOR <b>HABERMANH</b>	SECTION <b>ELVC.</b>	TOTAL FEE	<b>38-</b>		

**PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION**

PROJECT NO 822094074				1/4 SEC 2628		 VALIDATION 415 Chy. Don Williams Alby. 789
DATE 071282				STREET CODE 1200		

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

APPLICANT: COMPLETE FORM BELOW ON BACK SIDE PLEASE PRINT 8-2

ADDRESS OF PROJECT 415 E. PUGET AVE.				OWNER OF PROPERTY ALWAN MGT.		OWNER'S PHONE NO.	
LOCATION (APT. SPACE FLOOR SECTION)				LOT	BLOCK	SUBDIVISION	
NO. 6/ROOM	NO. UNITS	AREA OF BLDG (SQ. FT.)	VALUE OF PROJECT 1200 <sup>00</sup>	STANDARD PLAN NO.	BOOK	MAP	PARCEL
PRIME CONTRACTOR Don Williams' P&G			PRIVILEGE LICENSE NO. 76043087	NAME OF CONTACT PERSON ON THIS PROJECT ERIC		PHONE NO. 242-5682	
ADDRESS OF CONTRACTOR 2719 W. WERDON			CITY PHX	ZIP CODE 85017			

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.

**PART. REPL GAS SERVICE TELEPHONE PERMIT**  
**GAS TEST**

7-20-82 gas test sent Bldg + Laundry  
 then on red lock  
 Meter # 343449  
 G 213-7-20-1  
 test sent to security room on 7/24/82 (Jaco Car)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
------------	---------------------------------	-----------

OFFICE USE ONLY										
PLAN LOG NO.	TYPE PROJ B -2 E -M		PROJECT PRIV PUB		CENSUS TRACT 1053			VENUE NO. 620574		
APPROVED FOR THE WORK DESCRIBED ABOVE					OCCUPANCY Res (Appts)	TYPE CONS NA	STRUC CLASS 028	ZONING P-5		
BY Alby					DATE JUL 12 1982					
INSPECTION INFORMATION					PERMIT FEE			1500		
UTILITY CLEARANCE NO.					DEV. OCCUPATIONAL FEE					
DATE FINALED 7-29-82		INSPECTOR Davis 213		SECTION P669		TOTAL FEE			1500	



# City of Phoenix

125 East Washington Street  
Phoenix, Arizona 85004

## 92I217C75

## Development Services Department

# CONSTRUCTION PERMIT

APPLICATION  
UNTIL VALIDATED

INSPECTION REQUESTS: 262-6981  
CALL BEFORE 2PM FOR NEXT  
WORK DAY INSPECTION  
Commercial Inspection  
Information: 262-7849  
Inspection FAX: 495-5784  
General Information: (602) 262-7811

APPLICATION DATE <b>DEC 3 1992</b>	PROJECT #	PERMIT # <b>92I21775</b>	ISSUE DATE <b>12.3.92</b>	EXPIRATION DATE <b>12.3.92</b>
PROJECT INFORMATION: ADDRESS: <b>415 E. PUGET AVE</b>		BLDG #	SUITE/SPACE #	FLOOR #
STREET CODE <b>1200</b>		BUSINESS NAME <b>SUNSET MANOR</b>		
1/4 SECTION <b>26-28</b>	BOOK	MAP	PARCEL	SUBDIVISION
PROPERTY OWNER: NAME: <b>ROYAL PALMS</b>		TELEPHONE		VERIFIED BY
ADDRESS: <b>4016 KANE ST SAN DIEGO</b>		CITY	STATE: <b>CA</b>	EXEMPT #
CONTACT PERSON		TITLE		
ARCHITECT/ENGINEER:		FIRM NAME		
ADDRESS		CITY	STATE	EXEMPT #
CONTACT PERSON		TITLE		
PRIME CONTRACTOR:		BUSINESS NAME		
OWNER		TELEPHONE		
ADDRESS		CITY	STATE	EXEMPT #
CONTRACTOR LICENSE #		STATE PRIV LIC TAX #	CITY PRIV LIC TAX #	
DESCRIPTION OF WORK: <input type="checkbox"/> NEW USE <input checked="" type="checkbox"/> SAME USE <input type="checkbox"/> CHANGE IN USE    FIRE SPKLR <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NEW BLDG <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input type="checkbox"/> T.I. <input checked="" type="checkbox"/> REPAIR/REPLACE <input type="checkbox"/> MOVING <input type="checkbox"/> DEMO				
GAS NEED TO COMPLY WITH UPC CHAPTERS 10, 12 & 13 GAS TEST GAS PIPE (PARTIAL) HOT WATER HEATERS PLUS COMB. AIR TIE UP REPAIRMENT				
PROJECT	DIST.	CENSUS		
PRIV	PUB	041053100		
ZONING	OCCUPANCY	NO. B/ROOM	NO. UNITS	STR CLASS
R-5	R-1		74	028
CONSTR TYPE		30 FT	VALUATION	
I-N			\$ 30,000.-	
CERTIFICATION: I hereby certify that the data submitted is true and correct. That I am the owner at this address or, that for the purpose of obtaining this approval I am acting as agent in the owner's behalf. All contract work on this project will be done by a contractor(s) holding valid privilege tax license(s) issued by the State of Arizona and the City of Phoenix. When approved and numbered, this document becomes a permit to build as noted. Unless a different expiration date is noted above, this permit expires if work is not commenced within 180 days or is suspended for a period of 180 days and shall expire by limitation and become null and void 24 months after date of permit issuance. Work beyond the scope authorized by this permit requires a new supplemental permit. Permit fees are non-refundable except as may be authorized by PCC Section 304.				
Print Name <b>JR SINGLETON</b>	Signature <i>JR Singleton</i>		Date <b>DEC 3, 1992</b>	
COMMENTS: ALL WORK SUBJECT TO FIELD INSPECTORS. NO PLANS REQUIRED UNLESS REQUESTED BY FIELD INSPECTORS.				
INSPECTIONS REQUIRED: R <input type="checkbox"/> C <input checked="" type="checkbox"/> B <input type="checkbox"/> P <input checked="" type="checkbox"/> E <input type="checkbox"/> M <input checked="" type="checkbox"/> S <input type="checkbox"/> Z <input checked="" type="checkbox"/> D			ISSUED BY: <i>Bob [unclear]</i>	
306 SPEC INSP <input type="checkbox"/> 307 STR OBS <input type="checkbox"/> 307 EL OBS <input type="checkbox"/> CO RECD <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			CHARGE	
FINAL DATE		INSPECTOR	CLEARANCE NO.	
DSD FEES		MISC FEES	OTHER DEPT FEES	
Permit fee <b>251.00</b>			WRA	
Plan Review/Revision			Zoning	
			DDF Water	
			Swim Pool	
			DDF Sewer	
			Impact	
			Check No/Charge <b>1123</b>	
			CASH	
			Cashier <b>N</b>	
			TOTAL FEES <b>251.00</b>	



**City of Phoenix**  
 DEVELOPMENT SERVICES DEPARTMENT  
 200 West Washington Street  
 Phoenix, Arizona 85003

97020058

**CONSTRUCTION PERMIT  
 APPLICATION DEM**

APPLICATION DATE 9/26/97	APPLICANT SIGNATURE <i>[Signature]</i>		
<b>PROJECT INFORMATION</b>			
ADDRESS 415 E. PUGET AVE	BLDG #	SUITE/SPACE # UNIT 21, 22, 23 (ONLY)	FLOOR # FLOOR #
APN	SUBDIV	LOT #	ZIP CODE 85020
ZONING RS	CONSTRUCTION TYPE FRAME	OCCUPANCY	1/4 SECTION 26-28
<b>DESCRIPTION OF WORK</b>			
PARTIAL REMOVAL OF PLASTER WALLS + CEILING <sup>ONLY</sup> IN Unit 21, 22 and 23 ONLY FOR ENGINEER'S INSPECTION OF ELECTRICAL, STRUCTURE, PLUMBING, FRAMING ETC. ALSO CUT HOLES IN WOOD FLOOR ON UNIT 21 ONLY FOR JOINT INSPECTION BY ENGINEER'S 1053/04			
VALUATION 5,000.00	60 FT		
<b>OWNER INFORMATION: CONTACT PERSON</b>			
BUSINESS NAME SUNSET MANOR APTS	TELEPHONE 5640768		
ADDRESS 415 E PUGET	CITY PHX	STATE AZ	ZIP 85020
<b>PRIME CONTRACTOR INFORMATION: CONTACT PERSON</b>			
BUSINESS NAME SECURITY ROOF + CONST COMP.	TELEPHONE 9974005		
ADDRESS 7036 N. 14 <sup>TH</sup> ST	CITY PHX	STATE AZ	ZIP 85020
CONTRACTOR LICENSE # 07516451625	STATE PRIV LIC TAX # 07226011K	CITY PRIV LIC TAX # 80007018	
<b>COMMENTS:</b>			
105 <sup>00</sup>			





**City of Phoenix**  
 DEVELOPMENT SERVICES DEPARTMENT  
 200 West Washington Street  
 Phoenix, Arizona 85003

**CONSTRUCTION PERMIT APPLICATION**

OBLD  
 9/70/6/48

APPLICATION DATE 7-30-97	APPLICANT SIGNATURE <i>Shane Spaulding</i>	OBLD [REDACTED]			
<b>PROJECT INFORMATION</b>					
ADDRESS 415 E RUBEN	BLDG #	SUITE/SPACE #	FLOOR #	ZIP CODE	
APN	SUBDIV	LOT # 4	BLOCK #		
ZONING R-5	CONSTRUCTION TYPE	OCCUPANCY	1/4 SECTION 20-28		
<b>DESCRIPTION OF WORK</b>					
[REDACTED] ASSISTANCE PROVIDED TO EXISTING UNITS NOT INCLUDING					
[REDACTED] UNITS # 21, 22, & 23					
[REDACTED] FILE DRAWING TO BUILDING					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
[REDACTED]					
VALUATION 7,000 <sup>00</sup>	SQ. FT.				
<b>OWNER INFORMATION: CONTACT PERSON</b>					
BUSINESS NAME			TELEPHONE		
ADDRESS		CITY	STATE	ZIP	
<b>PRIME CONTRACTOR INFORMATION: CONTACT PERSON</b>					
BUSINESS NAME SHANE ELECTRIC INC			TELEPHONE 938-9775		
ADDRESS 4955 W. JORDAN CIRCLE		CITY GLENDALE	STATE	ZIP	
CONTRACTOR LICENSE # 076932	STATE PRIV LIC TAX # 07-345075-C	CITY PRIV LIC TAX # 87624008			
<b>COMMENTS:</b>					
\$105 <sup>00</sup>					



**City of Phoenix**  
 DEVELOPMENT SERVICES DEPARTMENT  
 200 West Washington Street  
 Phoenix, Arizona 85003

**CONSTRUCTION PERMIT APPLICATION**

97018262  
 OP. [REDACTED]

APPLICATION DATE 8/29/97		APPLICANT SIGNATURE Elizabeth Wheat	
<b>PROJECT INFORMATION</b>			
ADDRESS 415 E. Puget Ave		BLDG #	SUITE/SPACE #
APN		SUBDIV	FLOOR #
ZONING R-5		CONSTRUCTION TYPE	OCCUPANCY
			1/4 SECTION Q 26-28 1053 04
<b>DESCRIPTION OF WORK</b>			
[REDACTED] gas test only			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
VALUATION \$100.00		SQ FT.	
<b>OWNER INFORMATION: CONTACT PERSON</b>			
BUSINESS NAME		TELEPHONE	
ADDRESS 415 E. Puget PHX		STATE AZ ZIP	
<b>PRIME CONTRACTOR INFORMATION: CONTACT PERSON</b> Andy Wheat			
BUSINESS NAME Andy's Plumbing		TELEPHONE 265 8658	
ADDRESS 1815 W. ELM ST. PHX		STATE AZ ZIP 85015	
CONTRACTOR LICENSE # 104946		CITY PRIV LIC TAX #	
STATE PRIV LIC TAX #			
<b>COMMENTS:</b>			
\$ 35.00			
JST			

**PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION**

PROJECT NO <b>851043201</b>	1/4 SEC <b>2628</b>		CASH		VALIDATION  INITIALS <b>AD</b>
DATE <b>022085</b>	STREET CODE <b>1200</b>		CHECK		
			CHARGE <b>Carter Elec</b>		

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

APPLICANT: COMPLETE FORM BELOW IN BLACK INK PLEASE PRINT

ADDRESS OF PROJECT <b>501 E. PUGET AVE.</b>			OWNER OF PROPERTY <b>Johnson, Allan F</b>			OWNER'S PHONE NO
LOCATION (APT. SPACE, FLOOR, SECTION) <b>#5 ATTACH. 1 THRU 12 2-20-85</b>			LOT <b>*</b>	BLOCK <b>✓</b>	SUBDIVISION <b>NE NE 1/4 Sec 32 3N3E</b>	
NO. B/ROOM	NO. UNITS	AREA OF BLDG. (SQ. FT.)	VALUE OF PROJECT <b>8400</b>	STANDARD PLAN NO.	BOOK <b>160-49-112C</b>	MAP <b>112C</b>
PRIME CONTRACTOR <b>RAY CARTER ELECT.</b>			NAME OF CONTACT PERSON ON THIS PROJECT <b>RAY</b>			PHONE NO. <b>252-5856</b>
ADDRESS OF CONTRACTOR <b>2515 N. 7th St.</b>			CITY <b>PHX</b>			ZIP CODE <b>85006</b>

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.  **\* Beg NW COI**

**TELEPHONE PERMIT**

INSTALL LOW VOLTAGE

METERS

Change "R" to "C"

3-11-85

*R. K...*

CERTIFICATION: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf. All contract work on this project will be done by a contractor holding valid privilege tax licenses issued by the State of Arizona and the City of Phoenix.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
------------	---------------------------------	-----------

OFFICE USE ONLY

PLAN LOG NO	TYPE PROJ. <b>B P E M</b>	PROJECT	DIST	CENSUS TRACT <b>1053</b>	VENDEE NO. <b>620112</b>	
SPEC. INSP. REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQUIRED FOR P.F. COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	SPRINKLERS REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	OCCUPANCY <b>Res</b>	TYPE CONS. <b>NA</b>	STRUC CLASS <b>026</b>	ZONING <b>R-5</b>
APPROVED FOR THE WORK DESCRIBED ABOVE BY <b>Wittaker</b> PER 70 1985			PERMIT FEE		<b>56-</b>	
INSPECTION INFORMATION DATE FINALED <b>8-26-85</b>			SEWER DEV. OCC. FEE			
INSPECTOR <b>Reding</b>			WATER DEV. OCC. FEE			
SECTION <b>IRAU</b>			TOTAL FEE		<b>56-</b>	

ERNS INCIDENT NOTIFICATION REPORT

ARIZONA DEQ/ERU NO. 94-036-B

DATE REPORTED: 6-14-94		TIME: 1728		MULTIPLE REGIONAL CASE NO.:		REGIONAL TIME:	
(A) RECORDED BY:		DES CONTROL #:		REGIONAL CASE NO.:		MULTIPLE REPORT: [ ]	
THROUGH NRC:		NRC CASE #:		SSI REPORT:		CR #:	
(B) A. REPORTED PREVAILING ACT:		CONFIDENTIALITY REQUESTED:		REPORTED BY: Sgt Bill Ross - DRB			
		ORGANIZATION: [ ] DISCHARGER [ ] PUBLIC [ ] LOCAL [X] STATE [ ] FEDERAL [ ] UNKNOWN					
ADDRESS:				PHONE NO: 223-2522			
CITY:		STATE:		ZIP:		COUNTY:	
(C) B. DISCHARGER		SAME AS A [ ] PROPERTY USE:		ORGANIZATION: [ ] PRIVATE CO. [ ] PUBLIC [ ] STATE [ ] LOCAL [ ] FEDERAL [ ] UNKNOWN			
(D) DISCHARGER NAME: Good Year Tire Shop				PHONE NO: 944-4477			
CONTACT NAME: Dick K Hallstrand				2ND PHONE NO:			
ADDRESS: 301 E Dunlap				FACILITY ID NUMBER:			
CITY: Phoenix		STATE: AZ		ZIP:		COUNTY: Maricopa	
(E) C. INCIDENT LOCATION:		SAME AS A [ ] SAME AS B [X]					
CITY:		STATE:		ZIP:		COUNTY:	
MILEPOST:							
(F) D. DATE		(E) WEATHER: CLEAR		DISCOVERY DATE: 6-14-94		SPILL DATE: unknown	
		SPILL TIME: N/A					
(G) E. MATERIAL		MATERIAL TYPE (CHECK ONE): [ ] UNKNOWN [ ] OIL [X] HAZ SUBSTANCE [ ] OTHER					
MATERIAL NAME:		CHRIS		CAS NO.:		UN DOT NO.:	
ETHER						QUANTITY: 1 UNITS: pint QUANTITY IN WATER: N/A	
(H) F. SOURCE		SOURCE OF SPILL (CHECK ANY): [ ] HIGHWAY [ ] PIPELINE [ ] UST [X] FIXED FACILITY [ ] OTHER [ ] UNKNOWN [ ] RAILWAY [ ] VESSEL [ ] AST [ ] OFFSHORE [ ] AIR TRANSPORT					
(I) K. VEHICLE ID OR CARRIER NO.:		NUMBER OF TANKS:		TANK CAPACITY:		TANK UNITS:	
SOURCE DESCRIPTION: CLEAN LIAB							
(J) M. MEDIUM		MEDIUM AFFECTED (CHECK ANY): [X] NONE [ ] LAND [ ] GROUNDWATER [ ] OTHER [ ] AIR [ ] WATER [ ] WITHIN FACILITY [ ] UNKNOWN					
WATERWAY AFFECTED: N/A							
(K) N. CAUSE		REPORTED CAUSE (CHECK ANY): [ ] TRANSPORTATION ACCIDENT [ ] OPERATIONAL ERROR [ ] DUMPING [X] OTHER [ ] EQUIPMENT FAILURE [ ] NATURAL PHENOMENON [ ] UNKNOWN					
CAUSE DESCRIPTION: CLEAN LIAB							
(L) O. DAMAGE		NO. OF INJURIES: [X] NONE		NO. OF DEATHS: [X] NONE		PROPERTY DAMAGE >\$50,000 [ ]	
(M) P. ACTIONS		EVACUATION: [X]		RESPONSE ACTIONS TAKEN:			
(N) Q. MATERIAL INFO:		PHYSICAL STATE STORED: liquid		RELEASED: N/A		CONTAINER DESCRIPTION: can	
CONTAINER MATERIAL: Metal		LEVEL OF CONTAINER: 2/3		CONTAINER TYPE: can		CAPACITY: 1 pint	
(R) S. NOTIFIED:		CALLER HAS NOTIFIED (CHECK ANY): [ ] STATE/LOCAL [ ] DISCHARGER [ ] USCG [ ] OTHER [X] UNKNOWN					
AGENCY NAME:							
(T) U. COMMENTS:		COMMENTS:					

RESPONSE COMMENTS:	
AGENCY NAME: <u>PFD/PDA</u> (CHECK ONE) <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> DISCHARGER <input type="checkbox"/> FEDERAL <input type="checkbox"/> EPA <input type="checkbox"/> OTHER <input type="checkbox"/> UNKNOWN	
AGENCY NAME: <u>DPS/DET</u> (CHECK ONE) <input type="checkbox"/> LOCAL <input checked="" type="checkbox"/> STATE <input type="checkbox"/> DISCHARGER <input type="checkbox"/> FEDERAL <input type="checkbox"/> EPA <input type="checkbox"/> OTHER <input type="checkbox"/> UNKNOWN	
AGENCY NAME: <u>DEA</u> (CHECK ONE) <input type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> DISCHARGER <input checked="" type="checkbox"/> FEDERAL <input type="checkbox"/> EPA <input type="checkbox"/> OTHER <input type="checkbox"/> UNKNOWN	
REGION SPECIFIC:	JURISDICTION: <input type="checkbox"/> EPA <input type="checkbox"/> USCG
REFERRED:	(J) REFERENCE MATERIAL: _____ PROVISION ID NO.: _____ HAZ/DISP @: _____
CLEANUP CODE <input checked="" type="checkbox"/> NO CLEAN UP CODE = ( )	RESPONSIBLE PARTY = 301 EPA = 302
	USCG = 303 STATE = 304
	LOCAL = 305 NOT POSSIBLE = 306
	STATUS UNKNOWN = 307 FEDERAL = 308
UPDATE DATE:	UPDATED BY:
C. INCIDENT LOCATION	DUN & BRADSTREET NO.:
F. SOURCE	SOURCE CODE:
G. MEDIUM	MEDIUM CODE: _____ THREAT CODE(S): _____
H. CAUSE	CAUSE CODE:
J. ACTIONS	NO. OF PERSONS EVACUATED:
M. RESPONSE AND EVALUATION	INCIDENT STATUS CODE: <input type="checkbox"/> EMERGENCY <input checked="" type="checkbox"/> NO FURTHER ACTION <input type="checkbox"/> TIME-CRITICAL <input type="checkbox"/> REMEDIAL ACTION <input type="checkbox"/> NON-TIME CRITICAL <input type="checkbox"/> FIELD SIMULATION
EMERGENCY RESPONSE ACTIVITY WITHIN 24 HOURS: <input checked="" type="checkbox"/>	EMERGENCY RESPONSE ACTIVITY DATE: <u>6-17-94</u>
RESPONDING OSC: <u>Malone</u>	
ACTION MEMO DATE:	ACTION MEMO APPROVED: <input type="checkbox"/> POLREP DATE: _____
RELEASE INVESTIGATION: <input type="checkbox"/>	ON-SCENE MONITORING: <input type="checkbox"/> TELEPHONE ASSISTANCE: <input type="checkbox"/>
TDD NO.:	ENFORCEMENT ACTIVITIES:
OTHER FOLLOW UP COMMENTS: <u>A boxed Meth Lab was found by the Phx. Police Dept in the back of a pick-up truck which was parked at the Goodyear Tire Center. This truck belonged to a Goodyear employee named Brian Joseph Glenwright. A 1 pint <del>of</del> container of what was believed ether was removed from the truck and placed on the asphalt along with other items. At some point the police officers became aware of how dangerous these action were and secured the scene and called the Phx. Fire Dept. When the P.F.D. arrived they had the area evacuated and called for assistance from D.P.S.</u>	
<u>There were no DPS Bomb Tech available so I was requested to respond to the site. When I arrived I was told that the ether was now unstable because of the heat and I was requested to destroy the material. I then made entry, placed the container into a 5 gal pail and covered it with ice to cool and stabilize it. The container was then loaded into my truck and taken to a remote area N.W. of 7th St and Happy Valley Rd, where</u>	
NUMBER OF SAMPLES TAKEN:	
REFERRED TO:	

AZ DEPARTMENT OF ENVIRONMENTAL QUALITY

EMERGENCY RESPONSE UNIT

SUPPLEMENTARY REPORT

INCIDENT NUMBER	DATE	LOCATION	INVESTIGATOR
94-036-B	6-14-94	Goodyear Tiro	MALONE
I placed a small charge of C-4 onto the container and destroyed it.			
The rest of the materials that <del>was</del> <sup>were</sup> found on site was removed and disposed of by C.W.M. and <sup>the</sup> D.E.A.			
PAGE 1 OF 1			

**APPENDIX G**

**ARCHAEOLOGICAL ASSESSMENT**



City of Phoenix

Archaeology Section  
Pueblo Grande Museum  
4619 E. Washington St.  
Phoenix, AZ 85034

# Archaeology Assessment Request

**Project Name:** \_\_\_\_\_ **Cost Center or CIP No.:** ND30040036

**Project Type:** Phase I ESA

**Project Components:** \_\_\_\_\_

**Project Manager:** David Broermann **Phone No.:** 602-5343906

**City Department(s):** COP EASD

**Project Consultants:** ITSI

**Location (T/R/ ¼ Sec or major streets):** T3N, R3E, SEC32 (415, 419, 425, 429, and 501 East (Puget Avenue, APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, 160-49-112C)

**Land Ownership for all Project Components (specify department, etc.):**

Private: N/A  
City of Phoenix: N/A  
State of Arizona: N/A  
Federal: N/A

**Permitting or Funding Agencies (specify):**

Maricopa County: N/A  
State of Arizona: N/A  
Federal: N/A  
Other: N/A

**Anticipated Construction Schedule:**

Subsurface Excavations (grading, trenching, etc.): N/A  
Other: N/A

**Extent of Construction Activities:**

Anticipated depth of disturbance below present ground surface: N/A  
Length and width of ground surface disturbance: N/A  
Utility Trenches (types): N/A  
Other: N/A

**Print Name:** Melissa Bauer

**Signed:** Melissa Bauer

**Date:** July 13, 2009



# Archaeology Assessment Result

**Project Name:** Phase I ESA

**ND30040036**

**Project Location:** 415, 419, 425, 429, and 501 East Puget Avenue

**Project Sponsor:** EAS (David Broermann)

**Review Agencies:** City of Phoenix

**Survey      Monitoring      Testing      Data Recovery**

## **Comments:**

This project is being reassessed due to the length of time that has passed since the previous assessment was completed. No known archaeological sites are located within this project area.

## **Recommendations:**

No archaeological work is necessary for this project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

**Reviewed By:** April Carroll for  
Todd W. Bostwick, Ph.D.



**Date:** 8/24/09

**APPENDIX H**

**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: 07182.0004

ALLANDS FILE NO: 2009-08-080D

DATE OF REPORT: August 27, 2009

ALLANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-05. 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 Innovative Technical Solutions, Inc.

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

Property located at 415, 419, 425, 419 & 501 East Puget Avenue, Phoenix, Arizona, being in the Northeast quarter of Section 32, Township 3 North, Range 3 East, Gila and Salt River Base and Meridian.

## REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
<b>Standard Federal ASTM Environmental Record Sources</b>			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	03/09	1.0	0
Delisted National Priorities List	03/09	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP)	03/09	0.5	0
RCRA (Resource Conservation and Recovery Act) Large and Small Quantity Generators	03/09	0.125	5
RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)	03/09	1.0	0
RCRA – Non-CORRACTS TSDFs	03/09	0.5	0
ERNS (Emergency Response Notification System)	03/09	0.125	1
<b>Standard State ASTM Environmental Record Sources</b>			
WQARF (Water Quality Assurance Revolving Fund) Areas	03/09	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
Control Registries	03/09	Site and adjoining	0
Brownfields / Voluntary Remediation Program	03/09	0.5	0
Registered USTs (Underground Storage Tanks)	01/09	0.125	3
LUSTs (Leaking Underground Storage Tanks) Incident Reports	01/09	0.5	13
<b>Additional Environmental Record Sources</b>			
RCRA Compliance Facilities	03/09	0.125	1
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	0.125	1
ADEQ Drywell Registration Database	06/09	0.125	10
Environmental Permits	03/09	Site	0
Fire Insurance Maps	Various	Site and adjoining	0
Topographical / Aerial Maps	See text	Site and adjoining	1
VEMUR / DEUR / LIENS / DEURTRACKER	03/09	Site	0
Arizona Department of Water Resources Well Registration Database	03/09	Site and adjoining	See Text

**Allands contacts the appropriate sources on a monthly 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 March, 2009, 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 March, 2009, 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

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 is provided by EPA dated March, 2009, and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

No CERCLIS / NFRAP 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 from the Arizona Department of Environmental Quality RCRAInfo Database, dated March, 2009 and checked for Federal RCRA facilities located within a <=0.125 mile search distance from subject property exterior boundaries.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZD980892772	Maaco Auto Painting & Bodyworks	533 E Dunlap Av	2/27/2006	N
AZR000004465	Qualex Inc / Walgreens Store 809	8915 N 7th St	3/27/2008	CEG
AZD983468331	Mobil Oil Corp SS MCJ	8946 N 7th St And Dunlap Swc	4/24/2001	N
AZD983469511	Sunnyslope Honda	9017 N Cave Creek Rd	7/29/1992	SQG
AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap	3/6/2008	CEG

**CODES:**

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

## **CORRACTS FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated March, 2009, 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.

## **TSD FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated March, 2009, 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 March, 2009, and checked for incidents located within a <=0.125 mile search distance from subject property exterior boundaries.

ID	DATE	LOCATION	MATERIAL	QUANTITY	UNITS	DETAILS
386908	6/14/94	301 E Dunlap	ETHER	1	Pine	Clan Lab A Boxed Meth Lab Found By Phx Pd In The Back Of Pick Up Truck Parked At Rp'place



## 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 March, 2009, 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**

## **CONTROL REGISTRIES**

Under ASTM E 1527-05, 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 GIS eMaps, which retrieves any institutional or engineering controls, dated March, 2009, and searched for sites which occurred at subject property or adjoining properties.

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

## **BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM**

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated March, 2009, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No brownfield 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 January, 2009, and searched for UST sites located within a <=0.125 mile search distance from subject property exterior boundaries.

FACILITY ID	NAME	FACILITY ADDRESS	TANK ID	CLOSURE TYPE	CLOSURE DATE
0-003182	Mitchell Electric Co Inc	324 E Caron St	1	Perm Removal	1-Aug-89
0-000731	Az-Tech Collision Center	9018 N 7th St	1	Perm Removal	28-Dec-93
0-003235	Lucky 7	8946 N 7th St	1	Perm Removal	2-Dec-87
0-003235	Lucky 7	8946 N 7th St	2	Perm Removal	2-Dec-87
0-003235	Lucky 7	8946 N 7th St	3	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	4	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	5	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	6	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	7		
0-003235	Lucky 7	8946 N 7th St	8		
0-003235	Lucky 7	8946 N 7th St	9		

### DETAILS

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

CG: Closed in Ground

TC: Temporarily Closed

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

0-003182	<b>Mitchell Electric Co Inc</b>	2353 Mitchell Electric Co Inc	
	324 E Caron, Phoenix, AZ 85020	324 E Caron, Phoenix, AZ 85020	
1	REMV Gasoline	5000 NA Asphalt-coated or Bare Steel	Galvanized Steel

0-000731	<b>Paul's Auto Service</b>	2586 Brad's Auto Body	
	9018 N 7th St ,Phoenix AZ 85020	<85020>	
1	REMV Used Oil	500 Bare Steel	Gravity Feed

**REGISTERED UNDERGROUND STORAGE TANKS**  
(cont.)

Facility Id	Facility	Owner Id	Owner		
Tank No.	Status	Content	Capacity	Age	Tank Material
Tank Release Detection	Pipe Material	Piping Type	Pipe Release Detection		
0-003235	<b>Dunlap Texaco</b> 8946 N 7th St ,Phoenix AZ 85020	5244	Sam Sayegh <85020>		
1	REMV Gasoline	10000	Galvanized Steel	Pressure	
2	REMV Gasoline	6000	Galvanized Steel	Pressure	
3	REMV Used Oil	1000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
4	REMV Gasoline	10000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
5	REMV Gasoline	10000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
6	REMV Gasoline	12000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
7	ACTV Gasoline	10000	Interstitial Monitoring (Secondary	Double-Walled	
	Pressure	Vapor Monitoring Interstitial	Containment) Interstitial Monitoring		
	Monitoring (Double Walled)	(Double Walled) Vapor Monitoring			
	Interstitial Monitoring (Secondary Containment)				
8	ACTV Gasoline	10000	Interstitial Monitoring (Secondary	Double-Walled	
	Pressure	Vapor Monitoring Interstitial	Containment) Interstitial Monitoring		
	Monitoring (Double Walled)	(Double Walled) Vapor Monitoring			
	Interstitial Monitoring (Secondary Containment)				
9	ACTV Gasoline	10000	Interstitial Monitoring (Secondary	Double-Walled	
	Pressure	Vapor Monitoring Interstitial	Containment) Interstitial Monitoring		
	Monitoring (Double Walled)	(Double Walled) Vapor Monitoring			
	Interstitial Monitoring (Secondary Containment)				

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

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated January, 2009, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

<b>ID</b>	<b>LUST ID NO</b>	<b>FACILITY</b>	<b>ADDRESS</b>	<b>DATE OPEN</b>	<b>DATE CLOSED</b>	<b>P CODE</b>	<b>DIST./ DIREC.</b>
0-003235	2733.01	Phoenix Gas-N-Go	8946 N 7th St	3/18/1993	11/8/1993	5R1	0.1 mi. E
0-003182	0780.01	Mitchell Electric Co Inc	324 E Caron	8/17/1989	11/17/1994	5R1	0.1 mi. NW
0-003128	4636.01	Mears Air Conditioning & Heating	743 E Dunlap Ave	1/6/1997	9/17/1998	5R1	0.2 mi. E
0-008141	3100.01 3100.02	Terri R Gustafson /David Goodall	9123 N Cave Creek Rd	10/14/1993 10/14/1993	8/3/1999 8/3/1999	5R1 5R1	0.2 mi. NE
0-003805	3023.01	Phoenix Fire Station # 7	403 E Hatcher	9/14/1993	6/1/1998	5R1	0.3 mi. N
0-005235	4146.01	U-Haul Sunnyslope Center	9300 N Cave Creek Rd	7/12/1995	11/23/1999	5R1	0.3 mi. NE
0-006323	2454.01	J & E Auto Service	8615 N 7th St	6/15/1992	11/23/1994	5R1	0.3 mi. SE
0-009499	5102.01	Haynes Automotive	16 E Dunlap	7/29/1999	2/18/2003	5R1	0.3 mi. W
0-002282	0802.01	Sunnyslope High School	35 W Dunlap Ave	7/12/1989	8/28/2007	5R1	0.3 mi. W
0-005511	3235.01	In & Out Market	8941 N Central Ave	12/11/1993	9/15/1994	5R1	0.3 mi. W
0-007267	4937.01	Auto Workshoppe	9324 N Central Ave	9/24/1998	3/29/2005	5R1	0.4 mi. NW
0-000520	3275.01 3275.02 3275.03 3275.04	Arco #5257	8501 N 7th St	12/29/1993 12/29/1993 12/29/1993 12/29/1993	5/17/2005 5/17/2005 7/6/2000 5/17/2005	5R1 5R1 5R1V 5R1	0.4 mi. SE
0-005429	3158.01	Circle K # 2874	9714 N 7th St	10/26/1993	3/24/1998	5R1	0.5 mi. NE

P CODE (Leaking UST Priority):

5R1	Closed soil levels meet RBCA
5R1V	Closed soil levels meet RBCA Tier 1, via CRS

## 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 March, 2009, and searched for compliance facilities within a <=0.125 mile search distance from subject property exterior boundaries.

ID	EPA ID	FACILITY	ADDRESS	STATUS
	AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap Ave	Closed

### HAZARDOUS MATERIAL INCIDENTS

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

ID	DATE	FACILITY	ADDRESS	DETAILS
94-036-B	6/14/94	Goodyear Tire Shop	301 E Dunlap	Ether/Can

## ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. This database is from the ADEQ dry well registration database dated June, 2009, and searched for dry wells located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

<b>FACILITY</b>	<b>ADDRESS</b>	<b>BEG REG #</b>	<b>END REG #</b>	<b>TOTAL WELLS</b>
Sunnyslope Transit Center	8927 N 3rd St	1559	1560	2
John C Lincoln Hospital	250 E Dunlap Ave	4209	4211	3
John C Lincoln / North Mountain	250 E Dunlap Ave	34084		1
John C Lincoln Hospital / North Mountain Generator	250 E Dunlap Ave	35101	35103	3
7th St & Dunlap Self Storage	533 E Dunlap Ave	41050		1

## 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 March, 2009, and checked for inclusion of subject property.

Subject property was not found on these lists.



## **FIRE INSURANCE MAPS**

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

## **USGS 7.5 MINUTE TOPOGRAPHICAL MAPS**

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

<b>NAME</b>	<b>TYPE</b>	<b>DATE</b>	<b>REVISION</b>	<b>CONTOUR</b>
Sunnyslope	Topo	1965	1982	20 feet

**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 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. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ's RDT was researched for inclusion of subject property.

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

## ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated March, 2009. 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://www.water.az.gov/adwr/Content/ImagedRecords/default.htm>

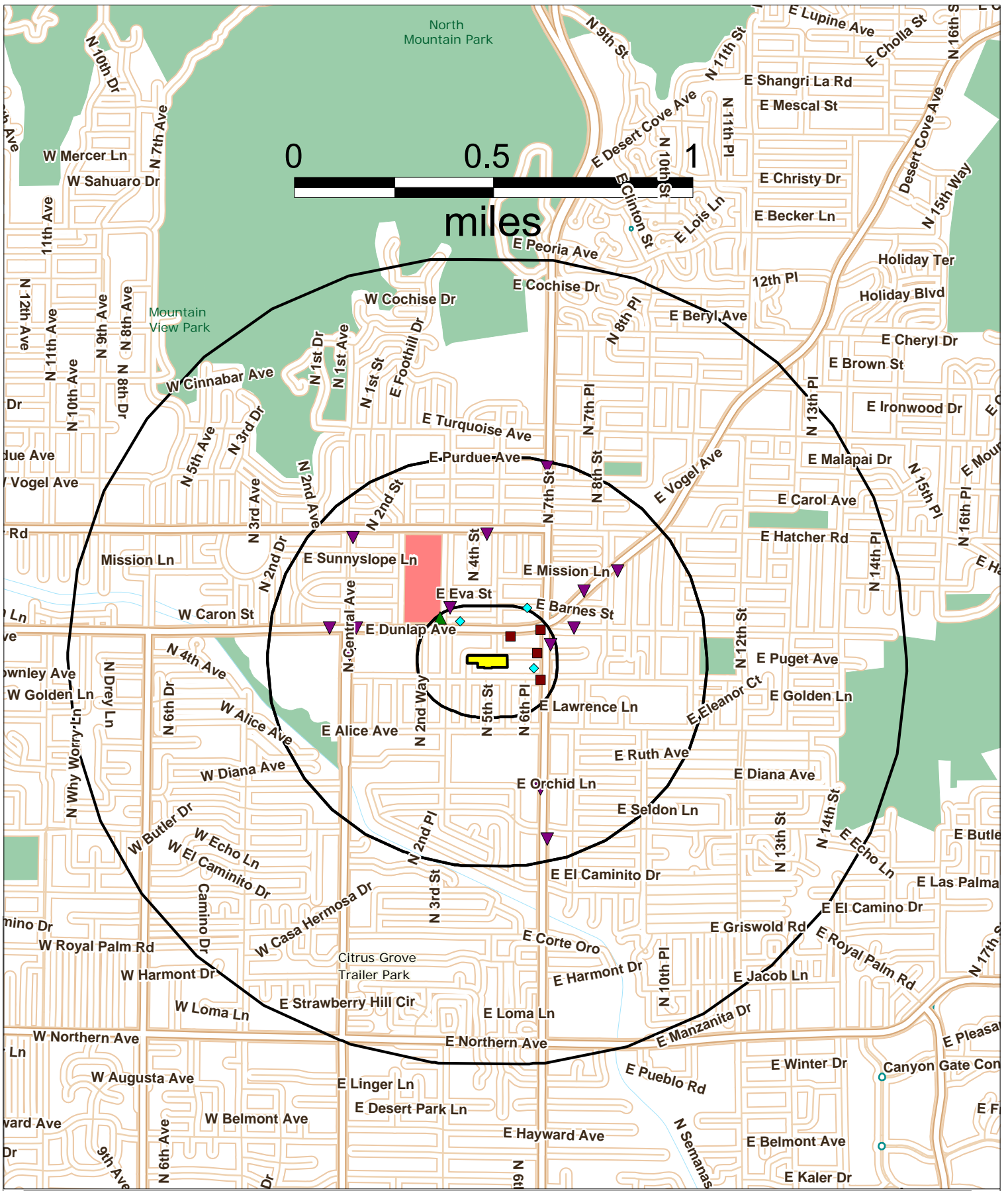
### Water Uses (WU)

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

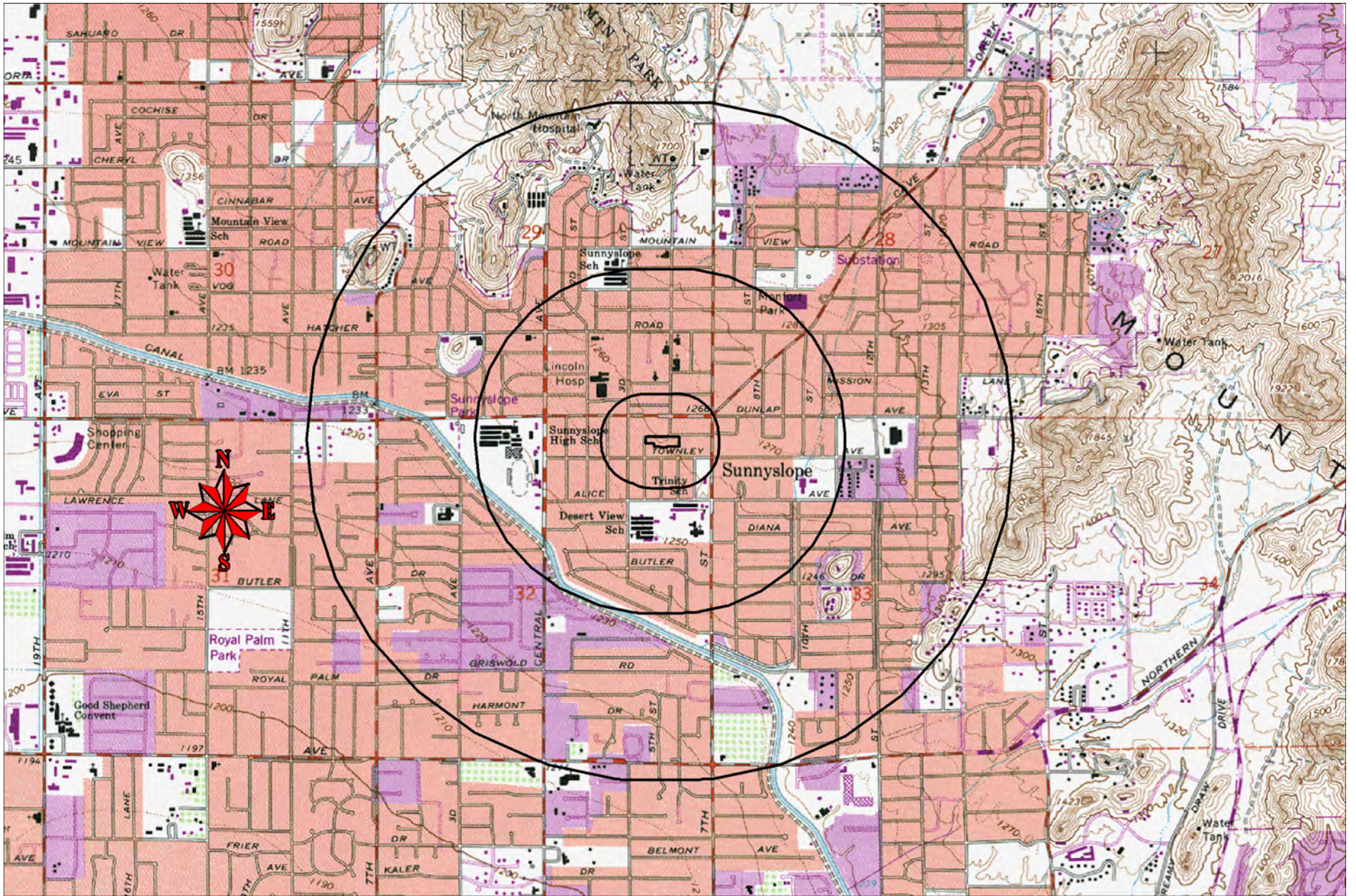
T Township  
 N/S North or South  
 R Range  
 E/W East or West  
 S Section  
 Q1 Quarter of Section (160 Acres)  
 Q2 Quarter Quarter of Section (40 Acres)  
 Q3 Quarter Quarter Quarter of Section (10 acres)  
 ID Well Registration Number  
 WD Well Depth  
 WL Water Level  
 DIA Casing width

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
907311	3	N	3	E	32				N	150			Glendale Union High School District
639200	3	N	3	E	32	NE	NE	NE		0	0	0	Howard,B J



**LEGEND**

	<b>SITE</b>	USTs	CERCLA / NFRAP	RCRA (Generators, TSD & CORRACTS TSD)	SCHOOL
	LUSTs	LANDFILLS	RCRA COMPLIANCE		





## City of Phoenix

**To:** Manny Diaz  
Finance Department, Real Estate

**Date:** March 30, 2010

**From:** David Broermann  
Engineering and Architectural Services Department

**Subject:** PHASE I ENVIRONMENTAL SITE ASSESSMENT  
415, 419, 425, 429 & 501 EAST PUGET AVENUE  
APN's: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, & 160-49-112C  
PROJECT NUMBER: ND30040036  
AAI DATE: FEBRUARY 15, 2010

Enclosed are four copies (one bound, three electronic) of the final report for a Phase I Environmental Site Assessment that was performed on the real property located at the aforementioned address. The assessment was performed and the report prepared by Innovative Technical Solutions, Inc. (ITSI), an environmental consulting firm.

The assessment has not revealed evidence of a historical or current recognized environmental condition. ITSI reported the following *de minimis* environmental condition:

- Surface staining on asphalt due to leaking parked cars,

Based on their review of the available information and reconnaissance of the site and surrounding area, **ITSI recommends no additional environmental investigation.**

The City Archaeologist reported that there are no known archaeological sites on or near the site. However, all ground disturbing activities must cease within 10 meters of any archaeological discovery and the Archaeology Office must be notified immediately.

Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's Environmental Site Assessment Policy. I have reviewed the report and I agree that additional investigation is not warranted. Should you have any questions, please do not hesitate to contact me at 602-534-3906.

#### Attachments

c: David Broermann, EAS                      Central Records                      Tamara Shapero, FIN  
Stacy Marshall, EAS                      Jesse Garcia, NSD

Consultant's Contract No. 120807

S:\EP\Phase I\ND\DnB\_MEMO\_ITSI\_415 419 425 429 501East Puget Avenue\_5729.doc



**Innovative  
Technical  
Solutions, Inc.**

March 26, 2010  
ITSI Job No. 07182.0022

**2nd Phase I Environmental Site Assessment  
415, 419, 425, 429, and 501 East Puget Avenue  
Phoenix, Arizona  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-  
003, 160-49-002A, 160-49-001, and 160-49-112C**

**Project Number: ND30040036 (EAS # 5729)  
AAI Start Date: February 15, 2010**



*Submitted to:*

**City of Phoenix**

Engineering and Architectural Department  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

*Submitted by:*

**Innovative Technical Solutions, Inc.**

1501 West Fountainhead Parkway, Suite 360  
Tempe, Arizona 85282  
480-706-6488  
Fax: 480-704-2952  
www.itsi.com





March 26, 2010

ITSI Job No. 07182.0022

Mr. David Broermann  
Environmental Quality Specialist  
City of Phoenix  
Engineering & Architectural Services Department  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

**Re: 2<sup>nd</sup> Phase I Environmental Site Assessment  
415, 419, 425, 429, and 501 East Puget Avenue  
Phoenix, Arizona  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001,  
and 160-49-112C  
Project Number: ND30040036 (EAS # 5729)  
AAI Start Date: February 15, 2010**

Dear Mr. Broermann:

Innovative Technical Solutions, Inc. (ITSI) welcomes the opportunity to provide the enclosed report based on our completion of a 2<sup>nd</sup> Phase I Environmental Site Assessment of the property located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona (the Property). This report is based on our review of available records, visual observation of the surface of the Property and adjoining properties, and personal interviews with available persons having knowledge of the Property.

If you need any additional information, please call us at (480) 706-6488.

Respectfully submitted,

**Innovative Technical Solutions, Inc.**

A handwritten signature in black ink, appearing to read "L.E. Phillips", is written over a light blue horizontal line.

Lawrence E. Phillips, R.G.  
Senior Project Manager

Enclosures



**2<sup>nd</sup> Phase I Environmental Site Assessment  
415, 419, 425, 429, and 501 East Puget Avenue  
Phoenix, Arizona**

**APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C**

**Project Number: ND30040036 (EAS # 5729)**

**AAI Start Date: February 15, 2010**

Submitted to:

**City of Phoenix**  
**Engineering & Architectural Services Department**  
200 West Washington Street, 7<sup>th</sup> Floor  
Phoenix, Arizona 85003-1611

Submitted by:

**Innovative Technical Solutions, Inc.**  
1501 West Fountainhead Parkway, Suite 360  
Tempe, Arizona 85282

March 26, 2010

ITSI Job No. 07182.0022

## **2<sup>nd</sup> Phase I Environmental Site Assessment**

**415, 419, 425, 429, and 501 East Puget Avenue**

**Phoenix, Arizona**

**APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A,  
160-49-001, and 160-49-112C**

**Project Number: ND30040036 (EAS # 5729)**

**AAI Start Date: February 15, 2010**

Submitted to:

### **City of Phoenix**

#### **Engineering & Architectural Services Department**

Mr. David Broermann

Environmental Quality Specialist

200 West Washington Street, 7<sup>th</sup> Floor

Phoenix, Arizona 85003-1611

Submitted by:

### **Innovative Technical Solutions, Inc.**

1501 West Fountainhead Parkway, Suite 360

Tempe, Arizona 85282

March 26, 2010

ITSI Job No. 07182.0022



Lawrence E. Phillips, R.G.  
Senior Project Manager  
Expires 6-30-2011

A handwritten signature in black ink, appearing to read "Frank Van Alstine".

Frank Van Alstine  
Environmental Professional

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2	Site Plan
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A	Photographic Documentation
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## EXECUTIVE SUMMARY

Innovative Technical Solutions, Inc. (ITSI) has performed a 2<sup>nd</sup> Phase I Environmental Site Assessment (ESA) of the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona (the Property). The 2<sup>nd</sup> Phase I ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) rule, and the City of Phoenix (COP) Engineering and Architectural Services Department's (EASD) Scope of Services provided in the Notice to Proceed dated February 11, 2010. The AAI start date for this project is February 15, 2010. ITSI previously performed a Phase I ESA on the Property in September 2009 (AAI date August 24, 2009).

The Property is located east of Arthur Drive (aka 4<sup>th</sup> Street) on the south side of Puget Avenue, with the current addresses of 415, 419, 425, 429, and 501 East Puget Avenue. The Maricopa County Assessor's Parcel Numbers (APNs) for the Property parcels are identified as APNs 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, and 160-49-112C.

At the time of ITSI's assessment, the Property consisted of a vacant apartment complex with two two-story apartment buildings with 24 rentable units, three single-story apartment buildings with 25 rentable units, a small building once containing a laundry room and maintenance room, asphalt paved parking, concrete paved walkways, and landscaped areas on seven parcels of land equaling approximately 1.5 acres. The single-story apartments consisted of studio and one bedroom units and the two-story apartments consisted of one or two bedroom units.

Based on a review of the database provided by Allands, the following items were within their respective search radius relative to the Property.

- One Resource Conservation and Recovery Act (RCRA) conditionally exempt generator (CEG) facility
- Two RCRA inactive generator facilities
- Two RCRA small quantity generator (SQG) facilities

- One Emergency Response Notification System (ERNS) listing
- One RCRA Compliance facility
- One Hazardous Materials Incident
- Three registered underground storage tank (UST) sites
- 13 leaking underground storage tank (LUST) sites
- 10 dry wells
- Two registered wells

The scope of services for this report requested that ITSI conduct an inventory of all known archaeological sites located on the Property. ITSI requested archaeological information from Ms. April Carroll, Assistant Archaeologist with the Pueblo Grande Museum on February 15, 2010. According to Ms. Carroll, this project area is being reassessed due to the length of time that has passed since the previous assessment was performed. No known archaeological sites are located within this project area. No archaeological work is necessary for the project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the COP Archaeology Office must be notified immediately and allowed time to properly assess the materials.

For this 2<sup>nd</sup> Phase I ESA, ITSI was unable to inspect the interior portions of the Property buildings since the buildings were boarded up. However, since the Property buildings are currently vacant, were historically utilized as residences, and since no issues were observed during the previous Phase I ESA, it is unlikely that there are currently any chemicals or hazardous materials located within the units.

This assessment has revealed one *de minimis* environmental condition in connection with the Property. Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.

The assessment has not revealed evidence of historical or current recognized environmental conditions.

Based upon ITSI's findings, it is ITSI's opinion that no further action is warranted for the Property at this time.





## **1.0 INTRODUCTION**

This 2<sup>nd</sup> Phase I Environmental Site Assessment (ESA) report was prepared by Innovative Technical Solutions, Inc. (ITSI) for Mr. David Broermann, Environmental Quality Specialist, of the City of Phoenix (COP) Engineering and Architectural Services Department (EASD). Discussions of the purpose, scope of services, and definitions are presented in the following sections.

### **1.1 PURPOSE**

A 2<sup>nd</sup> Phase I ESA was conducted on the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona (the Property). The purpose of this 2<sup>nd</sup> Phase I ESA is to evaluate the Property for potential environmental impact, assess potential liability, determine landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and determine if additional assessment of the Property is warranted. These tasks were completed in conformance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05 and the U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (AAI) rule Title 40 Code of Federal Regulations (CFR) 312.

### **1.2 SCOPE OF SERVICES**

Project details were provided by Mr. Broermann of the COP to Mr. Larry Phillips, R.G. of ITSI on January 27, 2010. ITSI's scope of services consisted of the following activities.

- Review of certain federal and state regulatory agency databases for the Property and a 1/8- to 1-mile radius around the Property, as specified by the ASTM E 1527-05 and the AAI Standard of Practice.
- Contact various city or county agencies for environmental information pertaining to the Property.
- Conduct a site reconnaissance to evaluate current conditions of the Property and note visual evidence of recognized environmental conditions.
- Conduct a visual reconnaissance of properties within 1/2 mile of the Property.
- Interview people with significant knowledge of the Property.
- Identify and list the address and name of the previous owners.
- Conduct an inventory of all known archaeological sites located on the Property.

- Identify all refrigerant containing devices.
- Prepare a report of findings.

This report presents ITSI's field observations, findings and conclusions. These report components meet or exceed the level of care and technical competency currently practiced by environmental professionals within our service area for projects of a similar scope. The summary of findings and conclusions in this report are subject to modification if subsequent information is developed by ITSI or any other party. This report has been prepared in accordance with the limitations presented in Section 10.0.

### **1.3 ENVIRONMENTAL PROFESSIONAL**

The designated Environmental Professional (EP) for this 2<sup>nd</sup> Phase I ESA was Ms. Melissa Bauer of ITSI. Ms. Bauer conducted all site visits and interviews with relevant personnel. Ms. Bauer has a B.S. in Geography and Environmental Studies, and has worked in the environmental field since 1999. Ms. Bauer's experience includes conducting Phase I ESAs at federal, state, municipal, and industrial facilities in Arizona and Nevada. The ESAs have included limited asbestos surveys, radon testing, lead paint sampling, drinking water analysis, and visual mold inspections.

### **1.4 DATA GAPS**

This report was prepared in general accordance with the scope and limitations of the ASTM Standard Practice E 1527-05 and the COP EASD Scope of Services provided in the Notice to Proceed dated February 11, 2010. One data gap was encountered during the compilation of this report. ITSI was unable to inspect the interior portions of the Property buildings since the buildings were boarded up. However, since the Property buildings are currently vacant, were historically utilized as residences, and since no issues were observed during the previous Phase I ESA, it is unlikely that there are currently any chemicals or hazardous materials located within the units. It is ITSI's opinion that the aforementioned data gap does not impact the findings and conclusions of this report.

## 1.5 DEFINITIONS

For the purpose of this 2<sup>nd</sup> Phase I ESA, the following terms referred to in the report will be defined as follows.

- **Property** – The Property located at 415, 419, 425, 429, and 501 East Puget Avenue (see Table 1 in Section 2.1).
- **Project Area** – An approximate 1/2-mile radius around the Property.
- **Adjoining Properties** – Any real property or properties, the border of which is contiguous with that of the Property, or that would otherwise be contiguous with the Property, but for a street, road, or other public thoroughfare separating them.
- **Recognized Environmental Condition** – The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.
- **Historical Recognized Environmental Condition** – An environmental condition that, in the past, would have been considered a recognized environmental condition, but that may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered an historical recognized environmental condition.
- **Groundwater Flow Direction** – The shallow groundwater (i.e., nearest to the ground surface) flow direction based on topographic maps, surface water conditions in the project area, public documents, and/or interviews with knowledgeable people. ITSI did not make any quantitative assessment of groundwater flow as part of this assessment. Notwithstanding, with regard to subsequent references to upgradient, crossgradient or downgradient locations relative to the Property, ITSI has assumed a regional west-northwest direction of shallow groundwater flow beneath the project area.
- **Key Site Manager** – The person identified by the owner of the Property with having good knowledge of the uses and physical characteristics of the Property. The site contact was listed as Mr. Michael Kotin with Kay-Kay Realty Corporation. Mr. Kotin referred ITSI to Ms. Nancy Vega, Property Manager with Kay-Kay Realty Corporation.

## 2.0 PROPERTY INFORMATION/BACKGROUND

The following information was obtained during ITSI's site reconnaissance and from limited interviews with people knowledgeable about the Property. Photographs depicting the Property's condition at the time of ITSI's assessments are presented as Appendix A. ITSI's site reconnaissance was conducted on February 16, 2010 by Ms. Bauer. Ms. Vega accompanied Ms. Bauer during the site reconnaissance.

### 2.1 LOCATION AND LEGAL DESCRIPTION

A Project Vicinity Map is presented as Figure 1. The Property consists of the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix, Arizona. The following table summarizes the Maricopa County Assessor's Parcel Numbers (APNs), the address of each parcel, and the square footage of each parcel.

APN	Associated Addresses	Approximate Sq. Footage (sf.)
160-49-005	415 East Puget Avenue	9,504 sf.
160-49-004		8,062 sf.
160-49-006B		536 sf.
160-49-003	419 East Puget Avenue	8,491 sf.
160-49-002A	425 East Puget Avenue	8,697 sf.
160-49-001	429 East Puget Avenue	8,197 sf.
160-49-112C	501 East Puget Avenue	21,170 sf.

The legal description of the Property is: "Property located at 415, 419, 425, 429 & 501 East Puget Avenue, Phoenix, Arizona, being in the Northeast quarter of Section 32, Township 3 North, Range 3 East, Gila and Salt River Base and Meridian."

### 2.2 CURRENT PROPERTY USES AND GENERAL PROPERTY DESCRIPTIONS

The Property is located east of Arthur Drive (aka 4<sup>th</sup> Street) on the south side of Puget Avenue, with the current addresses of 415, 419, 425, 429, and 501 East Puget Avenue. The Maricopa County APNs for the Property parcels are identified as APNs 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, and 160-49-112C.

At the time of ITSI's assessment, the Property consisted of a vacant apartment complex with two two-story apartment buildings with 24 rentable units, three single-story apartment buildings with

25 rentable units, a small building once containing a laundry room and maintenance room, asphalt paved parking, concrete paved walkways, and landscaped areas on seven parcels of land equaling approximately 1.5 acres. The single-story apartments consisted of studio and one bedroom units and the two-story apartments consisted of one or two bedroom units. A Site Plan is presented as Figure 2.

### 2.3 PROPERTY UTILITIES

ITSI observed the following utilities that are available in the area of the Property.

- Water – COP
- Electrical – Arizona Public Service (APS)
- Sanitary Sewer – COP
- Storm Sewer – COP
- Gas – Southwest Gas

### 2.4 PROJECT AREA USE

General property use within the 1/2-mile project area consisted of vacant lots, a public transit center, single and multi-family residential homes, a hospital, a park, and commercial properties. ITSI viewed the 1/2-mile project area from public roadways for visual evidence of significant chemical storage, improper waste disposal, or other indications of adverse environmental conditions.

#### 2.4.1 Adjoining Property Description, Activities, and Uses

The adjoining properties, the border of which are contiguous with that of the Property, or that would otherwise be contiguous with the Property, but for a street, road, or other public thoroughfare separating them, were viewed by ITSI for any indication of adverse environmental conditions. The table below summarizes the adjoining properties.

Direction	Adjoining Property	Address	Description, Activities, and Uses
North (beyond Puget Avenue)	Sunnyslope Transit Center	None	Public transit
	B&B Appliances	331 East Dunlap Avenue	Appliance sales and service company
	Best Funeral Services	501 East Dunlap Avenue	Funeral home
East	Residence	513 East Puget Avenue	Single-family residence



<b>Direction</b>	<b>Adjoining Property</b>	<b>Address</b>	<b>Description, Activities, and Uses</b>
South	Townley Square Apartments Residences	602 East Townley Avenue 420 – 520 East Townley Avenue (even numbers)	Multi-family residences Single residences
West (beyond Arthur Drive)	Sunnyslope Transit Center Vacant lot	8927 North 3 <sup>rd</sup> Street 8912 North 4 <sup>th</sup> Street	Transit center parking lot Vacant lot

Based upon ITSI's site reconnaissance, no visual evidence of improper waste disposal or other indications of adverse environmental conditions were observed by ITSI on the adjoining properties.

### **3.0 SITE RECONNAISSANCE AND INTERVIEWS**

The purpose of ITSI's site reconnaissance was to obtain visual information that would indicate the presence of a recognized environmental condition. Ms. Bauer of ITSI visited the Property on February 16, 2010. The adjoining parcels were not entered, and any observations of conditions on these adjoining parcels were made from the public ROWs. Observations were documented and pertinent features and/or areas of concern were photographed. Photographic documentation from the site reconnaissance is provided in Appendix A.

#### **3.1 EXTERIOR OBSERVATIONS**

A summary of each exterior area on the Property assessed is presented below.

##### **3.1.1 Storage Tanks**

During ITSI's site reconnaissance, no visual evidence of underground storage tanks (USTs) was observed on the Property (*e.g.*, fill ports, vent pipes, or dispensers). In addition, no aboveground storage tanks (ASTs) were observed.

##### **3.1.2 Hazardous/Regulated Materials Use, Storage and Disposal**

ITSI visually assessed the Property for the storage, use or disposal of hazardous and/or other regulated materials. No such materials were observed.

##### **3.1.3 Solid Waste Storage and Disposal**

ITSI visually assessed the Property for solid waste storage and disposal. No solid waste was observed on the Property during this 2<sup>nd</sup> Phase I ESA.

During the previous Phase I ESA performed by ITSI in September 2009, solid waste generated at the Property was disposed of in a dumpster located on the north side of the Property. Numerous tires were observed on the west side of the Property along the south side of the westernmost apartment building, and scattered trash was observed near the southeast side of the Property. These items were not observed during ITSI's site reconnaissance on February 16, 2010.

### **3.1.4 Chemical Use and Storage**

The Property was examined for indications of chemical usage or storage. No such areas were identified.

### **3.1.5 Electrical Transformers**

Electrical distribution transformers tend to be of two types: pole-mounted or pad-mounted. Most pole- and pad-mounted transformers are owned and/or maintained by the local power company. Some older electrical distribution transformers may contain a dielectric fluid consisting of polychlorinated biphenyls (PCBs), which are regulated by the EPA. Two pole-mounted transformers were observed along the south side of the Property (depicted on Figure 2). During the previous Phase I ESA performed by ITSI in September 2009, ITSI contacted Mr. Neal Brown with APS, who indicated that he did not have any information on the transformer located behind the address of 419 East Puget Avenue. According to Mr. Brown, the two transformers were located behind 501 East Puget Avenue on the same pole. One of these transformers was non-PCB and was installed in April 2002 and the other he did not have any information on except that it was installed in November 1982. The transformers appeared to be in good condition with no visible signs of leaks. A copy of the record of communication is included in Appendix B.

### **3.1.6 Wells**

During ITSI's site reconnaissance, no visual evidence of groundwater wells (*e.g.*, well vaults, pumps, pressure tanks or aboveground casings) was observed on the Property.

### **3.1.7 Dry Wells/Storm Drains**

A dry well is typically used to direct storm water into the subsurface and storm drains to offsite waterways or onsite retention areas. No dry wells were observed on the Property; however, a storm drain was observed in the center of the parking lot located near the center portion of the Property. No staining was observed in the vicinity of the storm drain. During the previous Phase I ESA performed by ITSI in September 2009, Ms. Vega indicated that the drain is believed to be hooked up to the COP sewer system. No on-site retention areas were observed.



### **3.1.8 Sumps and Septic Tanks**

No sumps or septic tanks were observed on the Property. According to the COP Water Services Department, sewer service was available to the Property area in 1962. Since the Property was developed prior to sewer service being available, it is possible that a septic tank was used on the Property. The septic tank would not be considered a recognized environmental condition. However, the only way to verify the potential location of a septic tank is to conduct a ground penetrating radar (GPR) survey or to excavate the Property. During the previous Phase I ESA performed by ITSI in September 2009, ITSI submitted a septic request to the Maricopa County Environmental Services Department (MCESD). According to the MCESD response, no records were found for the Property addresses. A copy of the response is included in Appendix B.

### **3.1.9 Pits/Ponds/Lagoons/ Pools of Liquid**

No pits/ponds/lagoons or pools of liquid were observed on the Property.

### **3.1.10 Surface Staining/Corrosion/Unusual Odors**

Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.

During the previous Phase I ESA performed by ITSI in September 2009, a trash dumpster was observed on the north side of the Property. Minor staining was observed on the asphalt around the dumpster. No unusual odors were observed to be associated with the staining. ITSI did not believe that the staining was petroleum or chemical related but was from typical household wastes. During this 2<sup>nd</sup> Phase I ESA, ITSI did not observe the trash dumpster.

### **3.1.11 Stressed Vegetation**

ITSI did not observe any areas of stressed vegetation on the Property.

### **3.1.12 Wastewater**

ITSI did not observe any processes that generate industrial wastewater on the Property.

### **3.1.13 Storm Water**

Storm water on the Property is expected to percolate into the soil or drain into the storm drain located in the center of the parking lot near the center portion of the Property or offsite into the streets fronting the Property.

## **3.2 INTERIOR OBSERVATIONS**

During the previous Phase I ESA performed by ITSI in September 2009, ITSI inspected a representative number of accessible apartment units (approximately 10% of the units per building). For this 2<sup>nd</sup> Phase I ESA, ITSI was unable to inspect the interior portions of the Property buildings since the buildings were boarded up. However, since the Property buildings are currently vacant, were historically utilized as residences, and since no issues were observed during the previous Phase I ESA, it is unlikely that there are currently any chemicals or hazardous materials located within the units.

## **3.3 INTERVIEWS**

The following interviews were performed by ITSI regarding the history of the Property.

### **3.3.1 Current Owner/Occupants**

During the previous Phase I ESA performed by ITSI in September 2009, ITSI interviewed Mr. Michael Kotin, with Kay-Kay Realty Corporation, on August 24, 2009. According to Mr. Kotin:

- The title for the Property is in the name of Mr. Richard Turner and Ms. Jessica Turner.
- There was a deed from Mr. Turner to 401 Manor LLC that was not recorded correctly.
- Kay-Kay Realty Corporation is the court appointed receiver for the Property, and Red Capital Bank is the secured party of the Property.
- Mr. Kotin was also not familiar with any swimming pools previously on the Property.

During the previous Phase I ESA performed by ITSI in September 2009, ITSI interviewed Ms. Nancy Vega, Property manager with Kay-Kay Realty Corporation during the site visit on August 26, 2009. According to Ms. Vega:

- She has been familiar with the Property since January 2009.
- She was unaware of any environmental issues associated with the Property.
- She did not have any information regarding the history of the Property.

For this 2<sup>nd</sup> Phase I ESA, ITSI contacted Mr. Kotin on February 15, 2010. According to Mr. Kotin, the Property is now completely unoccupied. In addition, a chain-link fence surrounds the Property and the buildings are boarded up. According to Mr. Kotin, no other changes have occurred at the Property since the previous Phase I ESA was performed.

### **3.3.2 Previous Owners/Occupants**

ITSI attempted to locate previous owners, by searching an online phone directory (www.dexonline.com) for the previous property owner from the historical title report. According to the historical title report, Victor Kharchilava and Zina Brodovsky were listed as the Property owners from 1997 to approximately 1999. Two listings were found for Mr. Kharchilava; however the listings did not provide phone numbers. Two listings were found for Ms. Brodovsky. During the previous Phase I ESA performed by ITSI in September 2009, ITSI contacted Ms. Brodovsky, who stated that the Property was occupied by an apartment complex during her ownership. Ms. Brodovsky stated that she was unaware of any environmental issues associated with the Property.

During the previous Phase I ESA performed by ITSI in September 2009, ITSI also contacted Mr. Milenko Ceklic who owned the Property for a few years between 1977 and 1987. According to Mr. Ceklic, he owned the Property from 1977 until it was sold to Mr. Allen F. Johnson in 1979. Mr. Johnson could not pay, so the Property was forfeited back to Mr. Ceklic in 1987. The Property was then sold in 1987 to Mr. Douglas J. Wood. Mr. Ceklic stated that the Property was occupied by an apartment complex during his ownership. Mr. Ceklic stated that he was not aware of any environmental issues associated with the Property (i.e. hazardous material storage, or USTs). Mr. Ceklic stated that a swimming pool was once located south of the parking lot but had been paved over.

Copies of the record of communications are included in Appendix B.

### **3.4 REQUEST FOR ENVIRONMENTAL SERVICES FORM AND USER QUESTIONNAIRE**

ITSI was provided with a completed copy of the COP's Request for Environmental Services Form and the ASTM E 1527-05 User Questionnaire. Copies of the completed forms are presented in Appendix C.

### **3.4.1 Relationship of Purchase Price to Fair Market Value**

According to the Request for Environmental Services Form, the Property will be appraised and purchased for no less than the appraised value.

### **3.4.2 Activity and Land Use Limitations**

According to the Request for Environmental Services Form, no information was provided regarding any activity use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place or have been recorded at the Property.

## 4.0 PAST USE(S) OF PROPERTY

The history and land use were evaluated from information provided by the COP as well as library research relating to the Property’s addresses, interviews with current owners/occupants of the Property, local agencies, historical aerial photographs, and topographical maps (as available). ITSI has attempted to identify obvious uses of the Property back to the first developed use of the property or 1940, whichever is earlier. The following Historical Summary Table lists the various sources researched by ITSI regarding historical information documented in the following sections.

<b>Historical Summary Table</b>			
<b>Source</b>	<b>Data Type</b>	<b>Earliest Obtained Information</b>	<b>Data Failure</b>
COP Public Library	City directories	1940	No
United States Geological Survey (USGS)	Topographic maps	1965 (1982 photo revised)	No
Maricopa County Flood Control District (MCFCD), COP Aerials, Maricopa County Assessor	Historical aerial photos	1949 – MCFCD 1961 – COP 1998 – Assessor	No
Allands	Sanborn Maps	None	N/A
Allands	Historical Title Report	10/24/23	No
COP Fire Department (CPFD)	USTs, permits and incidents	8/24/1967	No
Maricopa County Assessor’s Office	Parcel numbers, tax information and environmental liens	Current	No
COP Building and Planning	Construction permits and improvements	5/26/1960	No
COP Sewer and Water Departments	Water quality, connection dates	Water – 1972 Sewer – 1962	No
Client or Property Owner	Previous environmental reports	9/23/2009	No
April Carroll, Pueblo Grande Museum	Archaeological assessment	Current	No

## 4.1 PREVIOUS PROPERTY USES

Based upon the above referenced sources, approximately two to three structures (possible residences) were located on the east side of the Property in 1949. An apartment complex has

been located on the Property since at least 1955. Currently the Property is vacant. A chain-link fence surrounds the Property and the buildings are boarded up.

#### 4.2 CITY DIRECTORY REVIEW

ITSI reviewed historical city directories for the Property address/location at the COP Public Library. City directories back to 1940 were reviewed for possible information regarding occupancy. The following table presents a summary of ITSI's findings for the Property's address (as listed for the APN by the Maricopa County Assessor's Office webpage).

Year	East Puget Avenue				
	415	419	425	429	501
2008, 2005	Apartments	VZ Kharchilava	No listings	No listings	Apartments
2000, 1995	Sunset Manor	No listings	No listings	No listings	Apartments
1990	Sunset Manor	No listings	Stephen Vanecko Jr.	No listings	Apartments
1986	6 individual names (apartments)	No listings	Stephen Vanecko Jr.	No listings	5 individual names (apartments)
1980, 1976	Sunset Manor Apartments	No listings	Apartments	No listings	Apartments
1970	19 individual names (apartments)	No listings	Apartments	No listings	3 individual names (apartments)
1965	11 individual names (apartments)	No listings	Sunset Manor Apartments	No listings	
1960	Sunset Manor Apartment (415-25)	No listings	11 individual names and two vacant (apartments)	No listings	C.R. Rooker
1955	No listings	No listings	Sunset Manor	No listings	Mrs. Lucy Menesee
1950	No listings	No listings	No listings	No listings	H.H. Schad, H.U. Schad
1945, 1940	No listings	No listings	No listings	No listings	No listings

The address of 501 East Dunlap Avenue, which is adjoining to the north of the Property on the northeast corner of 5<sup>th</sup> Street and Puget Avenue, has been occupied by a bank from at least 1955 to 1995 and Best Funeral Services from at least 2005 to the present.

The address of 331 East Dunlap Avenue, which is adjoining to the north of the Property on the northwest corner of 5<sup>th</sup> Street and Puget Avenue, has been occupied by a furniture store from at least 1955 to 1960, a department store from at least 1965 to 1980, a sports center from at least 1986 to 1995, a skate park in 2000, and B&B Appliances from at least 2005 to the present.

The address of 525 East Puget Avenue, which is located approximately 70 feet east of the Property, was occupied by Sunset Cleaning Service in at least 1986. The property has been vacant since at least 1996.

### **4.3 TOPOGRAPHIC MAP REVIEW**

ITSI reviewed the USGS 7.5-minute series topographic map "Sunnyslope, Arizona Quadrangle", 1965 (1982 photo revised). The map provided little specific information related to the Property. However, the following items were noted.

#### **The Property**

No structures are indicated on the Property in the 1965 map. However, the project area is shaded in as developed use. Shading indicates an urban or developed area in which only landmark structures are shown.

#### **Adjoining Properties**

No structures are indicated on the adjoining properties in the 1965 map. Trinity School is depicted to the south of the Property across Alice Avenue. Sunnyslope High School is depicted to the northwest of the Property across Central Avenue. Lincoln Hospital is depicted to the northwest of the Property across Dunlap Avenue. Arthur Drive (aka 4<sup>th</sup> Street) is depicted as a light duty road adjoining to the west of the Property, and Puget Avenue is depicted as a light-duty road adjoining to the north of the Property.

### **4.4 AERIAL PHOTOGRAPHIC REVIEW**

Recent and historical aerial photographs from the Maricopa County Flood Control District (1949, 1959, 1969, 1979, 1996), the COP (1961, 1964, 1975, 1982, 1986, 1991), and the Maricopa County Assessor (1998, 2002, 2004, 2008) were reviewed as part of the assessment. The review was completed to evaluate past uses and characteristics of the Property as well as the adjoining properties. The primary goal of the review was to identify commercial businesses whose activities might directly impact the Property (*e.g.*, current or former gas stations with possible USTs or dispensers on the Property). Available aerial photographs are presented in Appendix D, and the 2008 aerial photograph is presented as Figure 3.

<b>Aerial Photograph Date</b>	<b>Property</b>	<b>Adjoining Properties</b>
1949	Approximately two to three small structures appear on the east side of the Property (possible residences). The remainder of the Property appears undeveloped.	North – Two large rectangular shaped commercial structures. A few small structures (possible residences or small businesses) appear to the northeast and northwest of the Property. South – Residences and vacant lots. East – Residences. West – Vacant land.
1959	Three large rectangular shaped structures appear on the west and central portion of the Property. A parking lot also appears on the central portion of the Property. A swimming pool and a small structure appear south of the parking lot. A few small square structures appear on the east portion of the Property.	North – A commercial structure and parking area appears east of the two existing rectangular structures (the small structures have been removed). South, East, West – No significant changes.
1961, 1964, 1969	No significant changes.	North, South, East – No significant changes. West – Arthur Drive followed by two rectangular shaped structures.
1975	Two new large rectangular shaped structures appear on the east side of the Property (the small structures have been removed). The remainder of the Property appears the same.	North – A new commercial structure and parking area appears east of the two existing rectangular structures. South, East, West – No significant changes.
1979, 1982	No significant changes.	North – The centermost structure has been removed and now appears as a parking lot. Two smaller structures are located on the south side of the parking lot. South, East, West – No significant changes.
1986	No significant changes.	North – Only one structure now appears on the south side of the parking lot. South, East, West – No significant changes.
1991, 1996, 1998	No significant changes.	North – No structures appear on the south side of the parking lot. A bus transit loop appears to the northwest of the Property. West – A parking lot. South, East – No significant changes.
2002, 2004	The swimming pool appears to have been removed and paved over.	North, South, East, West – No significant changes.
2008	No significant changes.	North – The parking lot area now appears as a storage yard for appliances and trucks. South, East – No significant changes. West – Covered parking.



#### 4.5 SANBORN MAP REVIEW

ITSI requested information on the availability of Sanborn Fire Insurance Maps for the Property from Allands. According to Allands, no Sanborn Fire Insurance Map coverage exists for the project area.

#### 4.6 HISTORICAL TITLE REPORT

ITSI requested a Historical Title Report from Allands. The following table summarizes the history of ownership. The report provided by Allands is presented in Appendix E.

Date	Transaction	Grantor	Grantee
dated 10-24-23, recorded 10-27-1923 (all)	Warranty Deed	Margaret L. Barnes and M. C. Barnes	William B. Simpson and Ella Simpson
dated 6-30-44, recorded 7-27-44 (all)	Warranty Deed	William B. Simpson and Ella Simpson	W. A. Colley and Marguerite H. Colley
recorded 9-4-52; recorded 11-4-55 (lots 3 and 4)	Agreement for Sale; thereafter perfected by Joint Tenancy Deed	W. A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
recorded 10-22-52; recorded 3-16-53 (lots 1 and 2)	Agreement for Sale; thereafter perfected by Deed	W. A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
dated 10-7-52, recorded 10-29-52 (112C)	Quit-claim Deed	W. A. Colley and Marguerite H. Colley	Lucy M. Taylor
dated 4-15-53, recorded 5-11-53; recorded 11-4-55 (lot 5)	Agreement for Sale; thereafter perfected by Joint Tenancy Deed	W. A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
recorded 4-16-56 (lot 6)	Warranty Deed	William A. Colley and Marguerite H. Colley	Rudger G. Smith and LaPriel R. Smith
recorded 1-8-57 (lots 1 to 5)	Joint Tenancy Deed	Rudger G. Smith and LaPriel R. Smith	James A. Henry and Margaret H. Henry
recorded 1-8-57 (lot 9)	Quit-claim Deed	William A. Colley and Marguerite H. Colley	James A. Henry and Margaret H. Henry
recorded 2-4-57, recorded 2-18-57 (lot 6)	Quit-claim Deed	Rudger G. Smith and LaPriel R. Smith	James A. Henry and Margaret H. Henry
dated 2-25-60, recorded 3-4-60; recorded 2-16-88 (lots 1 to 6 and 9)	Agreement for Sale; thereafter perfected by Warranty Deed	James A. Henry and Margaret H. Henry	Nelson A. Fleck, husband of Maude Fleck

<b>Date</b>	<b>Transaction</b>	<b>Grantor</b>	<b>Grantee</b>
dated 2-21-61, recorded 3-6-61; recorded 12-10-63 (112C)	Agreement for Sale; thereafter perfected by Warranty Deed	Lucy M. Goings, wife of Jack Goings, who acquired title as Lucy M. Taylor	Nelson A. Fleck, husband of Maude Fleck
dated 12-12-67, recorded 12-1-67; recorded 8-16-79 (all)	Agreement for Sale; thereafter perfected by Warranty Deed	Nelson A. Fleck and Sarah Maude Fleck	Louis Travalent and Agnes Travalent, and Tony Travalent and Elizabeth Travalent
dated 9-9-77, recorded 1-3-78; recorded 2-22-88	Agreement for Sale; thereafter perfected by Joint Tenancy Deed	Louis Travalent and Agnes Travalent, and Tony Travalent and Elizabeth Travalent	Vasa K. Curkovich and Jovanka Curkovich, ½ interest and Milenko Ceklic and Nada Ceklic, ½ interest
dated 8-13-79, recorded 8-16-79, recorded 12-14-79; recorded 10-27-87	Agreement for Sale; thereafter terminated by Deed in Lieu of Forfeiture	Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest	Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust
dated 10-1-79, recorded 1-11-80	Joint Tenancy Deed	Allen F. Johnson, husband of Wanda G. Johnson and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust	Stephen McCormick and Kathleen S. McCormick
dated 10-1-79, recorded 1-11-80	Warranty Deed	Stephen McCormick and Kathleen S. McCormick	Allen F. Johnson, husband of Wanda G. Johnson as to 84% interest
dated 10-1-79, recorded 1-11-80	Warranty Deed	Stephen McCormick and Kathleen S. McCormick	Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, as to 16% interest
dated 10-15-87, recorded 10-27-87	Deed in Lieu of Forfeiture	Allen F. Johnson, husband of Wanda G. Johnson and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust	Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest
dated 11-25-87, recorded 1-28-88	Warranty Deed	Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest	Douglas J. Wood and Kirsten Wood
dated 6-28-92, recorded 8-14-92	Warranty Deed	Douglas J. Wood and Kirsten Wood	Royal Palms, a Nevada corporation
dated 2-25-97, recorded 3-18-97	Quit-claim Deed	Joseph L. Vettraino and Agatha Vettraino; John Evans and Linda Evans; and James R. Singleton and Jane Singleton, sole owners and stockholders of Royal Palms, a defunct corporation	Royal Palms Apartments, Inc., an Arizona corporation
dated 2-12-97, recorded 3-18-97	Warranty Deed	Royal Palms Apartments, Inc., an Arizona corporation	Victor Kharchilava and Zina Brodovsky
dated 7-28-99, recorded 9-16-04	Warranty Deed	Victor Kharchilava and Zina Brodovsky	Richard J. Turner and Jessica W. Turner

Date	Transaction	Grantor	Grantee
dated 8-19-09, recorded 8-28-09	Quit-Claim Deed	Richard J. Turner and Jessica W. Turner	Manor 401, LLC

A lease was issued to the Property in 1983 between Allen F. Johnson, lessor, and AAA Vending Company, lessee.

ITSI also accessed the online Arizona Department of Environmental Quality (ADEQ) database for Voluntary Environmental Mitigation Use Restriction (VEMUR) and Determination of Environmental Use Restriction (DEUR) properties. The Property was not listed in these databases. In addition, ITSI reviewed the Arizona Voluntary Remediation Program – Project Status list last updated by the ADEQ in July 2007. The Property was not listed in this database. Based upon the aforementioned sources, there are no environmental liens or land use restrictions on the Property.

#### 4.7 FIRE DEPARTMENT

ITSI requested available records from the COP Fire Department (CPFD), Fire Prevention Section on February 15, 2010. The date, type of permit, and a brief description of each record are presented below.

Date	Type	Comment
August 24, 1967	Certificate of Occupancy	12 unit apartment
September 22, 1967	Certificate of Occupancy	8 unit apartment bldg.
May 18, 1973	Certificate of Occupancy	6 plex (poor quality permit)

A copy of the faxed response is included in Appendix B.

#### 4.8 COUNTY TAX ASSESSOR AND RECORDERS OFFICE

ITSI searched the Maricopa County Tax Assessor's records for the Property and adjoining properties for indications of potential environmental concern. No information was found concerning environmental issues associated with the Property.

#### 4.9 PLANNING AND ZONING DEPARTMENT

According to the COP Planning Department’s online Zoning Maps and Zoning Districts, the Property is zoned R-5 Multiple Family Residence. No information was found concerning any environmental issues associated with the Property. A copy of the zoning map and the zoning districts with brief descriptions are included in Appendix F.

#### 4.10 BUILDING PERMITS AND RECORDS

During the previous Phase I ESA performed by ITSI in September 2009, ITSI reviewed building permits and records at the COP Development Services Department (DSD) and on the COP DSD online records. The following records were found on the Property:

<b>415 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
April 13, 1962	Sewer permit	Sunset Manor Apartments.
August 16, 1965	Electrical permit	None.
February 27, 1967	Building permit	Demolish 14 unit frame apartments damaged by fire – all debris to be removed from lot.
July 12, 1982	Construction permit application	Telephone permit, partial replace gas service (gas test).
February 20, 1985	Construction permit application	Telephone permit, install low voltage meters.
March 28, 1985	Construction permit application	Telephone permit, 200 amp service new kitchen & cooler service.
December 3, 1992	Construction permit application	Sunset Manor – Gas test , gas repipe (partial) – hot water heater.
September 26, 1997	Construction permit application	Partial removal of plaster walls and ceilings only in unit 21, 22, and 23 only for engineer’s inspection of electrical, structure, plumbing, faming, etc. Also cut holes in wood floor on unit 21 only for joist inspection by engineers.
July 30, 1997	Construction permit application	Restore power to existing units not including units H, 21, 22, and 23. Fire damage to building.
August 29, 1997	Construction permit application	Gas test only.
April 4, 2003	Electrical permit	Installation of six 30’ round steel poles with six cobra style 100 W/ 9500 lumen lights on 2’x6’ arms fed from existing distribution over head lines.
June 19, 1998	Building permit	Commercial remodel – repair 3 fire damaged apartments includes wood frame, mpe finishes and millwork.
June 26, 1997	Demolition permit	Small amount of demolition to facilitate the examination of the structure by consulting engineers. Scope includes units 21, 22, and 23. Trades include electrical, plumbing and structure.
August 29, 1997	Plumbing permit	Gas test for clearance for meter reset.
July 30, 1997	Building permit	Repair of fire damage. Includes structural, electrical, plumbing, and mechanical.

<b>425 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
May 26, 1960	Adjustment Board Record	Use permit for real estate office (applicant Nelson Fleck).

<b>425 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
April 19, 1961	Gas permit	Water heater.
March 11, 1966	Plumbing permit	Gas W/H replacement.

<b>429 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
March 6, 1967	Plan Review Record	Apartments – 12 units (owned by Nelson Fleck).
March 22, 1967	Building permit	One masonry apartment – 12 units (owned by Nelson Fleck).
March 28, 1967	Mechanical permit	Combo gas and electrical roof mounted packages.
April 3, 1967	Plumbing permit	Fleck Apartments, plumbing, sewer (4) – gas.
August 24, 1967	Certificate of Occupancy	Twelve unit apartment (owned by Nelson Fleck).

<b>501 East Puget Avenue</b>		
<b>Date</b>	<b>Type</b>	<b>Comment</b>
April 13, 1967	Plan Review Record	8 unit apartments (owned by Nelson Fleck).
May 8, 1967	Building permit	8 unit masonry apartment building (owned by Nelson Fleck).
May 12, 1967	Plumbing permit	Plumbing, sewer, gas.
May 16, 1967	Mechanical permit	24/50 combo gas and electric roof mounted packages.
May 26, 1967	Electrical permit	None.
June 16, 1967	Electrical permit	Unit 2.
September 22, 1967	Certificate of Occupancy	8 unit apartment building (owned by Nelson Fleck).
April 4, 1972	Plan Review Record	Seven plex apartments (owned by Tony Travalent).
May 13, 1972	Certificate of Occupancy	Six plex.
May 18, 1972	Construction or Installation permit	Plumbing, water, sewer, gas (owned by Tony Travalent).
February 20, 1985	Construction permit application	Telephone permit, install low voltage meters.
August 2, 2004	Plumbing permit	Repair or replace existing gas line.

ITSI reviewed building permits and records at the COP DSD and on the COP DSD online records on February 15, 2010. No additional records were found from when the previous Phase I ESA was performed. Copies of the available building records are found in Appendix F.

#### **4.11 CITY WATER DEPARTMENT**

According to a representative of the COP Water Department, water to the Property is supplied by the COP. The source of the COP's water is the Salt, Verde, and Colorado Rivers and some groundwater. A 6-inch asbestos cement pipe (ACP) standard water main was installed along Puget Avenue to the north of the Property in 1972 and a 2-inch sub-standard water main was installed in 1981. Approximately five water taps run to the Property from the 6-inch water main. An 8-inch vitrified clay pipe (VCP) sewer main was installed along Puget Avenue to the north of the Property in 1962. Approximately five sewer taps run to the Property from the sewer main. The COP representative was unaware of any environmental concerns associated with drinking water supplied to the Property. A copy of the water and sewer map is included in Appendix F.

#### 4.12 PREVIOUS INVESTIGATIONS REVIEW

The following previous report was reviewed as part of this 2<sup>nd</sup> Phase I ESA.

*Phase I Environmental Site Assessment, 415, 419, 425, 429, and 501 East Puget Avenue, Phoenix, Arizona, prepared by ITSI, dated September 23, 2009.*

According to the previous Phase I ESA:

- The assessment revealed the following *de minimis* environmental conditions in connection with the Property.
  - Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.
  - One trash dumpster was observed on the north side of the Property. Minor staining was observed on the asphalt around the dumpster.
  - Numerous tires were observed on the west side of the Property along the south side of the westernmost apartment building.
  - Scattered trash was observed near the southeast side of the Property. Items included plastic and paper.
- The assessment has not revealed evidence of historical or current recognized environmental conditions.
- Based upon ITSI's findings, it is ITSI's opinion that no further action is warranted for the Property at this time.

A copy of the previous report is included in Appendix G.

#### 4.13 ARCHAEOLOGICAL ASSESSMENT

The scope of services for this report requested that ITSI conduct an inventory of all known archaeological sites located on the Property. ITSI requested archaeological information from Ms. April Carroll, Assistant Archaeologist with the Pueblo Grande Museum on February 15, 2010. According to Ms. Carroll, this project area is being reassessed due to the length of time that has passed since the previous assessment was performed. No known archaeological sites are located within this project area. No archaeological work is necessary for the project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the COP Archaeology Office must be notified immediately and allowed time to properly assess the materials. A copy of the faxed response is included as Appendix H.

## 5.0 RECORDS REVIEW

The following section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases contain information about facilities or sites that have reported incidents involving hazardous materials or inappropriate use, storage, or transportation of such materials. Information was gathered by ITSI personnel and by professional data search service Allands of Goodyear, Arizona. ITSI personnel reviewed the information that appeared on these lists. In this case, the latitude and longitude of the Property and the Property's address were used to provide a controlled area for the data search. All references to groundwater flow direction are based on an assumed west-northwest direction. A discussion of the reviewed information is presented in the following sections. The data provided by Allands are presented in Appendix I. The following Database Summary Table lists the number of sites on the environmental database reviewed by ITSI.

<b>Database Summary Table</b>			
<b>Database</b>	<b>Date of Latest Update</b>	<b>Search Radius</b>	<b>Number of Sites within the Search Radius</b>
NPL	1/10	1 mile	0
CERCLIS	1/10	1/2 mile	0
CERCLIS/NFRAP	1/10	1/2 mile	0
RCRA Compliance	11/09	1/8 mile	1
RCRA CORRACTS	10/09	1 mile	0
RCRA TSD Facilities	10/09	1/2 mile	0
RCRA Generators	10/09	1/8 mile	5
ERNS	1/10	1/8 mile	1
HMI	6/01	1/8 mile	1
WQARF	1/10	1 mile	0
Brownfields/Voluntary	1/10	1/2 mile	0
Landfills	5/04	1/2 mile	0
UST	10/09	1/8 mile	3
LUST	10/09	1/2 mile	13

## **5.1 FEDERAL AGENCY DATABASES/RECORDS**

Federal regulatory databases were obtained by Allands and the results were examined by ITSI. A summary of these reports and the radius from the Property that they cover are presented below.

### **5.1.1 National Priorities List (NPL) and Proposed NPL**

The NPL, or Superfund sites list, is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority investigations and, as appropriate, remedial actions under the Superfund Program. The proposed NPL includes sites under review for inclusion on the NPL.

Alland's last review of the NPL list indicated no NPL sites within a 1-mile radius of the Property.

### **5.1.2 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)**

The federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) legislation was authorized to finance the cleanup of abandoned disposal sites throughout the United States.

Allands' last review of the CERCLIS list indicated no CERCLIS facilities within a 1/2-mile radius of the Property.

### **5.1.3 CERCLIS - No Further Remedial Action Planned (NFRAP)**

As of February 1995, CERCLIS sites designated NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.



Allands' last review of the CERCLIS/NFRAP list revealed that there are no CERCLIS/NFRAP sites relative to the Property and within a 1/2-mile radius.

#### 5.1.4 Resource Conservation and Recovery Act (RCRA) Compliance Facilities

The EPA maintains the RCRA Compliance Log, which identifies facilities that 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.

Allands' last review of the RCRA Compliance Log indicated one site relative to the Property within a 1/8-mile search radius.

EPA ID	FACILITY	ADDRESS	STATUS	DISTANCE/ DIRECTION	GW GRADIENT
AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap Ave	Closed	Approximately 530 feet NW	Down

Based on the groundwater gradient and the closed status, it is unlikely that the above site has adversely impacted the Property.

#### 5.1.5 Corrective Action Sites (CORRACTS)

The EPA maintains the RCRA CORRACTS list which identifies facilities that are undergoing "corrective action" under RCRA. A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA-regulated facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

Alland's last review of the CORRACTS list indicated no facilities relative to the Property within a 1-mile radius.

### 5.1.6 Treatment, Storage & Disposal Facilities (TSD)

The EPA's RCRA program maintains a compilation of reporting facilities that receive, transport, store, or dispose of hazardous waste. Allands' last review of the TSD list indicated no TSD facilities relative to the Property within a 1/2-mile radius.

### 5.1.7 RCRA Generators

The RCRA database, maintained by the EPA, lists facilities that have notified the EPA of hazardous waste activity. The notifiers may engage in the generation, transportation, treatment, storage, and/or disposal of hazardous wastes.

There are three categories of hazardous waste generators.

1. Generators of no more than 100 kilograms per month (kg/mo), known as conditionally-exempt small-quantity generators (CEGs).
2. 100 to 1,000 kg/mo, known as small-quantity generators (SQGs).
3. Generators of 1,000 kg or more in a month, known as large-quantity generators (LQGs).

Allands' last review of the RCRA database revealed five generator sites relative to the Property within a 1/8-mile radius.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS	DISTANCE/DIRECTION	GW GRADIENT
AZD980892772	Maaco Auto Painting & Bodyworks	533 E Dunlap Av	2/27/2006	N	Approximately 180 feet NE	Cross
AZR000004465	Qualex Inc / Walgreens Store 809	8915 N 7th St	2/23/2009	CEG	Approximately 550 feet East	Up
AZD983468331	Mobil Oil Corp SS MCJ	8946 N 7th St And Dunlap Swc	4/24/2001	N	Approximately 400 feet NE	Cross
AZD983469511	Sunnyslope Honda	9017 N Cave Creek Rd	7/29/1992	SQG	0.2 mi. NE	Cross
AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap	1/28/2009	SQG	Approximately 530 feet NW	Down

Code:

SQG:	Small quantity generator (100 – 1000 kg per month)
CEG:	Conditionally exempt small quantity generator (less than 100 kg per month)
N:	Not a generator verified or inactive generator

Based upon the current generator status and/or distance from the Property, it is unlikely that the above sites have adversely impacted the Property.

### 5.1.8 Federal Emergency Response Notification System (ERNS) List

The ERNS is a national database that compiles information on reported releases of petroleum and hazardous substances. This database is provided by the EPA through the Right of Know Net by OMB Watch and Unison Institute.

Allands' last review of the ERNS database revealed one incident relative to the Property within a 1/8-mile search radius.

ID	DATE	LOCATION	MATERIAL	QUANTITY	UNITS	DETAILS
386908	6/14/94	301 E Dunlap	Ether	1	Pine	Clan Lab A Boxed Meth Lab Found By Phx Pd In The Back Of Pick Up Truck Parked At Rp'place

On June 14, 1994, a boxed methamphetamine lab was found by the Phoenix Police Department in the back of a pick-up truck which was parked at the Goodyear Tire Center. A one-pint container of what was believed to be ether was removed from the truck and placed on the asphalt along with other items. The CFPD responded and placed the container of ether into a 5-gallon pail and covered it with ice to cool and stabilize it. The container was then loaded into a truck and taken to a remote area northwest of 7<sup>th</sup> Street and Happy Valley Road where a small charge of C-4 was placed into the container to destroy it. The rest of the materials that were found onsite were removed and disposed of by the C.W.M. and the Drug Enforcement Agency (D.E.A.).

Based on the time that has lapsed since the incident occurred, the groundwater gradient, and the removal of the materials, it is unlikely that the above incident has adversely impacted the Property. A copy of the incident report is included in Appendix F.

### 5.1.9 Hazardous Material Incidents

The ADEQ Response Team documents spills and incidents involving hazardous materials. This database is from the ADEQ Emergency Response Log.

Allands' last review of the Hazardous Material Incidents database revealed one hazardous materials incident relative to the Property within a 1/8-mile search radius.

ID	DATE	FACILITY	ADDRESS	DETAILS	DISTANCE/DIRECTION	GW GRADIENT
94-036-B	6/14/94	Goodyear Tire Shop	301 E Dunlap	Ether/Can	Approximately 215 feet NW	Down

Information regarding this incident is discussed in Section 5.1.8.

## 5.2 STATE AGENCY DATABASES/RECORDS

State regulatory databases were obtained by Allands and the results were examined by ITSI. A summary of these reports and the radius from the Property that they cover are presented below.

### 5.2.1 WQARF

The State of Arizona has established the WQARF program to perform investigations and conduct remedial action activities at sites that may have an actual or potential impact upon waters of the State caused by hazardous substances. The State of Arizona WQARF program is the equivalent to the federal Superfund program (CERCLA).

The ADEQ WQARF Registry List was last reviewed by Allands to determine if the Property is within the boundaries or within 1 mile of a WQARF Registry site. A review of the WQARF Registry list indicated that the Property does not lie within the boundaries of a WQARF Registry site. There are no WQARF Registry sites located within 1 mile of the Property.

### 5.2.2 Brownfields/Voluntary Cleanup Program

The ADEQ has developed the AZURITE Database, reviewed through ADEQ Global Information System (GIS) eMap, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System.

Alland's last review of the Brownfields/Voluntary Cleanup Program database revealed no sites relative to the Property within a 1/2-mile search radius.

### 5.2.3 Landfills

The State of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Allands reviewed the database from the ADEQ Waste Programs Division; Solid Waste Section Division; Solid Waste Section Directory of Arizona Active and Inactive

Landfills, and checked for active and inactive landfills. There are no landfills within a 1/2-mile radius of the Property.

### 5.2.4 UST List

Under Subtitle I of the 1984 RCRA Amendments, owners of USTs that contained regulated substances were required to notify (register) the designated state agency of the existence of the tank(s) by May 1986. As the designated agency in Arizona, the ADEQ maintains a list of "registered USTs" in the State.

A review of the list revealed three USTs sites relative to the Property within a 1/8-mile radius.

ID	FACILITY	ADDRESS	TANK ID	IN USE	REMOVED	DISTANCE/DIRECTION	GW GRADIENT
0-003182	Mitchell Electric Co Inc	324 E Caron St	1	No	8/1/1989	Approximately 535 feet North	Down
0-000731	Az-Tech Collision Center	9018 N 7th St	1	No	12/28/1993	Approximately 685 feet NE	Cross
0-003235	Lucky 7	8946 N 7th St	1	No	12/2/1987	Approximately 400 feet NE	Cross
			2	No	12/2/1987		
			3	No	3/16/1993		
			4	No	3/16/1993		
			5	No	3/16/1993		
			6	No	3/16/1993		
			7	Yes			
			8	Yes			
			9	Yes			

Based upon the fact that the Az-Tech Collision Center at 9018 North 7<sup>th</sup> Street is not listed on the LUST database, it is unlikely that this UST site has adversely impacted the Property.

### 5.2.5 Leaking UST (LUST) List

The ADEQ maintains an inventory of known or reported incidents involving LUSTs. A review of the list revealed 13 LUST sites relative to the Property within a 1/2-mile search radius.

LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./DIREC.	GW GRADIENT
2733.01	Phoenix Gas-N-Go	8946 N 7th St	3/18/1993	11/8/1993	5R1	Approximately 400 feet NE	Cross
0780.01	Mitchell Electric Co Inc	324 E Caron	8/17/1989	11/17/1994	5R1	Approximately 535 feet North	Down
4636.01	Mears Air Conditioning & Heating	743 E Dunlap Ave	1/6/1997	9/17/1998	5R1	0.2 mi. East	Up

LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./ DIREC.	GW GRADIENT
3100.01 3100.02	Terri R Gustafson /David Goodall	9123 N Cave Creek Rd	10/14/1993 10/14/1993	8/3/1999 8/3/1999	5R1 5R1	0.2 mi. NE	Cross
3023.01	Phoenix Fire Station #7	403 E Hatcher	9/14/1993	6/1/1998	5R1	0.3 mi. North	Down
4146.01	U-Haul Sunnyslope Center	9300 N Cave Creek Rd	7/12/1995	11/23/1999	5R1	0.3 mi. NE	Cross
2454.01	J & E Auto Service	8615 N 7th St	6/15/1992	11/23/1994	5R1	0.3 mi. SE	Up
5102.01	Haynes Automotive	16 E Dunlap	7/29/1999	2/18/2003	5R1	0.3 mi. West	Down
0802.01	Sunnyslope High School	35 W Dunlap Ave	7/12/1989	8/28/2007	5R1	0.3 mi. West	Down
3235.01	In & Out Market	8941 N Central Ave	12/11/1993	9/15/1994	5R1	0.3 mi. West	Down
4937.01	Auto Workshope	9324 N Central Ave	9/24/1998	3/29/2005	5R1	0.4 mi. NW	Down
3275.01 3275.02 3275.03 3275.04	Arco #5257	8501 N 7th St	12/29/1993 12/29/1993 12/29/1993 12/29/1993	5/17/2005 5/17/2005 7/6/2000 5/17/2005	5R1 5R1 5R1V 5R1	0.4 mi. SE	Up
3158.01	Circle K # 2874	9714 N 7th St	10/26/1993	3/24/1998	5R1	0.5 mi. NE	Cross

P CODE (Leaking UST Priority):

5R1	Closed soil levels meet RBCA
5R1V	Closed soil levels meet RBCA Tier I, via CRS

Since groundwater has not been impacted by the above releases, and based upon the case closed status, the distance from the Property, and/or the groundwater gradient, it is unlikely that any of the above sites have adversely impacted the Property.

## 5.2.6 ASTs

ADEQ does not maintain a list of registered ASTs. Permitting of ASTs in the State of Arizona is the responsibility of local municipalities (typically the fire department) or counties and is rarely maintained as a specific database.

## 5.2.7 Dry Well Registry

A dry well is a bored, drilled, or driven shaft or hole with its depth greater than its width. It is designed and constructed specifically for the disposal of storm water. A review of the Allands database list revealed ten dry wells within a 1/8-mile search radius of the Property. Two of the listed dry wells are located at the Sunnyslope Transit Center which is located adjoining to the west and northwest of the Property across Puget Avenue and Arthur Drive (aka 4<sup>th</sup> Street). Seven of the listed dry wells are located at the John C. Lincoln Hospital located at 250 East Dunlap Avenue which is approximately 530 feet northwest of the Property. One dry well is

located at the 7<sup>th</sup> Street & Dunlap Self Storage facility located at 533 East Dunlap Avenue which is approximately 180 feet northwest of the Property across Puget Avenue.

### **5.2.8 Well Registry**

The Arizona Department of Water Resources (ADWR) maintains a well registry. The ADWR Well Registry was reviewed by Allands. A review of the list indicated that there are two registered wells within a 10-acre search radius from the exterior boundaries of the Property (Appendix I). One soil boring (55-907311) was drilled on July 2, 2007 at the intersection of Dunlap Avenue and Central Avenue, approximately 0.3 miles northwest of the Property. Registration number 55-639200 refers to a well owned by Ms. Barbara J. Howard, located at 226 West Orchid Lane, which is approximately 0.6 miles southwest of the Property. The only information provided by the well registration was that the well was not used.

## **5.3 PHYSIOGRAPHIC SETTING**

The following subsections present information regarding the general physiographic, geologic, and hydrogeologic conditions in the project area.

### **5.3.1 Surface Topography and Drainage**

Based on the USGS 7.5-minute series topographic map "Sunnyslope, Arizona Quadrangle", the Property elevation is approximately 1,261 feet above mean sea level (amsl). The surface topography of the project area is flat and gently sloping to the southwest.

### **5.3.2 Regional Geology**

The Property is located within the northern portion of the West Salt River Valley Sub-basin of the Phoenix Active Management Area (Brown and Pool, 1989). The Salt River Valley is a broad alluvial basin within the Basin and Range Physiographic Province of the United States (Wilson, 1962). The basin is almost completely surrounded by mountains composed primarily of granitic, metamorphic and volcanic rocks. The valley floor is underlain by unconsolidated to semi-consolidated basin-fill sediments that are more than 10,000-feet thick in the central part of the basin. Depth to bedrock beneath the project area is estimated to be less than 500 feet (Brown and Pool, 1989).

### **5.3.3 Soils Lithology**

According to the online Eastern Maricopa and Northern Pinal Counties Area, Arizona Soil Survey Map by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the shallow surface lithology for the majority of the Property consists of Antho gravelly sandy loam (AdA). The western portion of the Property consists of Rillito sandy loam (RaA). A copy of the USDA NRCS soils map and soil descriptions is included in Appendix F.

### **5.3.4 Regional Hydrogeology**

According to the Allands ADWR Well Report, there are two wells located within 10-acres of the Property; however, depth to groundwater within the project area was not measured. The ADWR Groundwater Conditions in the Phoenix Active Management Area Map No. 35 (Rascona, 2005) shows the direction of flow to the west-northwest. The closest depth to groundwater measurement was measured at 232 feet below ground surface (bgs). However, localized groundwater flow patterns and depths that differ from these conditions may exist due to the presence of heterogenous subsurface conditions, local recharge factors and/or local groundwater pumping.

Groundwater beneath the project area is found in upper basin fill materials consisting of channel and alluvial fan deposits comprised of intercalated gravel, sand and silt. Most of these interbedded deposits are unconsolidated but caliche cementation of alluvial-fan deposits occurs near mountain fronts. Groundwater occurs generally under unconfined conditions but localized zones of perched groundwater can be found. Groundwater production from upper basin fill deposits varies depending on the degree of saturation, the amount of coarse-grained material and the degree of calcification of the sediments. The uses of groundwater include drinking water, irrigation, industry and recreation.

### **5.3.5 Waters of the United States**

Waters of the United States (US) is defined by 33 CFR part 328 of the Clean Water Act (CWA). For all practical purposes, a water of the US, or a navigable water, means a surface water in Arizona. Waters of the US commonly found in Arizona include but are not limited to washes, rivers and streams, natural ponds, wetlands, and certain canals. The Property is not located



within a waterway. The closest waterway is the Arizona Canal which is located approximately 0.4 miles southwest of the Property.

### **5.3.6 Flood Zones**

ITSI searched the Flood Insurance Rate Maps (FIRM) available online through the Federal Emergency Management Agency (FEMA) map store for information on the project area flood zone. Based on Map Number 04013C1655 K of Panel 1655 of the FIRM for Maricopa County, Arizona and Incorporated Areas, revised September 30, 2005, the project areas are located in Zone X, 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. A copy of the floodplain map is included in Appendix F.

### **5.3.7 Wetlands Map**

The U.S. Department of the Interior, Fish & Wildlife Service's National Wetland Inventory (NWI) Map Viewer reviewed online (<http://nmviewogc.cr.usgs.gov/viewer.htm>), indicates no designated wetlands on or near the Property. A copy of the NWI map is included in Appendix F.

## 6.0 ENVIRONMENTAL PERMITS

Although a compliance audit was not conducted during the course of the 2<sup>nd</sup> Phase I ESA, ITSI did not observe any features or processes on the Property that appeared to require an environmental permit (e.g., air, hazardous waste, or industrial waste water).

## 7.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

ITSI has performed a 2<sup>nd</sup> Phase I ESA in conformance with the scope and limitations of the ASTM Standard Practice E 1527-05 and the EPA Standards and Practices for AAI rule Title 40 CFR 312 in connection with past or current uses of the parcels located at 415, 419, 425, 429, and 501 East Puget Avenue. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

The following sections present our findings and conclusions regarding *de minimis* conditions, historical recognized environmental conditions, and recognized environmental conditions identified at the Property during the course of the 2<sup>nd</sup> Phase I ESA.

### 7.1 FINDINGS

The following findings are presented regarding recognized environmental conditions at the Property.

Based on a review of the database provided by Allands, the following items were within their respective search radius relative to the Property.

- One RCRA CEG facility
- Two RCRA inactive generator facilities
- Two RCRA SQG facilities
- One ERNS listing
- One RCRA Compliance facility
- One Hazardous Materials Incident
- Three registered UST sites
- 13 LUST sites
- 10 dry wells
- Two registered wells

The scope of services for this report requested that ITSI conduct an inventory of all known archaeological sites located on the Property. ITSI requested archaeological information from Ms. April Carroll, Assistant Archaeologist with the Pueblo Grande Museum on February 15,

2010. According to Ms. Carroll, no known archaeological sites are located within this project area. No archaeological work is necessary for the project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the COP Archaeology Office must be notified immediately and allowed time to properly assess the materials.

### **7.1.1 *De minimis* Conditions**

*De minimis* conditions are conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. These conditions may be areas that are addressed through general housekeeping practices.

This assessment has revealed a *de minimis* environmental condition in connection with the Property. Areas of surface staining were observed on the asphalt located on the Property. The surface staining was observed in parking areas and was most likely caused by leakage from parked vehicles.

### **7.1.2 Historical Recognized Environmental Conditions**

The term “historical recognized environmental condition” means an environmental condition that, in the past, would have been considered a recognized environmental condition, but that currently may or may not be considered a recognized environmental condition. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition will be considered an historical recognized environmental condition.

Based on the site reconnaissance and research conducted during the course of this 2<sup>nd</sup> Phase I ESA, no historical recognized environmental conditions were identified.

### **7.1.3 Recognized Environmental Conditions**

The term “recognized environmental condition” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release of any hazardous substances or

petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products, even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.

The assessment has revealed no evidence of recognized environmental conditions.

## **7.2 CONCLUSIONS AND RECOMMENDATIONS**

Based upon ITSI's findings and conclusions, no further action is recommended for the Property at this time.

## 8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of EPs as defined in §312.10 of 40 CFR Part 312 and we have 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 all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

### 8.1 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

**Melissa Bauer, Project Environmental Scientist.** Ms. Bauer has a B.S. in Geography and Environmental Studies, and has worked in the environmental field since 1999. Ms. Bauer's experience includes conducting Phase I ESAs at federal, state, municipal, and industrial facilities in Arizona and Nevada. The ESAs have included limited asbestos surveys, radon testing, lead paint sampling, drinking water analysis, and visual mold inspections. Ms. Bauer also has had experience conducting property condition assessments, limited indoor air quality evaluations, hazardous materials inspections, abatement/remediation project oversight and monitoring, clearance inspections and sampling, data management, watershed studies, and ecological projects as well as preparing reports and project documents. Ms. Bauer is an AHERA Accredited Asbestos Inspector and an EPA Certified Lead Inspector/Assessor.

**Lawrence E. Phillips, R.G., Senior Technical Reviewer.** Mr. Phillips has over 33 years experience managing geologists, hydrogeologists, toxicologists, and environmental scientists in conducting Phase I and II ESAs at federal, state, municipal, and industrial facilities in Arizona, California, Nevada, and Utah. Most significantly, Mr. Phillips was the Project Manager for a comprehensive Phase I ESA for a Brownfields Pilot Project for the City of Ogden, Utah.

**Rebekah Weekly, Staff Environmental Scientist.** Ms. Weekly has a B.A. in Environmental Studies and Geography and has 9 years of experience as an environmental professional. Her areas of experience include all performance and management of Phase I and Phase II ESAs, work plan preparation, groundwater sampling, soil sampling, water level measurements, maintaining databases, creating site maps, and report preparation. The ESAs she has worked on were performed in accordance with current ASTM standards.

## 9.0 REFERENCES

The following agencies, offices, reports, and publications were used as information sources in the preparation of this 2<sup>nd</sup> Phase I ESA.

### 9.1 AGENCIES AND OFFICES

Arizona Department of Environmental Quality  
1110 W. Washington Street  
Phoenix, Arizona

Arizona Department of Water Resources  
500 North 3rd Street  
Phoenix, Arizona

City of Phoenix  
Fire Prevention Department  
150 S. 12th Street  
Phoenix, Arizona

City of Phoenix  
Public Library  
1221 North Central Avenue  
Phoenix, Arizona

City of Phoenix  
Development Services  
200 West Washington Street  
Phoenix, Arizona

Allands  
14947 W. Piccadilly Road  
Goodyear, Arizona

City of Phoenix  
Parks and Recreation  
Archaeology Section  
Pueblo Grande Museum  
4619 E. Washington St.  
Phoenix, AZ 85034

Maricopa County Assessors Office  
Real Property Appraisal Division  
301 West Jefferson, Suite 330  
Phoenix, Arizona  
[www.maricopa.gov](http://www.maricopa.gov)

### 9.2 REPORTS AND PUBLICATIONS

Brown, James G. and Pool, D.R., 1989. Hydrogeology of the Western Part of the Salt River Valley Area, Maricopa and Pinal Counties, Arizona, U.S. Geological Survey Water Resources Investigation Report, 88-4202, 5 sheets.

S.J. Rascona, 2005. Maps Showing Groundwater Conditions In The Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona, Report 35 Sheet 1 of 3.

Wilson, E.D., 1962. A Resume of the Geology of Arizona, The Arizona Bureau of Mines, Bulletin 171.

### 9.3 SUBMITTALS AND RESEARCH

ITSI submitted the following requests:

City of Phoenix Archaeology Section, archaeology request sent on February 15, 2010.  
Response received on February 16, 2010.

City of Phoenix Fire Department, fire department records request sent on February 15, 2010.  
Response received on February 16, 2010.

ITSI accessed the following websites for information to include in the report.

Arizona Corporation Commission

<http://www.cc.state.az.us/>

Arizona Department of Environmental Quality (ADEQ) UST map:

<http://gisweb.azdeq.gov/website/emaps/tpd/ust/>

Arizona Department of Water Resources (ADWR) Imaged Records Database:

<http://imagedrec.water.az.gov/PowerWeb/Dll/pwrwbext.dll/>

Maricopa County Flood Control District (MCFCD) Aerials:

<http://www.fcd.maricopa.gov/GIS/maps.aspx>

City of Phoenix (COP) Building records search:

<http://phoenix.gov/DEVSERV/services.html>

COP zoning information:

<http://phoenix.gov/PLANNING/index.html>

Federal Emergency Management Agency (FEMA) flood maps:

<http://www.fema.gov/business/flood.shtm>

Maricopa County Assessor:

<http://www.maricopa.gov/Assessor>

Natural Resources Conservation Service (NRCS) web soil survey:

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

United States Department of Agriculture (USDA) – NRCS soil name search:

<http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdnamequery.cgi>

United States Geological Survey (USGS) wetlands map:

<http://nmviewogc.cr.usgs.gov/viewer.htm>



## 10.0 LIMITATIONS

ITSI's services have been completed in agreement with our contracted understanding with the COP. This study and report have been prepared on behalf of, and for the exclusive use of the COP solely for use in an environmental assessment of the Property. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of ITSI and the COP.

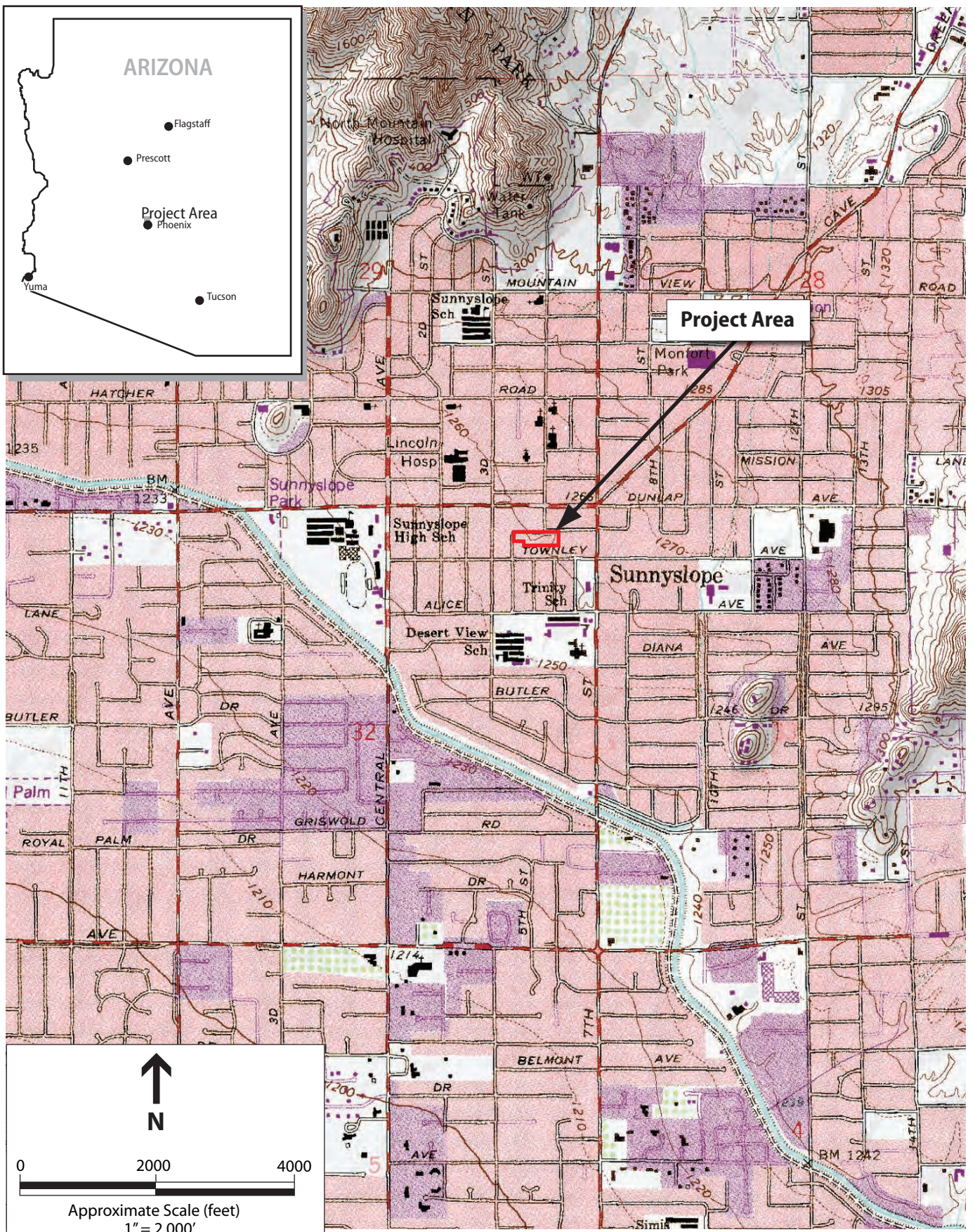
ITSI's site assessment was performed in general accordance with the ASTM E 1527-05 Standard of Practice and the EPA Standards and Practices for AAI rule Title 40 CFR 312 in connection with past or current uses of the Property. ITSI observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. ITSI's findings and conclusions should not be considered as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the ESA. No other warranty, expressed or implied, is made. Specifically, ITSI does not, and cannot, represent that the Property contain no hazardous material, petroleum products, or other latent condition beyond that observed by ITSI during its site assessment. Additional information regarding subsurface conditions can be obtained by traditional subsurface exploration techniques and the collection of soil and/or groundwater samples for chemical analysis. ITSI cannot render a more definitive opinion regarding the impact from onsite activities without conducting subsurface explorations and chemical analyzes of soil and groundwater samples obtained from the Property. This report is also subject to the following specific limitations.

1. The observations described in this report were made under the conditions stated herein. The conditions presented in the report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by the COP.
2. ITSI has relied on certain information provided by federal, state, and local officials, and other parties referenced herein, and on information contained in the files of federal, state, and/or local agencies available to ITSI at the time of the site assessment. Although there may have been some degree of overlap in the information provided by these various

sources, ITSI did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

3. In the event that counsel or title examiner for the COP obtains information on environmental or hazardous waste issues at the Property not contained in this report, such information shall be brought to ITSI's attention forthwith. ITSI will evaluate such information and, on the basis of this evaluation, may modify the conclusions stated in this report.
4. Observations were made of the Property and/or structures on the Property as indicated within this report. Where access to portions of the Property or direct observation of structures on the Property was unavailable or limited, ITSI renders no opinion as to the presence of hazardous materials or petroleum products, or to the presence of indirect evidence relating to hazardous material or petroleum products, in that portion of the Property or structures. In addition, ITSI renders no opinion as to the presence of hazardous material or petroleum products, or to the presence of indirect evidence relating to hazardous material or petroleum products, where direct observation of the interior walls, floor, or ceiling of a structure on a Property was obstructed by objects or coverings on or over these surfaces.
5. Unless otherwise specified in this report, ITSI did not perform testing or analyses to determine the presence or concentration of asbestos, lead-based paint, or PCBs at the Property or in the environment at the Property.
6. The purpose of this report was to assess the physical characteristics of the Property with respect to the presence in the environment of hazardous material or petroleum products. No specific attempt was made to check on the compliance of present or past owners or operators of the Property with federal, state, or local laws and regulations, environmental or otherwise.
7. The focus of the Property evaluation was to evaluate the Property and recognize environmental conditions resulting from past or current uses of the Property. As a result, this evaluation does not address the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors, or the work scope.
  - Naturally occurring toxic or hazardous substances in the subsurface soils and water.
  - Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables.
  - Contaminants or contaminant concentrations that are not a concern now, but may be under future regulatory standards.
  - Occupational health and safety.

## **FIGURES**



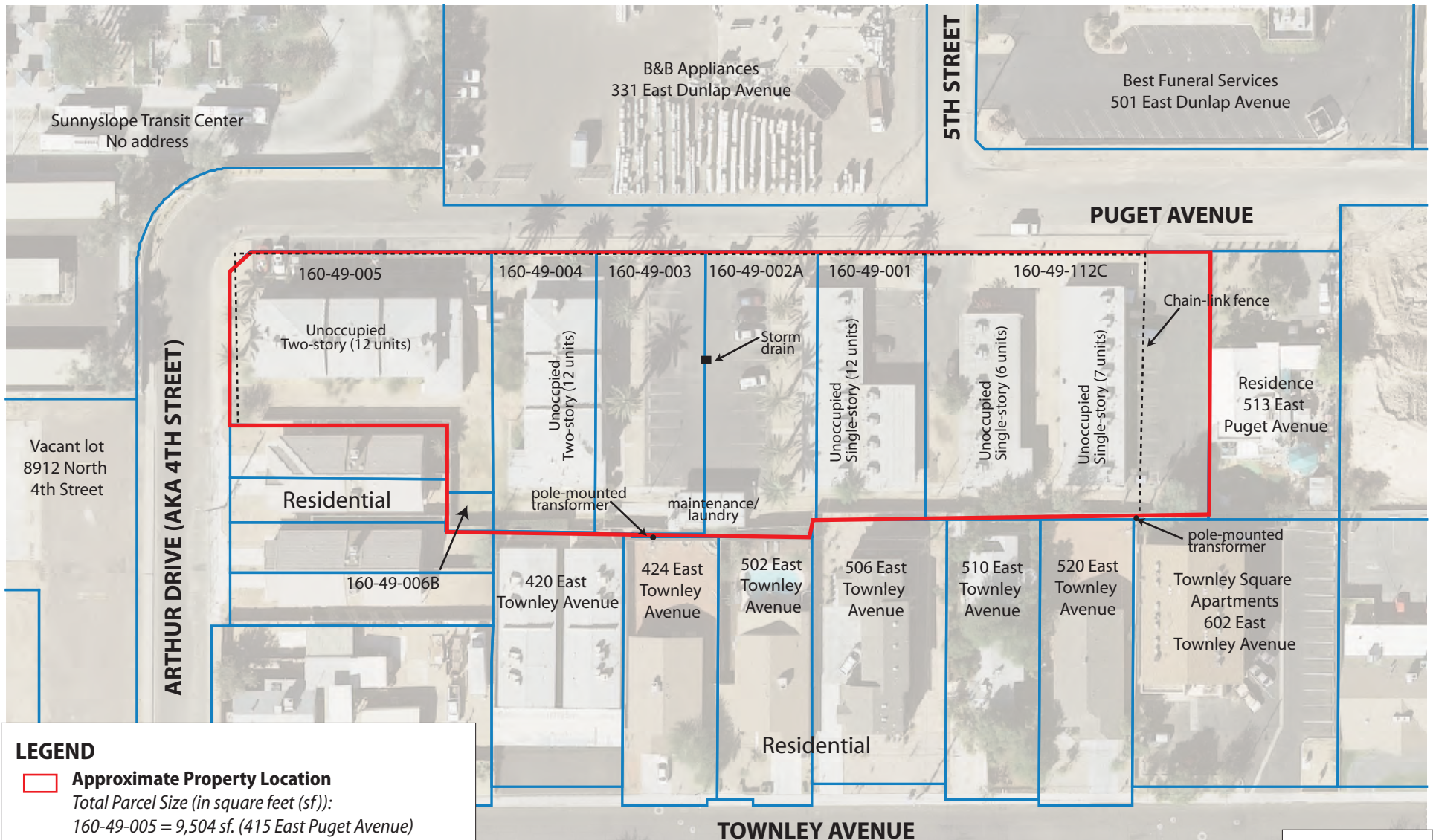
Source: USGS 7.5 minute, Sunnyslope, Arizona Quadrangle, 1982



**2nd Phase I Environmental Site Assessment**  
 415, 419, 425, 429, and 501 East Puget Avenue  
 APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
 160-49-002A, 160-49-001, and 160-49-112C  
 Phoenix, Arizona

**Figure 1**  
 Project Vicinity Map

Projects\2007\07-182-City of Phoenix\07-182-0022\Graphics\Fig 1 - Project Vicinity\_map.ai



**LEGEND**

**Approximate Property Location**

Total Parcel Size (in square feet (sf)):

- 160-49-005 = 9,504 sf. (415 East Puget Avenue)
- 160-49-004 = 8,062 sf. (415 East Puget Avenue)
- 160-49-006B = 536 sf. (415 East Puget Avenue)
- 160-49-003 = 8,491 sf. (419 East Puget Avenue)
- 160-49-002A = 8,679 sf. (425 East Puget Avenue)
- 160-49-001 = 8,197 sf. (429 East Puget Avenue)
- 160-49-112C = 21,170 sf. (501 East Puget Avenue)

**N**  
 NOT TO SCALE

Source: Maricopa County Assessor, date November 3, 2008



**2nd Phase I Environmental Site Assessment**  
 415, 419, 425, 429, and 501 East Puget Avenue  
 APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
 160-49-002A, 160-49-001, and 160-49-112C  
 Phoenix, Arizona

**Figure 2**  
 Site Plan



Property



NOT TO SCALE

Source: Maricopa County Assessor, date November 3, 2008



**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**Figure 3**  
2008 Aerial Photograph

**APPENDIX A**

**PHOTOGRAPHIC DOCUMENTATION**

**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 1

**Direction:** South

**Description:** View of eastern  
Property boundary.



Photograph No. 2

**Direction:** West

**Description:** View of the  
northern Property boundary from  
the northeast corner of the  
Property.





**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 3

**Direction:** South

**Description:** View of the single-story apartment buildings located on the far east side of the Property.



Photograph No. 4

**Direction:** South

**Description:** View of the single-story apartment buildings located on the east side of the Property, closer to the center of the Property.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 5

**Direction:** South

**Description:** View of the single-story apartment building and parking lot located near the center of the Property. The building on the right side is the previous laundry room.



Photograph No. 6

**Direction:** Southwest

**Description:** View of the two-story apartment building and parking lot located near the center of the Property.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 7

**Direction:** West

**Description:** View of a two-story apartment building located on the west side of the Property.



Photograph No. 8

**Direction:** East

**Description:** View of the south side of the western-most two-story apartment building. During the previous assessment, tires were observed in this area.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 9

**Direction:** East

**Description:** View of the south side of the eastern-most two-story apartment building.



Photograph No. 10

**Direction:** N/A

**Description:** View of staining on the parking lot located on the east side of the Property.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 11

**Direction:** Southeast

**Description:** View of the residential homes adjoining to the southwest of the Property along Arthur Drive (aka 4<sup>th</sup> Street).



Photograph No. 12

**Direction:** Northeast

**Description:** View of the residential homes adjoining to the south of the Property along Townley Avenue.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 13

**Direction:** Northeast

**Description:** View of the Townley Square Apartments located adjoining to the southeast of the Property at 602 East Townley Avenue. In the background is the Clear Light Buddhist Temple located at 614 East Townley Avenue.



Photograph No. 14

**Direction:** West

**Description:** View of the vacant lot adjoining to the southwest of the Property across Arthur Drive (aka 4<sup>th</sup> Street).



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 15

**Direction:** West

**Description:** View of the Sunnyslope Transit Center parking lot to the west of the Property across Arthur Drive.



Photograph No. 16

**Direction:** Northwest

**Description:** View of the B&B Appliances property located adjoining to the north of the Property on the northwest corner of Puget Avenue and 5<sup>th</sup> Street at 331 East Dunlap Avenue.



**Client:** City of Phoenix  
**Location:** 415, 419, 425, 429, and 501 East Puget Avenue  
**Photograph Date:** February 16, 2010

**Prepared by:** ITSI  
**Photographer:** M. Bauer  
**Project Number:** 07182.0022

Photograph No. 17

**Direction:** Northeast

**Description:** View of the Best Funeral building located adjoining to the north of the Property on the northeast corner of Puget Avenue and 5<sup>th</sup> Street at 501 East Dunlap Avenue.



Photograph No. 18

**Direction:** South

**Description:** View of a single family residence located adjoining to the east of the Property.





**APPENDIX B**

**RECORDS OF COMMUNICATION**

TRANSMISSION VERIFICATION REPORT

TIME : 02/15/2010 09:53  
NAME : ITSI  
FAX : 4807042952  
TEL : 4807066488  
SER.# : BROK1J670895

DATE, TIME	02/15 09:52
FAX NO./NAME	6022719243
DURATION	00:00:42
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



**Innovative  
Technical  
Solutions, Inc.**

1501 West Fountainhead Parkway, Suite 360  
Tempe, AZ 85282  
Phone: (480) 706-6488  
Fax: (480) 704-2952  
[www.itsi.com](http://www.itsi.com)

# Facsimile

**DATE:** February 15, 2010

<p><b>TO:</b></p> <p>Name: Fire Prevention Division</p> <hr/> <p>Company: City of Phoenix Fire Department</p> <hr/> <p>Phone: 602-261-8025</p> <hr/> <p>FAX: 602-271-9243</p> <hr/> <p>RE: Fire record request</p>	<p><b>FROM:</b></p> <p>Name: Melissa Bauer</p> <hr/> <p>Phone: 480-706-6488</p> <hr/> <p># Pages (inc. cover): 2</p> <hr/> <p>Project: 07182.0022</p>
--	---

Urgent   
  For Review   
  Please Comment   
  Please Reply   
  Please Recycle

**Comments:**

\_\_\_\_\_

Please fax response to 480-704-2952. Thanks.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Confidentiality Notice:

*This facsimile transmission and any accompanying documents contain information belonging to the sender (Innovative Technical Solutions, Inc.) which may be confidential and/or legally privileged. This information is intended only for the use of the individual or entity to whom this facsimile transmission was sent as indicated above. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this transmission is strictly prohibited. If you have received this transmission in error, please call collect at (480) 706-6488. Thank you.*



# Phoenix Fire Department

## Fire Prevention Division

### Records Request Form

Business Information							
<b>Date:</b>	Feb 15, 2010			<b>Name:</b>	Melissa Bauer		
<b>Company Name:</b>	ITSI						
<b>Phone:</b>	480-706-6488			<b>Fax:</b>	480-704-2952		
<b>Number of Pages:</b>	1		<b>Notified:</b>		1 <sup>st</sup> notification		2 <sup>nd</sup> notification
<input checked="" type="checkbox"/> UG / AG Storage Tanks <input checked="" type="checkbox"/> Hazardous Materials Permits <input checked="" type="checkbox"/> General Inspections <input checked="" type="checkbox"/> Certificate of Occupancy				<input checked="" type="checkbox"/> Complaints <input checked="" type="checkbox"/> Environmental Only <input type="checkbox"/> Other How Far Back? _____ <input type="checkbox"/> Letter Required			
<i>Instructions: If addresses are on the same street put in numerical order, otherwise put streets in alphabetical order.</i>							
<b>1. Address</b>				<b>6. Address</b>			
415 East Puget Avenue				501 East Puget Avenue			
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
<b>2. Address</b>				<b>8. Address</b>			
419 East Puget Avenue							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
<b>3. Address</b>				<b>7. Address</b>			
425 East Puget Avenue							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
<b>4. Address</b>				<b>8. Address</b>			
429 East Puget Avenue							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
FP OFFICIAL USE ONLY -- ALL FEES ARE NON REFUNDABLE.							
<b>Payment Received:</b>		Check #		<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash			
<b>Date Received:</b>		<b>Received By:</b>					

Records Request may be faxed to: 602-271-9243 or submitted in person weekdays from 8:00 a.m. to 4:30 p.m., or mailed to: Phoenix Fire Department, Fire Prevention 150 S. 12<sup>th</sup> Street Phoenix, AZ 85034 -- TTY 602-405-5555

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



# PHOENIX FIRE DEPARTMENT



City of Phoenix

FIRE PREVENTION

150 SOUTH 12<sup>TH</sup> STREET

PHOENIX, ARIZONA 85034-2301

### FACSIMILE TRANSMITTAL SHEET

TO: MELISSA BAUER

FROM: ROSA ARGUELLES

COMPANY: ITS1

SECTION:

**FIRE PREVENTION**

FAX NUMBER: 480-704-2952

TOTAL NO. OF PAGES INCLUDING COVER:

4

PHONE NUMBER: 480-706-6488

SENDER'S REFERENCE NUMBER:

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

RE: 415, 419, 425, 429, 501 E PUGET AVE.

DATE: FEBRUARY 16, 2010

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:

Enclosed: Copies researched for the above referenced addresses.

I found no records pertaining to underground / aboveground storage tanks, or hazardous materials permits or complaints on file.

Thank you,



# Phoenix Fire Department Fire Prevention Division

## Records Request Form

(Customer Information)							
Date:		Feb 15 2010		Name: Melissa Bauer			
Company Name:		ITSI					
Phone:		480-704-6488			Fax: 480-704-2952		
Number of Pages:		1		Notified:		1 <sup>st</sup> notification 2 <sup>nd</sup> notification	
<input checked="" type="checkbox"/> UG / AG Storage Tanks <input checked="" type="checkbox"/> Hazardous Materials Permits <input checked="" type="checkbox"/> General Inspections <input checked="" type="checkbox"/> Certificate of Occupancy				<input checked="" type="checkbox"/> Complaints <input checked="" type="checkbox"/> Environmental Only <input type="checkbox"/> Other How Far Back? _____ <input type="checkbox"/> Letter Required			
Instructions: If addresses are on the same street put in numerical order, otherwise put streets in alphabetical order.							
1. Address				6. Address			
415 East Puget Avenue				501 East Puget Avenue			
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
X	0	X	X	0	0	X	X
2. Address				8. Address			
419 East Puget Avenue							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
0	0	X	0				
3. Address				7. Address			
425 East Puget Avenue							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
0	0	X	0				
4. Address				9. Address			
429 East Puget Avenue							
Occ. File	Dead File	1987	1997	Occ. File	Dead File	1987	1997
0	0	X	0				
(Payment Information)							
Payment Received:		Check #		<input type="checkbox"/> Credit Card <input type="checkbox"/> Cash			
Date Received:				Received By:			

Records Request may be faxed to: 602-271-9243 or submitted in person weekdays from 8:00 a.m. to 4:30 p.m., or mailed to: Phoenix Fire Department, Fire Prevention 150 E. 12<sup>th</sup> Street Phoenix, AZ 85004 - TTY 602-495-8385

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

Final 8/22/08

ITSI/FPPF FORMS/Approved Forms/Records Request Form

415-501

E. PUGET

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE AT OR CLOSE TO THE ENTRANCE OF THE BUILDING REFERRED TO BELOW. NO CHANGE IN THE INFORMATION BELOW SHALL BE MADE UNLESS A NEW CERTIFICATE OF OCCUPANCY IS OBTAINED TO SHOW COMPLIANCE WITH THE BUILDING CODE.

CITY OF PHOENIX, ARIZONA

**SECTION OF BUILDING INSPECTIONS**  
**CERTIFICATE OF OCCUPANCY**

DATE: 5/18/73  
 REVISION NO.:  
 100000 100 0198

RECEIVING WHEN  
 FEE REQUIRED

PROJECT NAME: \_\_\_\_\_ PROJECT ADDRESS: 501 East Puget

OWNER: \_\_\_\_\_ ARCHITECT: Calvin Saunders

BODY TRAVELER: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_

H. L. Building & Dev. \_\_\_\_\_

THE PROJECT NUMBER ABOVE IS IN COMPLIANCE WITH THE BUILDING CODE OF THE CITY OF PHOENIX, THE OCCUPANCY THEREOF IS HEREBY AUTHORIZED SUBJECT TO THE FOLLOWING CONDITIONS:

OCCUPANCY CODE PART 1: Residential

OCCUPANCY CODE PART 2: \_\_\_\_\_

FIRE DEPARTMENT ACCESS REQUIREMENT: AT THE WORKING CODE SECTION 10227 IS UNREASONABLE & UNNECESSARY FROM THE ST. ON THE

EMERGENCY LIGHTING CODE SECTION TITLE: \_\_\_\_\_

TYPE 1 REQUIRED  TYPE 2 REQUIRED

TYPE 1 REQUIRED  TYPE 2 REQUIRED

APPROVALS:

BUILDING 5/17/73 MECHANICAL 5/17/73

BY: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

100-195  
 100-200  
 CITY OF PHOENIX  
 SECTION OF BUILDING INSPECTIONS  
 FIRE PREVENTION

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE AT OR NEAR THE ENTRANCE OF THE BUILDING REFERRED TO BELOW. NO CHANGE IN THE STIPULATIONS HEREIN SHALL BE MADE UNLESS A NEW CERTIFICATE OF OCCUPANCY IS OBTAINED TO SHOW COMPLIANCE WITH THE BUILDING CODE.

CITY OF PHOENIX, ARIZONA PUBLIC WORKS DEPARTMENT DATE: 8-28-67  
 DIVISION OF BUILDING INSPECTIONS PROJECT ADDRESS: 501 E. RUGGS  
**CERTIFICATE OF OCCUPANCY** PROJECT NO: 501 E. RUGGS  
 PROJECT NAME: 5 Unit Apt. Bldg. ARCHITECT: Graham Rydick  
 OWNER: Nelson Fleck TYPE OF CONSTRUCTION: 2000  
 CONTRACTOR: Gruba & Son Const. TRADES:  
 THE PROJECT NAMED ABOVE IS IN SUBSTANTIAL COMPLIANCE WITH THE BUILDING CODE, OF THE CITY OF PHOENIX, AZ, AND OCCUPANCY THEREOF IS HEREBY AUTHORIZED SUBJECT TO THE FOLLOWING STIPULATIONS:

RESIDENTIAL	MAXIMUM OCCUPANT LOAD (CODE PART 7): 21	FIRE DEPARTMENT ACCESS TO SEPARATIONS (CODE SECTION 702.22.1): Not required
FIRE DEPARTMENT SECURED: Not required	TYPE ALARM (CODE SECTION 717): <input type="checkbox"/> TYPE 1 REQUIRED <input type="checkbox"/> TYPE 2 REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED	MECHANICAL (CODE SECTION 718): <input type="checkbox"/> TYPE 1 REQUIRED <input type="checkbox"/> TYPE 2 REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED
DATE: 8-28-67	BUILDING: 5-28-67	Mechanical: 7-1-67
Electrical: 7-1-67	Plumbing: 7-1-67	Fire: 7-1-67

*C.H. J.P. by J.P.C.  
8-30-67*

128-19 REV. 5-66

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE AT OR NEAR THE ENTRANCE OF THE BUILDING REFERRED TO BELOW. NO CHANGE IN THE STIPULATIONS HEREIN SHALL BE MADE UNLESS A NEW CERTIFICATE OF OCCUPANCY IS OBTAINED TO SHOW COMPLIANCE WITH THE BUILDING CODE.

CITY OF PHOENIX, ARIZONA PUBLIC WORKS DEPARTMENT DATE: 8-11-67  
 DIVISION OF BUILDING INSPECTIONS PROJECT ADDRESS: 420 E. RUGGS AVE.  
**CERTIFICATE OF OCCUPANCY** PROJECT NO: 420 E. RUGGS AVE.  
 PROJECT NAME: 4-Unit Apt. ARCHITECT:  
 OWNER: Nelson J. Fleck TYPE OF CONSTRUCTION:  
 CONTRACTOR: Gruba & Son Const. TRADES:  
 THE PROJECT NAMED ABOVE IS IN SUBSTANTIAL COMPLIANCE WITH THE BUILDING CODE, OF THE CITY OF PHOENIX, AZ, AND OCCUPANCY THEREOF IS HEREBY AUTHORIZED SUBJECT TO THE FOLLOWING STIPULATIONS:

RESIDENTIAL	MAXIMUM OCCUPANT LOAD (CODE PART 7): 23	FIRE DEPARTMENT ACCESS TO SEPARATIONS (CODE SECTION 702.22.1):
FIRE DEPARTMENT SECURED: Not required	TYPE ALARM (CODE SECTION 717): <input type="checkbox"/> TYPE 1 REQUIRED <input type="checkbox"/> TYPE 2 REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED	MECHANICAL (CODE SECTION 718): <input type="checkbox"/> TYPE 1 REQUIRED <input type="checkbox"/> TYPE 2 REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED
DATE: 8-11-67	BUILDING: 8-11-67	Mechanical: 7-1-67
Electrical: 7-1-67	Plumbing: 7-1-67	Fire: 7-1-67

*C.H. J.P. by J.P.C.  
8-11-67*

128-19 REV. 5-66





PHOENIX  
FIRE DEPARTMENT



City of Phoenix

FIRE PREVENTION  
150 SOUTH 12<sup>TH</sup> STREET  
PHOENIX, ARIZONA 85034-2301

## FACSIMILE TRANSMITTAL SHEET

TO: MELISSA BAUER

FROM: ROSA ARGUELLES

COMPANY: ITSI

SECTION:

FIRE PREVENTION

FAX NUMBER: 480-704-2952

TOTAL NO. OF PAGES INCLUDING COVER:

4

PHONE NUMBER: 480-706-6488

SENDER'S REFERENCE NUMBER:

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

RE: 415, 419, 125, 429, 501 E PUGET AVENUE

DATE: AUGUST 25, 2009

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

## NOTES/COMMENTS:

Enclosed: Copies researched for the above referenced addresses. I found no records pertaining to underground aboveground storage tanks, hazardous materials permits or complaints on file.

Thank you,

PHOENIX FIRE DEPARTMENT  
150 SOUTH 12<sup>TH</sup> STREET  
PHOENIX, AZ  
85034



# Phoenix Fire Department

## Fire Prevention Division

### Records Request Form

Date: AUGUST 24, 2009		Name: MELISSA BAUER	
Company Name: INNOVATIVE TECHNICAL SOLUTIONS /NC. (ITSI)			
Phone: (480) 706-6458		Fax: (480) 704-2952	
Number of Pages:		Notified:	
		1 <sup>st</sup> notification	
		2 <sup>nd</sup> notification	
<input checked="" type="checkbox"/> UG / AG Storage Tanks <input checked="" type="checkbox"/> Hazardous Materials Permits <input checked="" type="checkbox"/> General Inspections <input checked="" type="checkbox"/> Certificate of Occupancy		<input checked="" type="checkbox"/> Complaints <input checked="" type="checkbox"/> Environmental Only <input type="checkbox"/> Other How Far Back? _____ <input type="checkbox"/> Letter Required	
Instructions: If addresses are on the same street put in numerical order, otherwise put streets in alphabetical order.			
1. Address		5. Address	
415 EAST PUGET AVENUE		501 EAST PUGET AVENUE	
Occ. File	Dead File	1987	1997
X	0	X	X
3. Address		6. Address	
419 EAST PUGET AVENUE			
Occ. File	Dead File	1987	1997
0	0	X	0
2. Address		7. Address	
425 EAST PUGET AVENUE			
Occ. File	Dead File	1987	1997
0	0	X	0
4. Address		8. Address	
429 EAST PUGET AVENUE			
Occ. File	Dead File	1987	1997
0	0	X	0
Payment Received:		Received By:	
Check? <input type="checkbox"/> Credit Card <input type="checkbox"/> Cash <input type="checkbox"/>			
Data Received:			

Records Request may be faxed to: 802-271-9243 or submitted in person weekdays from 9:00 a.m. to 4:30 p.m., or mailed to: Phoenix Fire Department, Fire Prevention 150 S. 12<sup>th</sup> Street Phoenix, AZ 85004 - TTY 302-468-4555

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

Final 9/22/08

IFPPF FORMS Approved Forms Records Request Form

415-501

E. PUGET

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE AT OR CLOSE TO THE ENTRANCE OF THE BUILDING REFERRED TO HEREIN, AND CHANGE BY THE PROVISIONS BELOW, SHALL BE MADE UNLESS A NEW CERTIFICATE OF OCCUPANCY IS OBTAINED TO SHOW COMPLIANCE WITH THE BUILDING CODE.

CITY OF PUGET SOUND, WASHINGTON      DIVISION OF BUILDING INSPECTIONS      DATE: 8/18/73      RECEIPT NO. WHEN FEE REQUIRED

## CERTIFICATE OF OCCUPANCY

PROJECT NAME:      PROJECT ADDRESS: 901 East Puget

OWNER:      ARCHITECT: Calvin Matthews

TYPE OF CONSTRUCTION:      TYPE OF OCCUPANCY: Residential

THE BUILDING SHOWN IS IN SUBSTANTIAL COMPLIANCE WITH THE BUILDING CODE, OF THE CITY OF PUGET SOUND, AND OCCUPANCY THEREOF IS LEGALLY AUTHORIZED SUBJECT TO THE FOLLOWING REGULATIONS:

RESIDENTIAL	EMERGENCY ESCAPE AND FIRE ALARM SYSTEMS	FIRE DEPARTMENT ACCESS SEPARATION
	<input type="checkbox"/> TYPE I REQUIRED <input type="checkbox"/> TYPE II REQUIRED	702.22 OR EQUIVALENT UNIFORM & PROBABLE DOWN DRIP 91, ON THE
	<input type="checkbox"/> NOT REQUIRED	Second Floor

APPROVED:      BUILDING      MECHANICAL

BY:      DATE: 8/18/73      BY:      DATE: 8/18/73

ISSUED BY:      BUILDING      MECHANICAL

ISSUED DATE: 8/18/73

ISSUED BY:      BUILDING      MECHANICAL

ISSUED DATE: 8/18/73

ISSUED BY:      BUILDING      MECHANICAL

ISSUED DATE: 8/18/73





# COMMERCIAL PURPOSE Public Record Request

TO: LUIS A. HIGUERA [Designate Record Custodian]

Caution: Arizona Revised Statutes §39-121.03(D) provides:

"A person who obtains public records for a commercial purpose without indicating the commercial purpose or who obtains a public record for a noncommercial purpose and uses or knowingly allows the uses of such public record for a commercial purpose or who obtains a public record for a commercial purpose and uses or knowingly allows the use of such public record for a different commercial purpose or who obtains a public record from anyone other than the custodian of such records and uses them for a commercial purpose shall in addition to other penalties be liable to the state or the political subdivision from which the public record was obtained for damages in the amount of three times the amount which would have been charged for the public record had the commercial purpose been stated plus costs and reasonable attorneys' fees or shall be liable to the state or the political subdivision for the amount of three times the actual damages if it can be shown that the public record would not have been provided had the commercial purpose of actual use been stated at the time of obtaining the records."

A commercial purpose is defined by Arizona Statute as the use of a public record for the purpose of:   

- sale or resale, or
- producing a document containing all or part of the copy, printout, or photograph for sale, or
- obtaining of names and addresses from such public records for the purpose of solicitation, or
- for any purpose in which the purchaser can reasonably anticipate the receipt of monetary gain from the direct or indirect use of such public records.

I, MELISSA BAUER (Name), am the PROJECT SCIENTIST (Title) of

ITSI (Company Name), located at 1501 W. FOUNTAINHEAD PARKWAY STE 360, TEMPE, AZ (Address, City, State, Zip) which

is engaged in the business of ENVIRONMENTAL CONSULTING (Nature of Business). I am requesting to

inspect  reproduce

the following record(s):

SEPTIC REQUEST 415,419,425,429 & 501 EAST PUGET AVENUE

(State record being requested. Be specific. Use additional sheets if needed.)

The public records which I have requested are for the following purpose(s):

PHASE I ESA

I certify that all information provided is true and correct. I agree to pay the fee or deposit of \$\_\_\_\_\_ for these records. I also agree that the public records will not be transmitted or resold to any other person or entity without specific authorization from the County's record custodian. I agree to delete all data acquired via this request from my databases and all other electronic media forms upon completion of the purpose or use for which this request is made. I agree not to hold Maricopa County liable for any inaccurate or incomplete information I may receive. (See disclaimer on reverse side.)

Melissa Bauer  
Signature

480-706-6488  
Phone Number

AUGUST 24, 2009  
Date

480-704-2952  
Fax Number

(See disclaimer on reverse side.)

Rev 12/00

1000-5710-6925



**Maricopa County**  
Environmental Services Department

To:	Melissa Bauer
Company/Dept.:	ITSI
Phone:	Fax: 480-704-2952
Re:	Septic Search

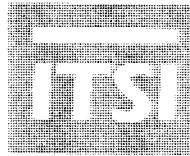
FROM	Erna Bodlovich
Company/Dept.:	Maricopa County Water & Waste Mgmt Division
Phone:	(602) 506-6666 Fax: (602) 506-6925
Date: 09/02/09	# of 1 OF 0 pages:

**Remarks:**

**No charge at this time and no need to mail in original form. Nothing on our records for address: 415, 419, 425, 429, 501 E. Puget Ave.**

The Maricopa County Environmental Services Department provides this information as a public service. The data contained in our files is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be dated which would have an impact on its accuracy. The Maricopa County Environmental Services Department disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

1501 West Fountainhead Parkway  
Suite 360  
Tempe, Arizona 85282  
Telephone: 480-706-6488  
Facsimile: 480-704-2952



**Innovative  
Technical  
Solutions, Inc.**

## Record of Telephone Conversation

<b>Person Called:</b> Mr. Michael Kotin	<b>Person Calling:</b> Melissa Bauer
<b>Title:</b> Site contact	<b>Date:</b> February 15, 2010
<b>Phone:</b> 480-941-6141	<b>Project Number:</b> 07182.0022
<b>Company:</b> Kay-Kay Realty Corporation	<b>Project Name:</b> 415, 419, 425, 429, and 501 East Puget Avenue
<b>Subject:</b> 2 <sup>nd</sup> Phase I Interview	<b>CC:</b>

**Urgent**     **for Review**     **Please Comment**     **Please Reply**     **Please Recycle**

### Items Discussed:

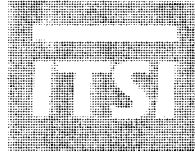
During the previous Phase I ESA, according to Mr. Kotin:

- ITSI should contact Ms. Nancy Vega, the Property manager, for information regarding the Property.
- The title for the Property is in the name of Mr. Richard Turner and Ms. Jessica Turner.
- There was a deed from Mr. Turner to 401 Manor LLC that was not recorded correctly.
- Kay-Kay Realty Corporation is the court appointed receiver for the Property.
- Red Capital Bank is the secured party of the Property.

For this 2<sup>nd</sup> Phase I ESA, according to Mr. Kotin:

- The Property is fully vacant.
- No other changes have occurred at the Property.

1501 West Fountainhead Parkway  
Suite 360  
Tempe, Arizona 85282  
Telephone: 480-706-6488  
Facsimile: 480-704-2952



**Innovative  
Technical  
Solutions, Inc.**

## Record of Telephone Conversation

<b>Person Called:</b> Ms. Zina Brodovski	<b>Person Calling:</b> Melissa Bauer
<b>Title:</b> Previous owner	<b>Date:</b> August 28, 2009
<b>Phone:</b> 602-564-0768	<b>Project Number:</b> 07182.0004
<b>Company:</b>	<b>Project Name:</b> 415, 419, 425, 429, and 501 East Puget Avenue
<b>Subject:</b> Phase I Interview	<b>CC:</b>

**Urgent**     **for Review**     **Please Comment**     **Please Reply**     **Please Recycle**

### Items Discussed:

According to Ms. Zina Brodovski:

- During her ownership, from 1997 until 1999, the Property was occupied by an apartment complex.
- She was unaware of any environmental issues associated with the Property.





Balance work, life & MBA.



Find a Business Find a Person

Find a Person Reverse Lookup Area & ZIP Codes

People Search

First Name Zina	Last Name (required) Brodovsky	City, State or ZIP Arizona	Search
<input type="checkbox"/> Include surrounding area			

2 Results matching "Zina Brodovsky, AZ".

Sort: - Select -

Low fares on JetBlue starting from \$59 each way. JetBlue.com

Zina Brodovsky

11411 N Tatum Blvd  
Phoenix, AZ 85028-2305  
(602) 564-0768

Job title: unavailable  
Company: Peoples Realty of Arizona

Listing Details

SPONSORED LINKS  
Get Background Info on Zina Brodovsky  
Search Our Database for Zina Brodovsky  
Social Network Info Found For Zina Brodovsky  
Find High School Info on Zina Brodovsky  
Get a free camera phone from AT&T

Zina Brodovsky

13216 N Seventh St, Apt 4109  
Phoenix, AZ 85022-5342  
phone number unavailable

Listing Details

SPONSORED LINKS  
Get Background Info on Zina Brodovsky  
Search Our Database for Zina Brodovsky  
Social Network Info Found For Zina Brodovsky  
Find High School Info on Zina Brodovsky  
Get a free camera phone from AT&T

Sort: - Select -

Printer-Friendly Page

SPONSORED LINKS

10 More Records for Zina Brodovsky

- Zina Brodovsky Peoria, AZ - Age
- Zina Brodovsky Phoenix, AZ - Age
- Zina Brodovsky Phoenix, AZ - Age
- Zina Brodovsky Phoenix, AZ - Age

View All Records for Zina Brodovsky

More Information About Zina Brodovsky

- » Background Report on Zina Brodovsky
- » Criminal Reports for Zina Brodovsky
- » Court Records for Zina Brodovsky

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Is Zina Brodovsky Searching for You?

With 67 million active searches, one of them could be you!

Your First Name	Your Last Name	Your Age	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Sponsored by MyLife

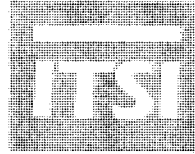
advertisement

- Advertisement
- Refinance
  - Cash Out Refinance
  - Compare Low Rates
  - Pay Off Debt
  - 30-Year Fixed Rates
  - 15-Year Fixed Rates
  - 5-year ARM
  - Home Improvement

Empower Yourself! Compare your loan options and lock in a low APR.



1501 West Fountainhead Parkway  
Suite 360  
Tempe, Arizona 85282  
Telephone: 480-706-6488  
Facsimile: 480-704-2952



**Innovative  
Technical  
Solutions, Inc.**

## Record of Telephone Conversation

<b>Person Called:</b> Mr. Milenko Ceklic	<b>Person Calling:</b> Melissa Bauer
<b>Title:</b> Previous owner	<b>Date:</b> August 28, 2009
<b>Phone:</b> 602-375-8337	<b>Project Number:</b> 07182.0004
<b>Company:</b>	<b>Project Name:</b> 415, 419, 425, 429, and 501 East Puget Avenue
<b>Subject:</b> Phase I Interview	<b>CC:</b>

**Urgent**     **for Review**     **Please Comment**     **Please Reply**     **Please Recycle**

### Items Discussed:

According to Mr. Milenko Ceklic:

- The Property was an apartment complex during his ownership.
- He was not aware of any environmental issues associated with the Property.
- He owned the Property from 1977 until it was sold to Mr. Allen F. Johnson in 1979. Mr. Johnson could not pay, so the Property was sold back to Mr. Ceklic in 1987. The Property then was sold in 1987 to Mr. Douglas J. Wood.

**Melissa Bauer**

**From:** Neal.Brown@aps.com  
**Sent:** Thursday, August 27, 2009 10:53 AM  
**To:** mbauer@itsi.com  
**Subject:** RE: Transformer information - 415, 419, 425, 429, and 501 East Puget Avenue

The non-PCB transformer was installed in April of 2002, the other transformer on that pole was installed in November of 1982. I don't know when the transformer behind 419 was installed. Hope that helps!

---

**From:** Melissa Bauer [mailto:mbauer@itsi.com]  
**Sent:** Thursday, August 27, 2009 10:50 AM  
**To:** Brown, Neal W(Z04785)  
**Subject:** RE: Transformer information - 415, 419, 425, 429, and 501 East Puget Avenue

Thanks for the information. Any information on when they were installed?

Thanks!

Melissa Bauer  
Innovative Technical Solutions, Inc. (ITSI)  
1501 West Fountainhead Parkway, Suite 360  
Tempe, Arizona 85282  
Voice: 480-706-6488, Ext. 3388  
Fax: 480-704-2952  
Email: [mbauer@itsi.com](mailto:mbauer@itsi.com)  
Website: [www.itsi.com](http://www.itsi.com)

---

**From:** Neal.Brown@aps.com [mailto:Neal.Brown@aps.com]  
**Sent:** Thursday, August 27, 2009 10:48 AM  
**To:** mbauer@itsi.com  
**Subject:** RE: Transformer information - 415, 419, 425, 429, and 501 East Puget Avenue

Melissa-

I show three transformers behind those addresses. 1 transformer is behind 419 E Puget and I have no information on it. The other two transformers are behind 501 E. Puget on the same pole; 1 of these transformers is non-PCB and the other is one that I have no information on.

Let me know if you need anything else.

Neal

---

**From:** Melissa Bauer [mailto:mbauer@itsi.com]  
**Sent:** Thursday, August 27, 2009 7:00 AM  
**To:** Brown, Neal W(Z04785)  
**Subject:** Transformer information - 415, 419, 425, 429, and 501 East Puget Avenue

Neal,

Do you have any transformer information for the addresses of 415, 419, 425, 429, and 501 East Puget Avenue in Phoenix? During our site assessment I observed two pole mounted transformers along the south side of the apartment complex which contains these addresses.

Thank you,

Melissa Bauer  
Innovative Technical Solutions, Inc. (ITSI)  
1501 West Fountainhead Parkway, Suite 360  
Tempe, Arizona 85282  
Voice: 480-706-6488, Ext. 3388  
Fax: 480-704-2952  
Email: [mbauer@itsi.com](mailto:mbauer@itsi.com)  
Website: [www.itsi.com](http://www.itsi.com)

Email Firewall made the following annotations

-----  
--- NOTICE ---

This message is for the designated recipient only and may contain confidential, privileged or proprietary information. If you have received it in error, please notify the sender immediately and delete the original and any copy or printout. Unintended recipients are prohibited from making any other use of this e-mail. Although we have taken reasonable precautions to ensure no viruses are present in this e-mail, we accept no liability for any loss or damage arising from the use of this e-mail or attachments, or for any delay or errors or omissions in the contents which result from e-mail transmission.

**APPENDIX C**

**CLIENT SUPPLIED INFORMATION AND ENVIRONMENTAL QUESTIONNAIRES**



## REQUEST FOR ENVIRONMENTAL SERVICES FORM

### PROJECT INFORMATION

<input 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"/> Third Party Oversight/Review** <input type="checkbox"/> Review of ESA for Development Services Dept. <input checked="" type="checkbox"/> Phase I ESA UPDATE	<input type="checkbox"/> Comprehensive Asbestos Survey <input type="checkbox"/> Comprehensive Lead-Based Paint Survey <input type="checkbox"/> Asbestos Abatement <input type="checkbox"/> Asbestos Abatement Oversight <input type="checkbox"/> Lead-Based Paint Abatement <input type="checkbox"/> Lead-Based Paint Oversight <input type="checkbox"/> Demolition <input type="checkbox"/> Other:
--	--

<b>Date of the Request</b>	January 22, 2010
<b>Request Schedule</b>	<input checked="" type="checkbox"/> Standard (draft report due 4 weeks from issuance of the NTP) <input type="checkbox"/> Rush 2 Weeks <input type="checkbox"/> Rush 3 Weeks Mary Vivion-Withrow Approval:
<b>Requesting Individual/Phone</b>	Manny Diaz 602-262-7219
<b>Requesting Department</b>	Neighborhood Services
<b>Requesting Department Contact/Phone</b>	Jesse Garcia 602-261-8697
<b>COP Project Number (WBS or Cost Center)</b>	ND30040036
<b>Federal Funding</b>	<input type="checkbox"/> None <input type="checkbox"/> FAA <input type="checkbox"/> FTA <input type="checkbox"/> HUD <input type="checkbox"/> EPA <input type="checkbox"/> FHWA <input type="checkbox"/> Other: _____

### SITE INFORMATION

<b>County Tax Assessor's Parcel Number</b>	160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, & 160-49-112C
<b>Address</b>	415, 419, 425, 429, & 501 E. Puget Avenue
<b>Property Owner or Representative and Contact Information</b>	Kay – Kay Realty Corporation C/o Michael Kotin 480-941-6141
<b>Property Type</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Vacant Land <input type="checkbox"/> Commercial <input type="checkbox"/> City Owned Property <input type="checkbox"/> Industrial <input type="checkbox"/> Other: <input type="checkbox"/> Historic Property
<b>Map Attached</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Chain of Title Report Attached</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Legal Description Attached</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Site Access Verified/Right of Entry Attached</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Representative has verbally given permission for site access.

\*If you are requesting a Phase I ESA, please see the questions related to the property on page 2 (attached).

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

**PHASE I ESA/AAI REQUIREMENTS**

With the All Appropriate Inquiry (AAI, 40 CFR 312) requirements and new guidance on conducting Phase I Environmental Site Assessments, the City of Phoenix, as the "user" of the assessment is responsible to acknowledge any information we may have related to the following issues, in order to qualify for landowner liability protections (LLPs). This information should be provided to the environmental professional for incorporation into the Phase I ESA 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 EAS' 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?

Please discuss: Property will be appraised and purchased for no less than appraised value.

**(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?
- (b) Do you know of specific chemicals that are present or once were present at the property?
- (c) Do you know of spills or other chemical releases 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?

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:

Emily Lam, UFS/Real Estate  
Printed Name and Department

  
Signature

01/22/10  
Date



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-005	415 East Puget Avenue (A)	

LEGAL DESCRIPTION:

PARCEL NO. 1: Lot 5, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

PARCEL NO. 2: The North 35 feet of the East 25 feet of Lot 6, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Record Quitclaim Deed from Richard J. Turner and Jessica W. Turner, husband and wife for the purpose of conveying any and all interest in subject property possibly retained by reason of the excepting out of portions of Lots 1 through 5 of COLLEY PLACE at vesting document above.
3. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
4. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007 in Document No. 2007-659753, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
5. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

SUBJECT TO:

1. 2009 taxes, second installment, due March 1, 2010.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Right of way for roadway purposes over the north 5 feet of Lots 1, 2, 3 and 4 and a portion of Lot 5 of COLLEY PLACE by Quitclaim Deed recorded December 123, 1960 in Docket 3517, page 471.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

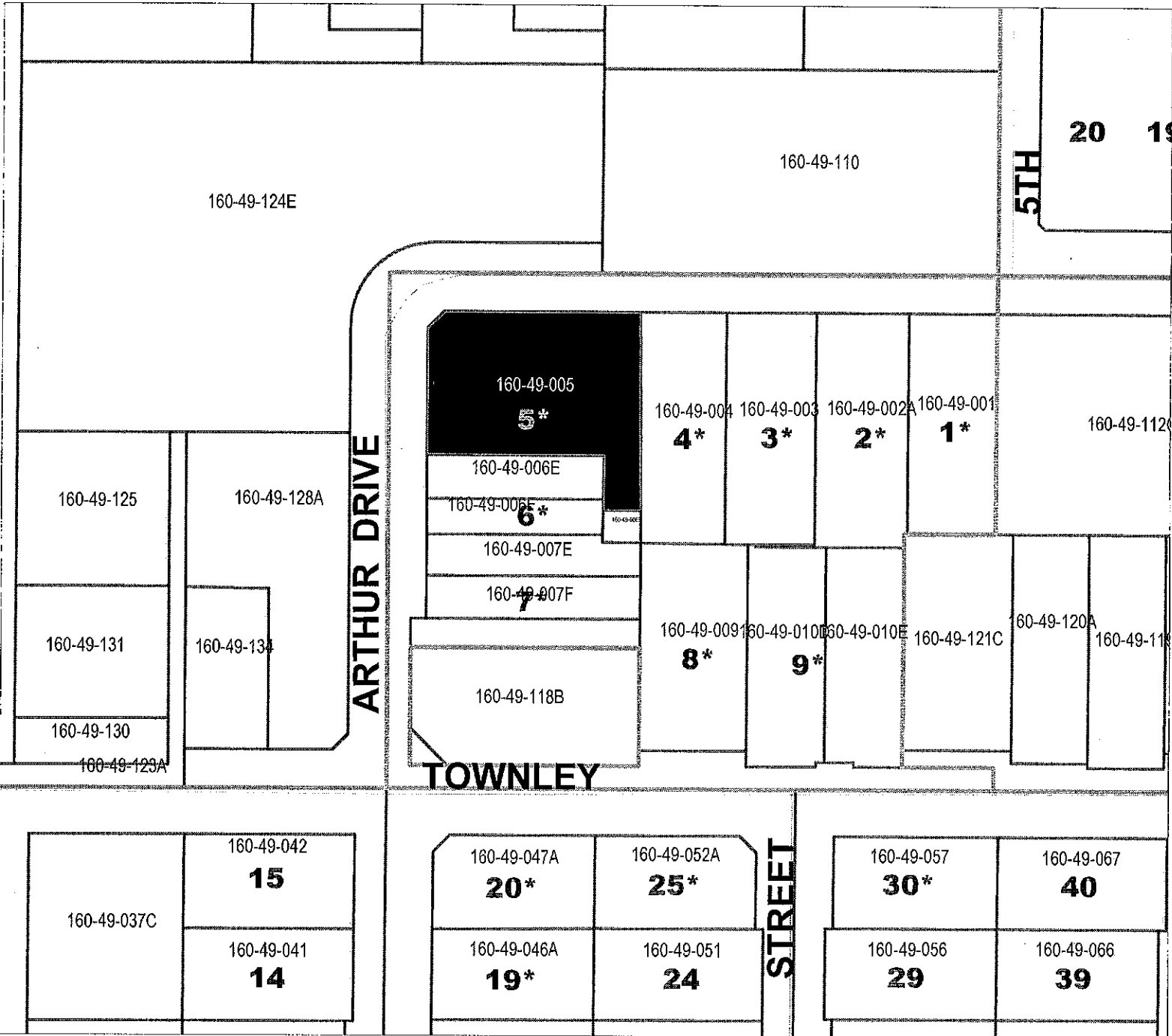
6. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Jessica Turner and Richard Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
6. American Express Centurion Bank: c/o Zwicker & Associates, P.O. Box 10069, Scottsdale, AZ 85271.



# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO. 26-28	COUNTY ASSESSOR'S NO. 160-49-004	PROJECT: Barracks Properties 415 East Puget Avenue (B)	PARCEL NO.
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LEGAL DESCRIPTION:

Lot 4, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13;

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Record Quitclaim Deed from Richard J. Turner and Jessica W. Turner, husband and wife for the purpose of conveying any and all interest in subject property possibly retained by reason of the excepting out of portions of Lots 1 through 5 of COLLEY PLACE at vesting document above.
3. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
4. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007 in Document No. 2007-659753, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
5. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

SUBJECT TO:

1. 2009 taxes, second installment, due March 1, 2010.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Right of way for roadway purposes over the north 5 feet of Lots 1, 2, 3 and 4 and a portion of Lot 5 of COLLEY PLACE by Quitclaim Deed recorded December 123, 1960 in Docket 3517, page 471.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

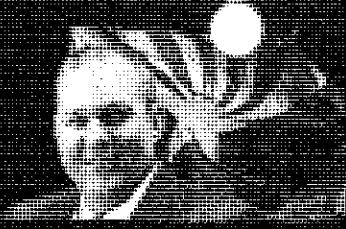
EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

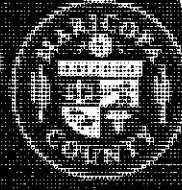
6. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Jessica Turner and Richard Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
6. American Express Centurion Bank: c/o Zwicker & Associates, P.O. Box 10069, Scottsdale, AZ 85271.



Keith E. Russell  
M.A.I.



Maricopa  
County  
Assessor

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\*(A parcel number is needed to use these Features)

[New Search](#) [Printer Friendly Version](#)

### Property Information

[View GIS Maps](#)

Parcel #: 160-49-004

Subdivision Name: COLLEY PLACE

MCR #: 04513

Lot #: 4

Property Address: 415 E PUGET AVE

PHOENIX 85020

Property Description: COLLEY PLACE LOT 4 EX N 5'

Section Township Range: 32 3N 3E

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$354,500	\$396,100	\$428,700
Limited Property Value (LPV):	\$297,584	\$270,531	\$228,675
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$35,450	\$39,610	\$42,870
Assessed LPV:	\$29,758	\$27,053	\$22,868
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

[New Search](#)

Helpful Information:

[records](#) [glossary](#) [forms](#)

#### Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003

602-506-3406





CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO. 26-28	COUNTY ASSESSOR'S NO. 160-49-006B	PROJECT: Barracks Properties 415 East Puget Avenue (C)	PARCEL NO.
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LEGAL DESCRIPTION:

The South 21.45 feet of the North 56.45 feet of the East 25 feet of Lot 6, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
3. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007 in Document No. 2007-659753, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
4. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2010 taxes, a lien, not yet due and payable.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

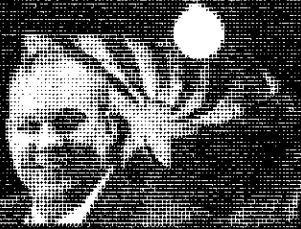
EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

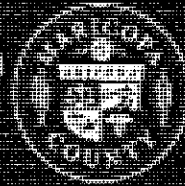
5. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Jessica Turner and Richard Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
6. American Express Centurion Bank: c/o Zwicker & Associates, P.O. Box 10069, Scottsdale, AZ 85271.



Keith E. Russell  
M.A.I.



Maricopa  
County  
Assessor

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\*(A parcel number is needed to use these Features)

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### Property Information

[View GIS Maps](#)

Parcel #: 160-49-006-B

MCR #: 04513

Property Address: 415 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 6 S 21.45' OF N 56.45' OF E25'

Section Township Range: 32 3N 3E

Subdivision Name: COLLEY PLACE

Lot #: 6

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$2,200	\$2,400	\$2,600
Limited Property Value (LPV):	\$2,056	\$1,869	\$1,692
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$220	\$240	\$260
Assessed LPV:	\$206	\$187	\$169
Property Use Code:	1074	1074	1074
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

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Helpful Information:

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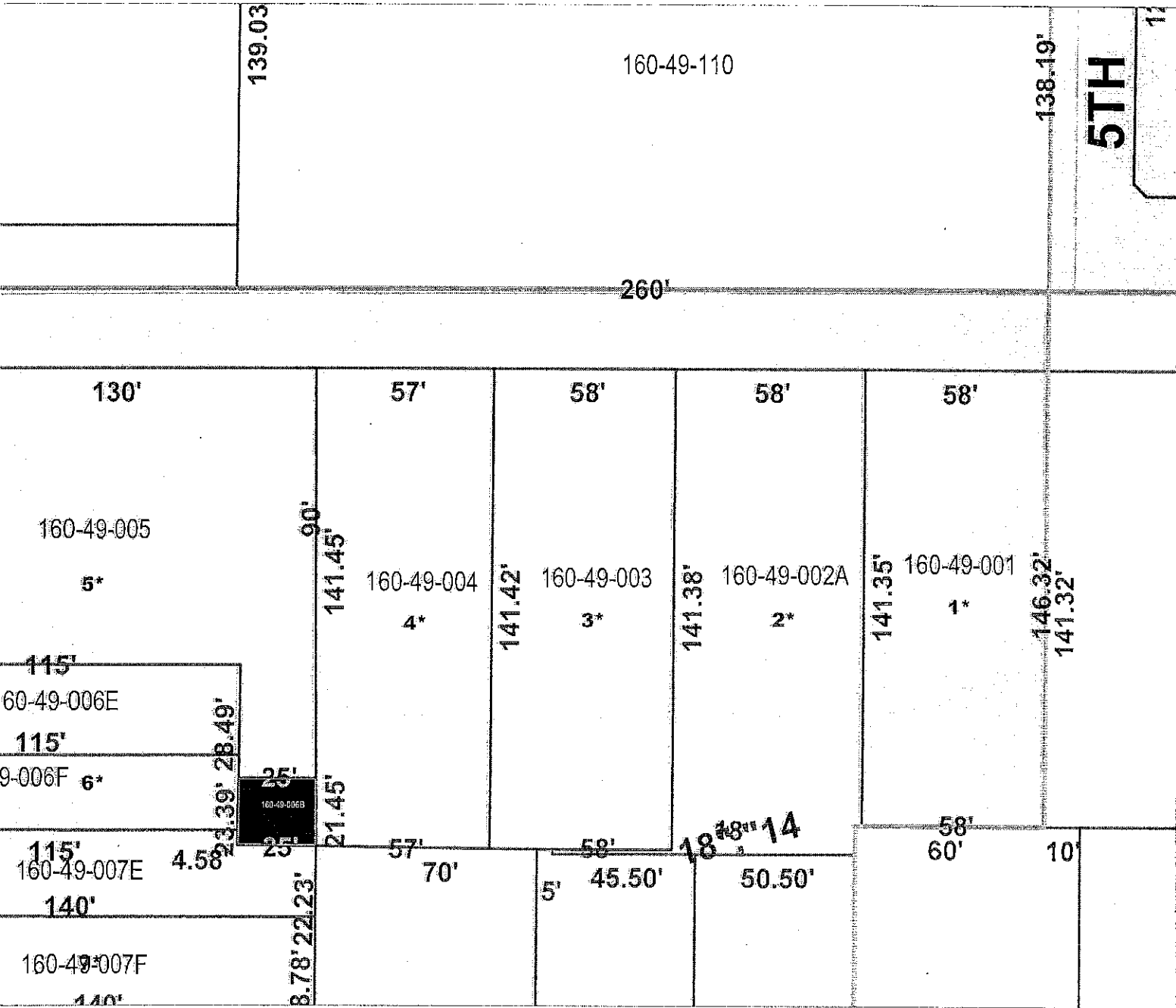
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602-506-3406

# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO. 26-28	COUNTY ASSESSOR'S NO. 160-49-003	PROJECT: Barracks Properties 419 East Puget Avenue	PARCEL NO.
-------------------	-------------------------------------	---	------------

LEGAL DESCRIPTION:

Lot 3, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13;

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Record Quitclaim Deed from Richard J. Turner and Jessica W. Turner, husband and wife for the purpose of conveying any and all interest in subject property possibly retained by reason of the excepting out of portions of Lots 1 through 5 of COLLEY PLACE at vesting document above.
3. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
4. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007 in Document No. 2007-659753, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
5. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

SUBJECT TO:

1. 2009 taxes, second installment, due March 1, 2010.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Right of way for roadway purposes over the north 5 feet of Lots 1, 2, 3 and 4 and a portion of Lot 5 of COLLEY PLACE by Quitclaim Deed recorded December 123, 1960 in Docket 3517, page 471.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

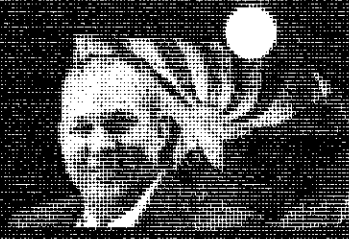
EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

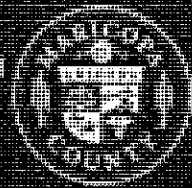
6. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Jessica Turner and Richard Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
6. American Express Centurion Bank: c/o Zwicker & Associates, P.O. Box 10069, Scottsdale, AZ 85271.



Keith E. Russell  
M.A.I.



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(A parcel number is needed to use these features)

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**Property Information**

[View GIS Maps](#)

Parcel #: 160-49-003  
MCR #: 04513

Subdivision Name: COLLEY PLACE  
Lot #: 3

Property Address: 419 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 3 EX N 5'

Section Township Range: 32 3N 3E

Associated Parcel:

**Owner Information**

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W  
In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183  
Deed Date: 9/16/2004

Sales Price: n/a  
Sales Month/Year: n/a

**Valuation Information**

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$55,000	\$61,500	\$66,600
Limited Property Value (LPV):	\$55,000	\$61,500	\$66,600
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$5,500	\$6,150	\$6,660
Assessed LPV:	\$5,500	\$6,150	\$6,660
Property Use Code:	1040	1074	1074
Tax Area Code:	061300	061300	061300

**Additional Component Information (for this parcel)**

[Valuation](#) [Characteristics](#)

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Helpful Information:

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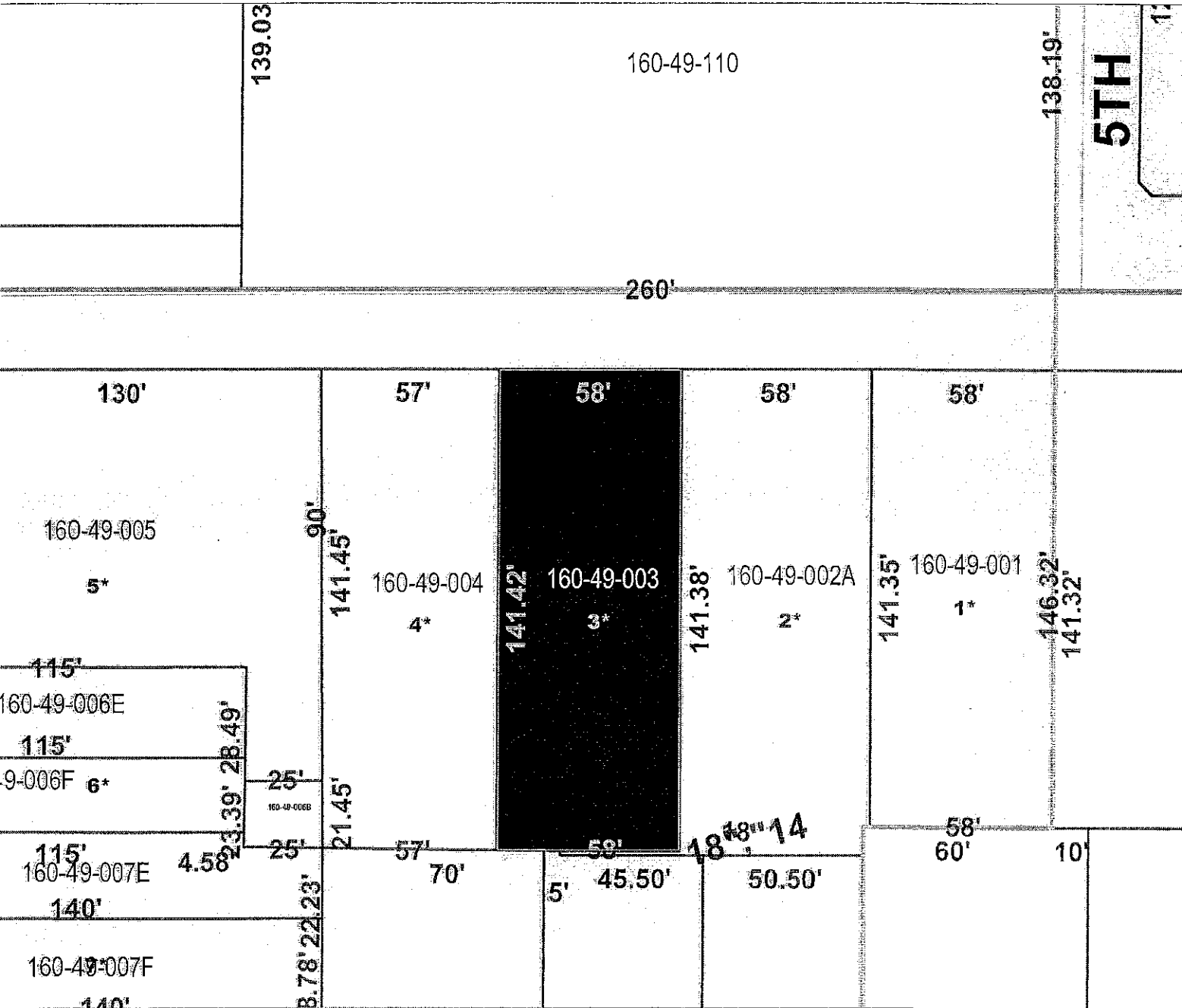
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602-506-3406

# County Parcels





CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-002A	425 East Puget Avenue	

LEGAL DESCRIPTION:

Lot 2, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13 and;

The North 1.5 feet of Lot 9, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Record Quitclaim Deed from Richard J. Turner and Jessica W. Turner, husband and wife for the purpose of conveying any and all interest in subject property possibly retained by reason of the excepting out of portions of Lots 1 through 5 of COLLEY PLACE at vesting document above.
3. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
4. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007 in Document No. 2007-659753, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
5. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

SUBJECT TO:

1. 2009 taxes, second installment, due March 1, 2010.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Right of way for roadway purposes over the north 5 feet of Lots 1, 2, 3 and 4 and a portion of Lot 5 of COLLEY PLACE by Quitclaim Deed recorded December 123, 1960 in Docket 3517, page 471.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

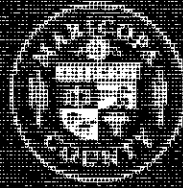
6. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Jessica Turner and Richard Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
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### Property Information

Parcel #: 160-49-002-A

MCR #: 04513

Property Address: 425 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 2 EX N 5' & N 18" LOT 9

Section Township Range: 32 3N 3E

Subdivision Name: COLLEY PLACE

Lot #: 2

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$35,800	\$40,000	\$43,300
Limited Property Value (LPV):	\$35,800	\$40,000	\$43,300
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$3,580	\$4,000	\$4,330
Assessed LPV:	\$3,580	\$4,000	\$4,330
Property Use Code:	1074	1074	1074
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

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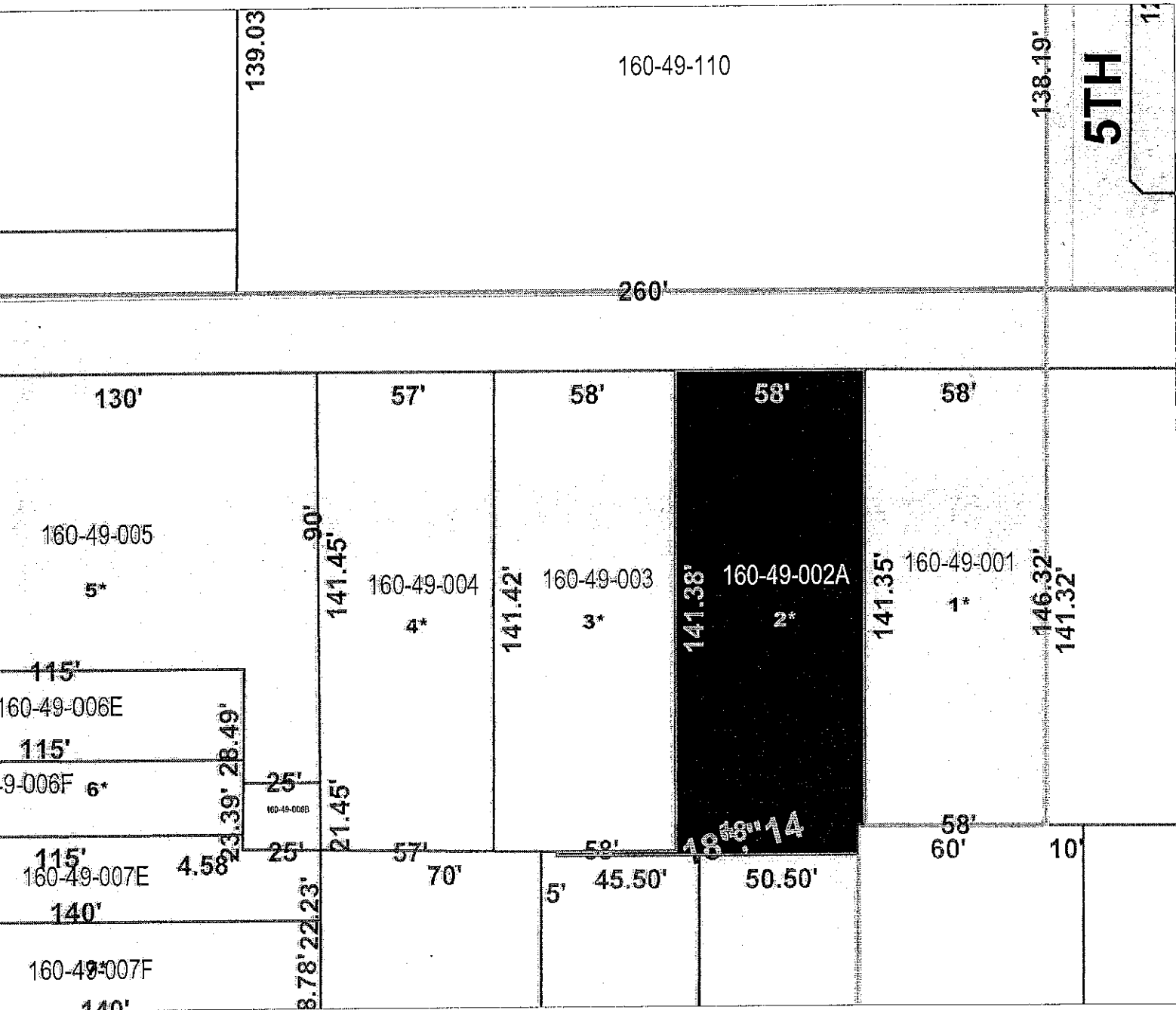
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# County Parcels



CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-001	429 East Puget Avenue	

LEGAL DESCRIPTION:

Lot 1, COLLEY PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 45 of Maps, page 13.

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Record Quitclaim Deed from Richard J. Turner and Jessica W. Turner, husband and wife for the purpose of conveying any and all interest in subject property possibly retained by reason of the excepting out of portions of Lots 1 through 5 of COLLEY PLACE at vesting document above.
3. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
4. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007 in Document No. 2007-659753, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
5. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

SUBJECT TO:

1. 2009 taxes, second installment, due March 1, 2010.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. All matters as disclosed on plat for COLLEY PLACE recorded in Book 45 of Maps, page 13.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Right of way for roadway purposes over the north 5 feet of Lots 1, 2, 3 and 4 and a portion of Lot 5 of COLLEY PLACE by Quitclaim Deed recorded December 123, 1960 in Docket 3517, page 471.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

6. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Jessica Turner and Richard Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
6. American Express Centurion Bank: c/o Zwicker & Associates, P.O. Box 10069, Scottsdale, AZ 85271.



Keith E. Russell  
M.A.I.



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No Parcel Number? Use Advanced Search Options.

\*(A parcel number is needed to use these features)

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**Property Information**

Parcel #: 160-49-001

MCR #: 04513

Property Address: 429 E PUGET AVE  
PHOENIX 85020

Property Description: COLLEY PLACE LOT 1 EX N 5'

Section Township Range: 32 3N 3E

Subdivision Name: COLLEY PLACE

Lot #: 1

Associated Parcel:

**Owner Information**

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

**Valuation Information**

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$205,000	\$229,000	\$247,900
Limited Property Value (LPV):	\$205,000	\$204,298	\$185,725
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$20,500	\$22,900	\$24,790
Assessed LPV:	\$20,500	\$20,430	\$18,573
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

**Additional Component Information (for this parcel)**

[Valuation](#)   [Characteristics](#)

[New Search](#)

Helpful Information:

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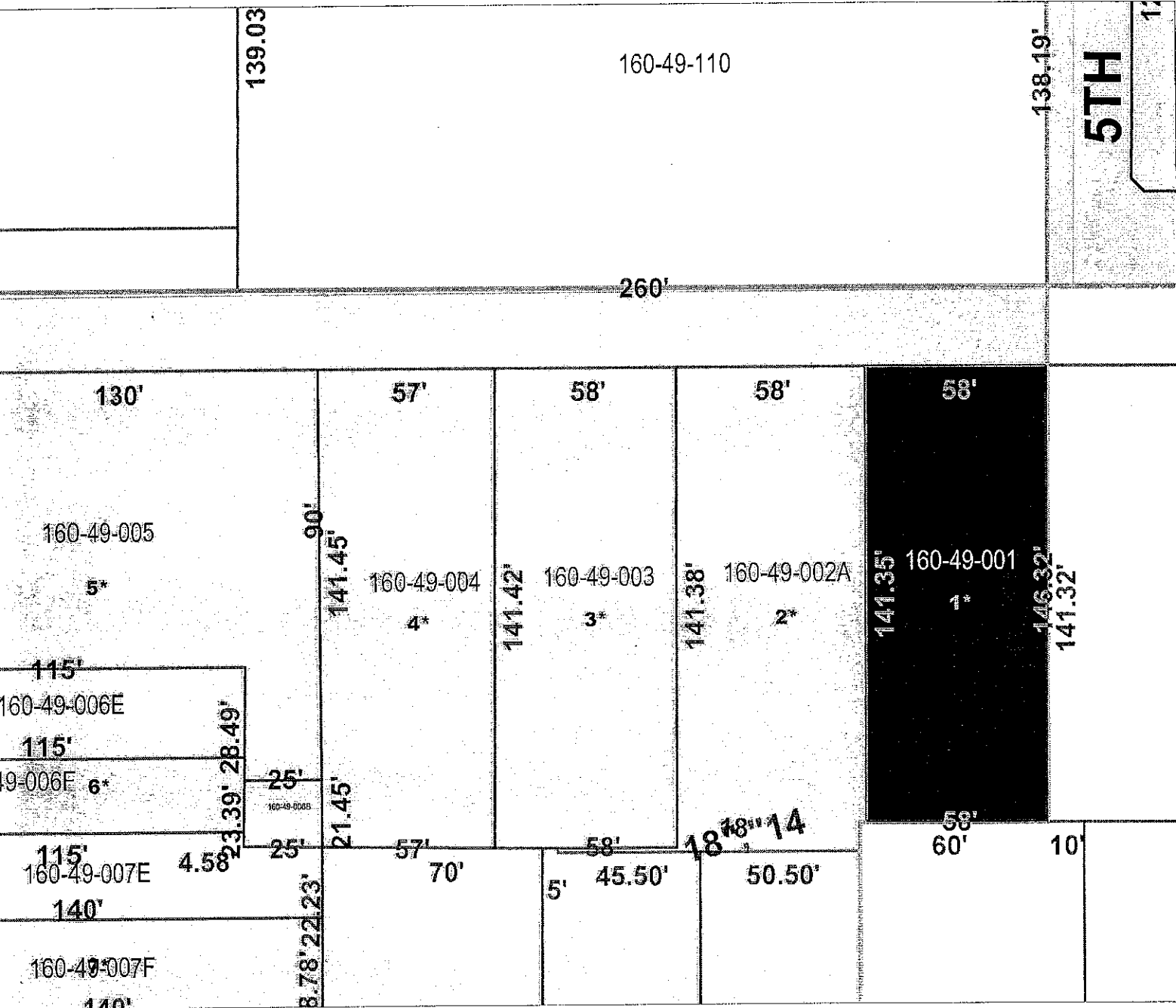
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602-506-3406

# County Parcels





CITY OF PHOENIX, ARIZONA  
REAL ESTATE DIVISION  
TITLE REPORT

REPORT FOR:  
PURCHASE

COSTCENTER: ND30040036-T

Q.S. NO.	COUNTY ASSESSOR'S NO.	PROJECT: Barracks Properties	PARCEL NO.
26-28	160-49-112C	501 East Puget Avenue	

FOR LEGAL DESCRIPTION, SEE ATTACHED COPY OF:

Document No. 2009-0801436 (Parcel No. 1 and Parcel No. 2)

REQUIREMENTS FOR VESTING TITLE IN THE CITY OF PHOENIX:

1. Record Warranty Deed from Manor 401, LLC, an Arizona limited liability company, **owner**, by Quit Claim Deed recorded August 28, 2009 in Document No. 2009-0801436.
2. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Manor 401, LLC, a limited liability company.
3. Record Release and Reconveyance from Michael Reynolds, as Successor Trustee by Notice of Substitution of Trustee recorded October 31, 2008 in Document No. 2008-0940600 and/or Red Mortgage Capital, Inc. as Assignee of Beneficial Interest by Assignment recorded June 21, 2007 in Document No. 2007-0713489, in Deed of Trust executed June 6, 2007 by Manor 401, L.L.C., an Arizona limited liability company, as Trustor, recorded June 7, 2007, and thereafter Assignment of Rents recorded June 7, 2007 in Document No. 2007-0659754, and thereafter Statement of Breach or Non-Performance, Notice of Default and Election to Sell Under Deed of Trust recorded October 31, 2008 in Document No. 2008-0940599. Amount: \$2,000,000.00.
4. Record Release of Lis Pendens concerning Civil Action CV2009-009270, as recorded March 20, 2009 in Document No. 2009-0251346.

CONTINUED ON PAGE TWO:

Appropriate instruments from any parties holding unrecorded interests in the property as may be discovered by the negotiator and reported to Title Section.

SUBJECT TO:

1. 2009 taxes, second installment, due March 1, 2010.
2. Reservations in U.S. Patent recorded July 1, 1913 in Book 103 of Deeds, page 561.
3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following District: West Maricopa Education Center (Special District 30002).
4. Easement for underground telecommunication facilities recorded November 9, 1964 in Docket 5294, page 478.
5. Cable Television Service Agreement and Easement recorded March 31, 1983 in Document No. 83-115730, as affected by Notice of Telecommunication Service and Non-Exclusive Access Agreement recorded January 9, 1998 in Document No. 98-0015778.
6. Memorandum of Lease recorded August 1, 2003 in Document No. 2003-1031836.

ADDRESSES:

1. Manor 401, L.L.C.: c/o Richard L. Klauer, Statutory Agent, 301 East Bethany Home Road, Suite C-250, Phoenix, AZ 85012.
2. Red Mortgage Capital, Inc.: Two Miranova Place, 12<sup>th</sup> Floor, Columbus, OH 43215.
3. Michael Reynolds: c/o Collins, May, Potenza, Baran & Gillespie, P.C., Chase Tower, Suite 2210, 201 North Central Avenue, Phoenix, AZ 85004.

CONTINUED ON PAGE TWO:

REMARKS:

1. Taxes searched through November 13, 2009.

EFFECTIVE DATE: **November 19, 2009**  
PREPARED BY: Steven Hansen

REQUIREMENTS, continued:

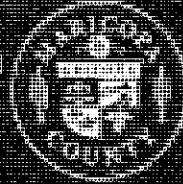
5. Record Release from Red Mortgage Capital, Inc, as Creditor in that Default Judgment concerning Civil Action No. CV2008-027302, against Richard J. Turner, Jessica W. Turner, etal, as Debtors, in the original amount of \$1,064,421.32 plus interest, recorded March 11, 2009 in Document No. 2009-0215650.
6. Record Release from SFG Income Fund VI, L.L.C., a Washington limited liability company, as Creditor in Judgment concerning Civil Action No. CV2008-054263, against Richard J. Turner, Jessica Turner, etal, as Debtors, in the original amount of \$2,062,028.60 plus interest, recorded April 14, 2009 in Document No. 2009-0330902.
7. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-007557, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$22,537.86, recorded July 30, 2009 in Document No. 2009-0705973.
8. Record Release from American Express Centurion Bank, as Creditor in that Default Judgment concerning Civil Action No. CV2009-005145, against Richard Turner and Jessica Turner, as Debtors, in the amount of \$23,475.34, recorded August 7, 2009 in Document No. 2009-0734057.

ADDRESSES, continued:

4. Red Mortgage Capital, Inc.: c/o Gust Rosenfeld P.L.C., 201 East Washington Street, Suite 800, Phoenix, AZ 85004.
5. SFG Income Fund VI, L.L.C.: c/o Berens, Kozub & Kloberdanz, PLC, 7047 East Greenway Parkway, Suite 140, Scottsdale, AZ 85254.
6. American Express Centurion Bank: c/o Zwicker & Associates, P.O. Box 10069, Scottsdale, AZ 85271.



Keith E. Russell  
M.A.I.



Maricopa  
County  
Assessor

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[Residential Similar Property Search](#)

No Parcel Number? Use [Advanced Search Options](#)

\*(A parcel number is needed to use these Features)

[New Search](#)

[Printer Friendly Version](#)

[View GIS Maps](#)

### Property Information

Parcel #: 160-49-112-C

MCR #:

Property Address: 501 E PUGET AVE  
PHOENIX 85020

Property Description: BEG NW COR SW4 NE4 NE4 SEC 32 TH E 150F TH S 165F TH W 150F TH N 165F TO POB EX N 25F RD

Section Township Range: 32 3N 3E

Subdivision Name:

Lot #:

Associated Parcel:

### Owner Information

[View Tax Information](#)

Owner: TURNER RICHARD J/JESSICA W

In Care Of:

Mailing Address: 8139 W MCLELLAN RD  
GLENDALE AZ 85303 USA

Deed #: 041080183

Deed Date: 9/16/2004

Sales Price: n/a

Sales Month/Year: n/a

### Valuation Information

Tax Year:	2010	2009	2008
Full Cash Value (FCV):	\$321,900	\$359,700	\$389,300
Limited Property Value (LPV):	\$321,900	\$359,161	\$326,510
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$32,190	\$35,970	\$38,930
Assessed LPV:	\$32,190	\$35,916	\$32,651
Property Use Code:	0356	0356	0356
Tax Area Code:	061300	061300	061300

### Additional Component Information (for this parcel)

[Valuation](#) [Characteristics](#)

[New Search](#)

Helpful Information:

[recorder](#) [glossary](#) [forms](#)

#### Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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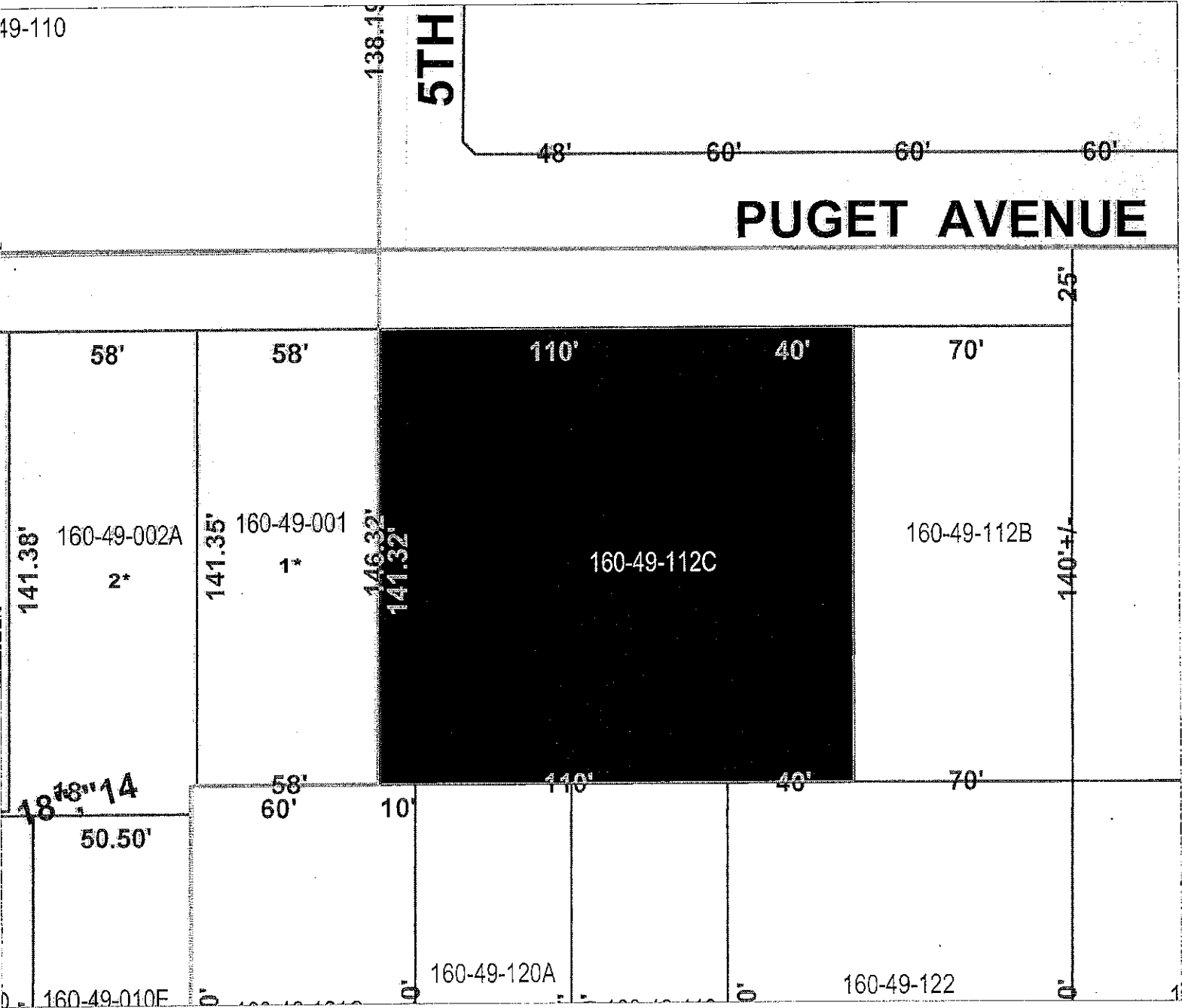
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Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003

602-506-3406

# County Parcels

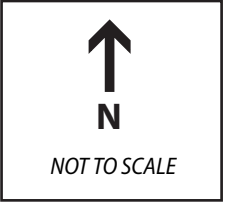


**APPENDIX D**

**HISTORICAL AERIAL PHOTOGRAPHS**



Property



NOT TO SCALE

Source: Maricopa County Flood Control District, date February 17, 1949

Projects/2007/07-182.0022 City of Phoenix/Graphics/1949 Aerial.ai

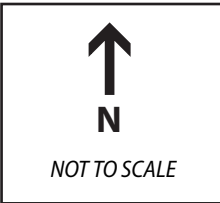


**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1949**  
Historical Aerial Photograph



Property



Source: Maricopa County Flood Control District, date February 20, 1959

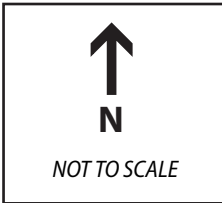


**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1959**  
Historical Aerial Photograph



Property



Source: Maricopa County Flood Control District, date January 2, 1969 to March 8, 1969



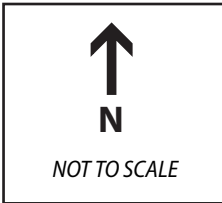
**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1969**  
Historical Aerial Photograph





Property



Source: Maricopa County Flood Control District, date December 15, 1979

Projects/2007/07-182.0022 City of Phoenix/Graphics/1979 Aerial.ai

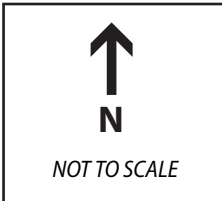


**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1979**  
Historical Aerial Photograph



Property



Source: Maricopa County Flood Control District, date December 3, 1996

Projects/2007/07-182.0022 City of Phoenix/Graphics/1996 Aerial.ai

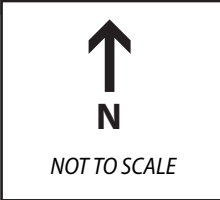


**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1996**  
Historical Aerial Photograph



Property



Source: Maricopa County Assessor, date December 13, 1998

Projects/2007/07-182.0022 City of Phoenix/Graphics/1998 Aerial.ai

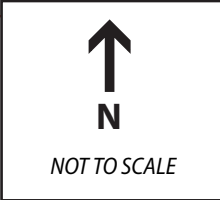


**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**1998**  
Historical Aerial Photograph



Property



Source: Maricopa County Assessor, date December 5, 2002

Projects/2007/07-182.0022 City of Phoenix/Graphics/2002 Aerial.ai

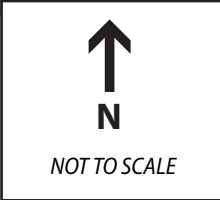


**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**2002**  
Historical Aerial Photograph



Property



NOT TO SCALE

Source: Maricopa County Assessor, date November 30, 2004



**2nd Phase I Environmental Site Assessment**  
415, 419, 425, 429, and 501 East Puget Avenue  
APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003,  
160-49-002A, 160-49-001, and 160-49-112C  
Phoenix, Arizona

**2004**  
Historical Aerial Photograph

**APPENDIX E**

**ALLANDS HISTORICAL TITLE REPORT**



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

Historical Title and Environmental Research

## HISTORICAL TITLE REPORT

YOUR FILE NO: 07182.0022

ALLANDS FILE NO: 2010-02-057T

Date of Report: February 17, 2010

Title Plant Date\*\*\*: February 9, 2010

\*\*\*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 Innovative Technical Solutions, Inc.

1. Title to the estate or interest covered by this report is vested in: MANOR 401, L L C, AN ARIZONA LIMITED LIABILITY COMPANY
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Maricopa County, Arizona, described as follows:

Assessor's No.: 160-49-001, 002A, 003, 004, 005, 006B & 112C

SEE LEGAL DESCRIPTION ATTACHED

## SCHEDULE B

1. Lease by and between Allen F. Johnson, Lessor, and AAA Vending Company, Lessee, dated 11-28-83, recorded 12-13-83 in Document No. 83-498177.
2. No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's 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 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. 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. Warranty Deed from Margaret L. Barnes, a married woman and M. C. Barnes, a married man to William B. Simpson and Ella Simpson, his wife, dated 10-24-23, recorded 10-27-1923 in Book 178 of Deeds, page 497. (all)
2. Warranty Deed from William B. Simpson and Ella Simpson, his wife to W. A. Colley and Marguerite H. Colley, his wife, dated 6-30-44, recorded 7-27-44 in Book 413 of Deeds, page 108. (all)
3. Agreement for Sale by and between W. A. Colley and Marguerite H. Colley, his wife, seller, and Rudger G. Smith and LaPriel R. Smith, his wife, buyer, recorded 9-4-52 in Docket 985, page 169; thereafter perfected by Joint Tenancy Deed recorded 11-4-55 in Docket 1752, page 452. (lots 3 and 4)
4. Agreement for Sale by and between W. A. Colley and Marguerite H. Colley, his wife, seller, and Rudger G. Smith and LaPriel R. Smith, his wife, buyer, recorded 10-22-52 in Docket 1011, page 56; thereafter perfected by Deed recorded 3-16-53 in Docket 1095, page 435. (lots 1 and 2)
5. Quit-claim Deed from W. A. Colley and Marguerite H. Colley, his wife to Lucy M. Taylor, a widow, dated 10-7-52, recorded 10-29-52 in Docket 1015, page 525. (112C)
6. Agreement for Sale by and between W. A. Colley and Marguerite H. Colley, his wife, seller, and Rudger G. Smith and LaPriel R. Smith, his wife, buyer, dated 4-15-53, recorded 5-11-53 in Docket 1132, page 95; thereafter perfected by Joint Tenancy Deed recorded 11-4-55 in Docket 1752, page 453. (lot 5)
7. Warranty Deed from William A. Colley and Marguerite H. Colley, his wife to Rudger G. Smith and LaPriel R. Smith, his wife, recorded 4-16-56 in Docket 1878, page 379. (lot 6)

## CHAIN OF TITLE CONTINUES

## CHAIN OF TITLE CONTINUED

8. Joint Tenancy Deed from Rudger G. Smith and LaPriel R. Smith, his wife to James A. Henry and Margaret H. Henry, his wife, recorded 1-8-57 in Docket 2071, page 318. (lots 1 to 5)
9. Quit-claim Deed from William A. Colley and Marguerite H. Colley, his wife to James A. Henry and Margaret H. Henry, his wife, recorded 1-8-57 in Docket 2071, page 319. (lot 9)
10. Quit-claim Deed from Rudger G. Smith and LaPriel R. Smith, his wife to James A. Henry and Margaret H. Henry, his wife, recorded 2-4-57 in Docket 2094, page 378 and recorded 2-18-57 in Docket 2105, page 530. (lot 6)
11. Agreement for Sale by and between James A. Henry and Margaret H. Henry, his wife, seller, and Nelson A. Fleck, husband of Maude Fleck, as his sole and separate property, buyer, dated 2-25-60, recorded 3-4-60 in Docket 3184, page 202; thereafter perfected by Warranty Deed recorded 2-16-88 in Document No. 88-70497. (lots 1 to 6 and 9)
12. Agreement for Sale by and between Lucy M. Goings, wife of Jack Goings, who acquired title as Lucy M. Taylor, dealing with her sole and separate property, seller, and Nelson A. Fleck, husband of Maude Fleck, as his sole and separate property, buyer, dated 2-21-61, recorded 3-6-61 in Docket 3610, page 425; thereafter perfected by Warranty Deed recorded 12-10-63 in Docket 4838, page 219. (112C)
13. Agreement for Sale by and between Nelson A. Fleck and Sarah Maude Fleck, his wife, seller, and Louis Travalent and Agnes Travalent, his wife and Tony Travalent and Elizabeth Travalent, his wife, buyers, dated 12-12-67, recorded 12-1-67 in Docket 6860, page 172; thereafter perfected by Warranty Deed recorded 8-16-79 in Docket 13835, pages 667 and 669. (all)

## CHAIN OF TITLE CONTINUES

## CHAIN OF TITLE CONTINUED

14. Agreement for Sale by and between Louis Travalent and Agnes Travalent, his wife and Tony Travalent and Elizabeth Travalent, his wife, sellers, and Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest, buyers, dated 9-9-77, recorded 1-3-78 in Docket 12634, page 185; thereafter perfected by Joint Tenancy Deed recorded 2-22-88 in Document No. 88-81553.
15. Agreement for Sale by and between Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest, sellers, and Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, buyers, dated 8-13-79, recorded 8-16-79 in Docket 13835, page 672 and recorded 12-14-79 in Docket 14093, page 599; thereafter terminated by Deed in Lieu of Forfeiture recorded 10-27-87 in Document No. 87-655492.
16. Joint Tenancy Deed from Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust to Stephen McCormick and Kathleen S. McCormick, his wife, dated 10-1-79, recorded 1-11-80 in Docket 14153, page 1406.
17. Warranty Deed from Stephen McCormick and Kathleen S. McCormick, his wife to Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property, as to 84% interest, dated 10-1-79, recorded 1-11-80 in Docket 14153, pages 1408 and 1410.
18. Warranty Deed from Stephen McCormick and Kathleen S. McCormick, his wife to Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, as to 16% interest, dated 10-1-79, recorded 1-11-80 in Docket 14153, page 1412.

## CHAIN OF TITLE CONTINUES

## CHAIN OF TITLE CONTINUED

19. Deed in Lieu of Forfeiture from Allen F. Johnson, husband of Wanda G. Johnson, as his sole and separate property and Allen F. Johnson and Wanda G. Johnson, trustees of the Johnson Family Trust, to Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest, dated 10-15-87, recorded 10-27-87 in Document No. 87-655492.
20. Warranty Deed Vasa K. Curkovich and Jovanka Curkovich, his wife, ½ interest and Milenko Ceklic and Nada Ceklic, his wife, ½ interest to Douglas J. Wood and Kirsten Wood, husband and wife, dated 11-25-87, recorded 1-28-88 in Document No. 88-39767.
21. Warranty Deed from Douglas J. Wood and Kirsten Wood, husband and wife to Royal Palms, a Nevada corporation, dated 6-28-92, recorded 8-14-92 in Document No. 92-448675.
22. Quit-claim Deed from Joseph L. Vettraino and Agatha Vettraino, husband and wife; John Evans and Linda Evans, husband and wife; and James R. Singleton and Jane Singleton, husband and wife, sole owners and stockholders of Royal Palms, a defunct corporation to Royal Palms Apartments, Inc., an Arizona corporation, dated 2-25-97, recorded 3-18-97 in Document No. 97-172232 to 34.
23. Warranty Deed from Royal Palms Apartments, Inc., an Arizona corporation to Victor Kharchilava and Zina Brodovsky, husband and wife, dated 2-12-97, recorded 3-18-97 in Document No. 97-172235.
24. Warranty Deed from Victor Kharchilava and Zina Brodovsky, husband and wife to Richard J. Turner and Jessica W. Turner, husband and wife, dated 7-28-99, recorded 9-16-04 in Document No. 04-1080183.
25. Quit-claim Deed from Richard J. Turner and Jessica W. Turner, husband and wife to Manor 401, L L C, an Arizona limited liability company, dated 8-19-09, recorded 8-28-09 in Document No. 90-801436.

# County Parcels

**PARCELS**

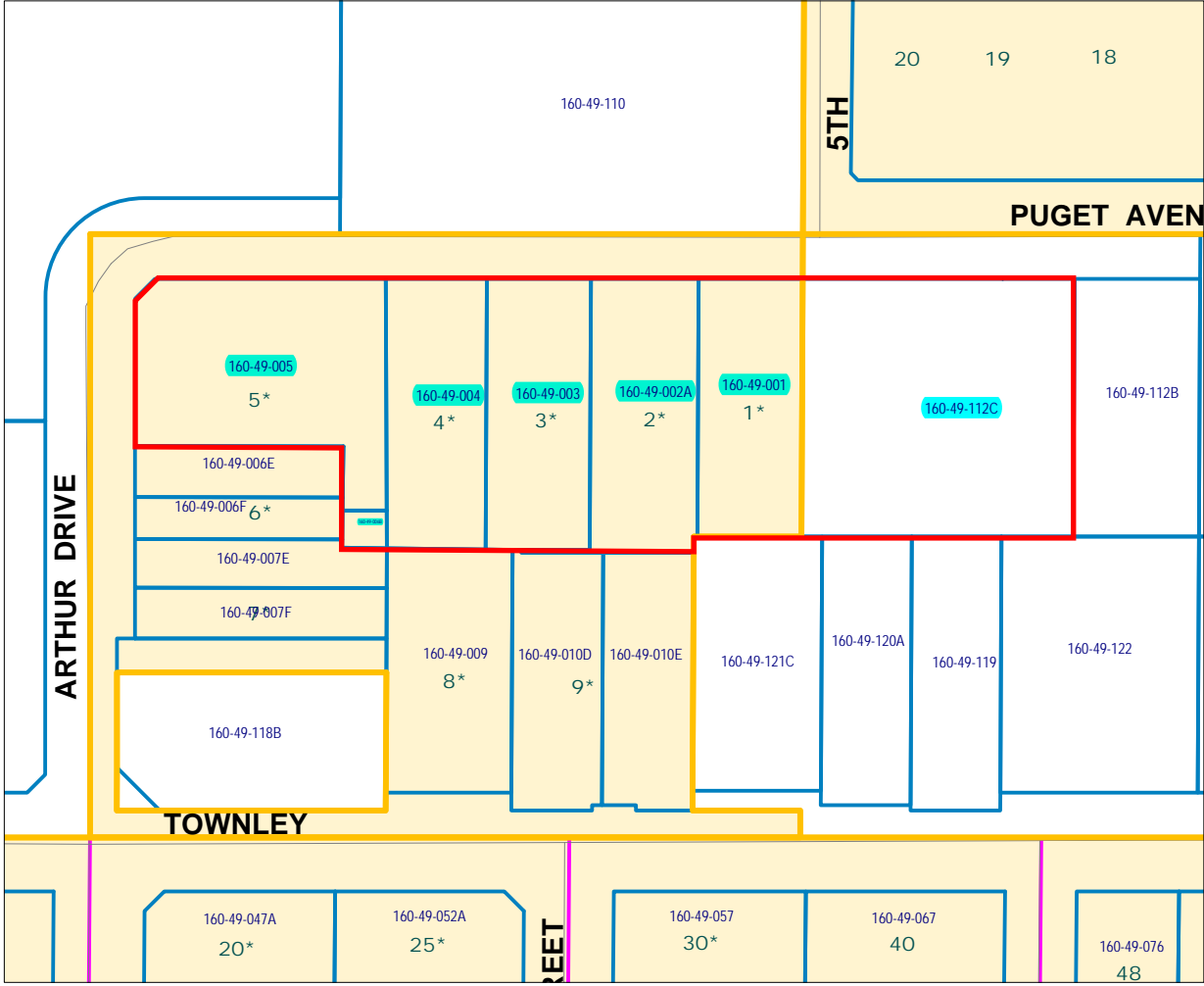
- Abc Parcel Numbers
- Abc Lot Numbers
- Parcels

**SUBDIVISIONS**

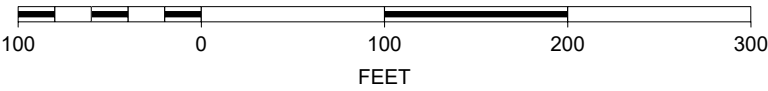
- Sub. Boundaries
- ▭ Sub Poly

**TRANSPORTATION**

- Abc Street Names
- Streets (MCDOT)
- Streets (ASSR)



SCALE 1 : 1,258



---

**Property Information**


---

**Parcel #:** 160-49-001  
**MCR #:** 4513  
**Property Address:** 429 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 1 EX N 5'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 1  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

---

**Owner Information**


---

**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$97,500	\$205,000	\$229,000
<b>Limited Property Value (LPV):</b>	n/a	\$205,000	\$204,298
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$9,750	\$20,500	\$22,900
<b>Assessed LPV:</b>	n/a	\$20,500	\$20,430
<b>Property Use Code:</b>	0356	0356	0356
<b>Tax Area Code:</b>	061300	061300	061300

---

**Characteristics**


---

<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,197	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

**Disclaimer**

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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**Property Information**


---

**Parcel #:** 160-49-002-A  
**MCR #:** 4513  
**Property Address:** 425 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 2 EX N 5' & N 18" LOT 9  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 2  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

---

**Owner Information**


---

**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$17,000	\$35,800	\$40,000
<b>Limited Property Value (LPV):</b>	n/a	\$35,800	\$40,000
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$1,700	\$3,580	\$4,000
<b>Assessed LPV:</b>	n/a	\$3,580	\$4,000
<b>Property Use Code:</b>	1074	1074	1074
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,679	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

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**Property Information**


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**Parcel #:** 160-49-003  
**MCR #:** 4513  
**Property Address:** 419 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 3 EX N 5'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 3  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

---

**Owner Information**


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**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


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<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$26,100	\$55,000	\$61,500
<b>Limited Property Value (LPV):</b>	n/a	\$55,000	\$61,500
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$2,610	\$5,500	\$6,150
<b>Assessed LPV:</b>	n/a	\$5,500	\$6,150
<b>Property Use Code:</b>	1040	1040	1074
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,491	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

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**Property Information**


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**Parcel #:** 160-49-004  
**MCR #:** 4513  
**Property Address:** 415 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 4 EX N 5'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 4  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

---

**Owner Information**


---

**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

---

**Valuation Information**


---

<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$168,600	\$354,500	\$396,100
<b>Limited Property Value (LPV):</b>	\$168,600	\$297,584	\$270,531
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$16,860	\$35,450	\$39,610
<b>Assessed LPV:</b>	\$16,860	\$29,758	\$27,053
<b>Property Use Code:</b>	0356	0356	0356
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	8,062	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

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**Property Information**


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**Parcel #:** 160-49-005  
**MCR #:** 4513  
**Property Address:** 415 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 5 EX N 5' & EX W 10' & EX TRI TR PER DKT 3517/471 ALSO N 35' OF E 25' LOT 6  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 5  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

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**Owner Information**


---

**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

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**Valuation Information**


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<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$171,400	\$360,400	\$402,700
<b>Limited Property Value (LPV):</b>	\$171,400	\$296,207	\$269,279
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$17,140	\$36,040	\$40,270
<b>Assessed LPV:</b>	\$17,140	\$29,621	\$26,928
<b>Property Use Code:</b>	0356	0356	0356
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	9,504	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

---

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**Property Information**


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**Parcel #:** 160-49-006-B  
**MCR #:** 4513  
**Property Address:** 415 E PUGET AVE / PHOENIX 85020  
**Property Description:** COLLEY PLACE LOT 6 S 21.45' OF N 56.45' OF E25'  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:** COLLEY PLACE  
**Lot #:** 6  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

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**Owner Information**


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**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

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**Valuation Information**


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<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$1,000	\$2,200	\$2,400
<b>Limited Property Value (LPV):</b>	n/a	\$2,056	\$1,869
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$100	\$220	\$240
<b>Assessed LPV:</b>	n/a	\$206	\$187
<b>Property Use Code:</b>	1074	1074	1074
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	536	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

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**Property Information**


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**Parcel #:** 160-49-112-C  
**MCR #:**  
**Property Address:** 501 E PUGET AVE / PHOENIX 85020  
**Property Description:** BEG NW COR SW4 NE4 NE4 SEC 32 TH E 150F TH S 165F TH W 150F TH N 165F TO POB EX N 25F RD  
**Section Township Range:** 32 3N 3E  
**Subdivision Name:**  
**Lot #:**  
**School Dist:** WASHINGTON SCHOOL DISTRICT  
**Local Jurisdiction:** PHOENIX

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**Owner Information**


---

**Owner:** MANOR 401 LLC  
**Mailing Address:** 415 E PUGET AVE / PHOENIX, AZ 85020 USA  
**Deed #:** 090801436  
**Deed Date:** 8/28/2009  
**Sales Price:** n/a  
**Sales Month/Year:** n/a

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**Valuation Information**


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<b>Tax Year:</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
<b>Full Cash Value (FCV):</b>	\$153,100	\$321,900	\$359,700
<b>Limited Property Value (LPV):</b>	\$153,100	\$321,900	\$359,161
<b>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</b>			
<b>Legal Class:</b>	4	4	4
<b>Assessment Ratio:</b>	10.0%	10.0%	10.0%
<b>Assessed FCV:</b>	\$15,310	\$32,190	\$35,970
<b>Assessed LPV:</b>	\$15,310	\$32,190	\$35,916
<b>Property Use Code:</b>	0356	0356	0356
<b>Tax Area Code:</b>	061300	061300	061300

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**Characteristics**


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<b>Square Feet of Living Space:</b>		<b>Improvement Quality Grade:</b>	
<b>Lot Square Footage:</b>	21,170	<b>Market Area/Neighborhood:</b>	16/006
<b>Covered Parking:</b>		<b>Unique Location Characteristics:</b>	None
<b>Construction Year:</b>		<b>Pool Square Footage:</b>	
<b>Number of Patios:</b>		<b>Bath Fixtures:</b>	
<b>Patio Type:</b>		<b>Cooling:</b>	
<b>Exterior Walls:</b>		<b>Heating:</b>	No
<b>Roof Type:</b>		<b>Physical Condition:</b>	

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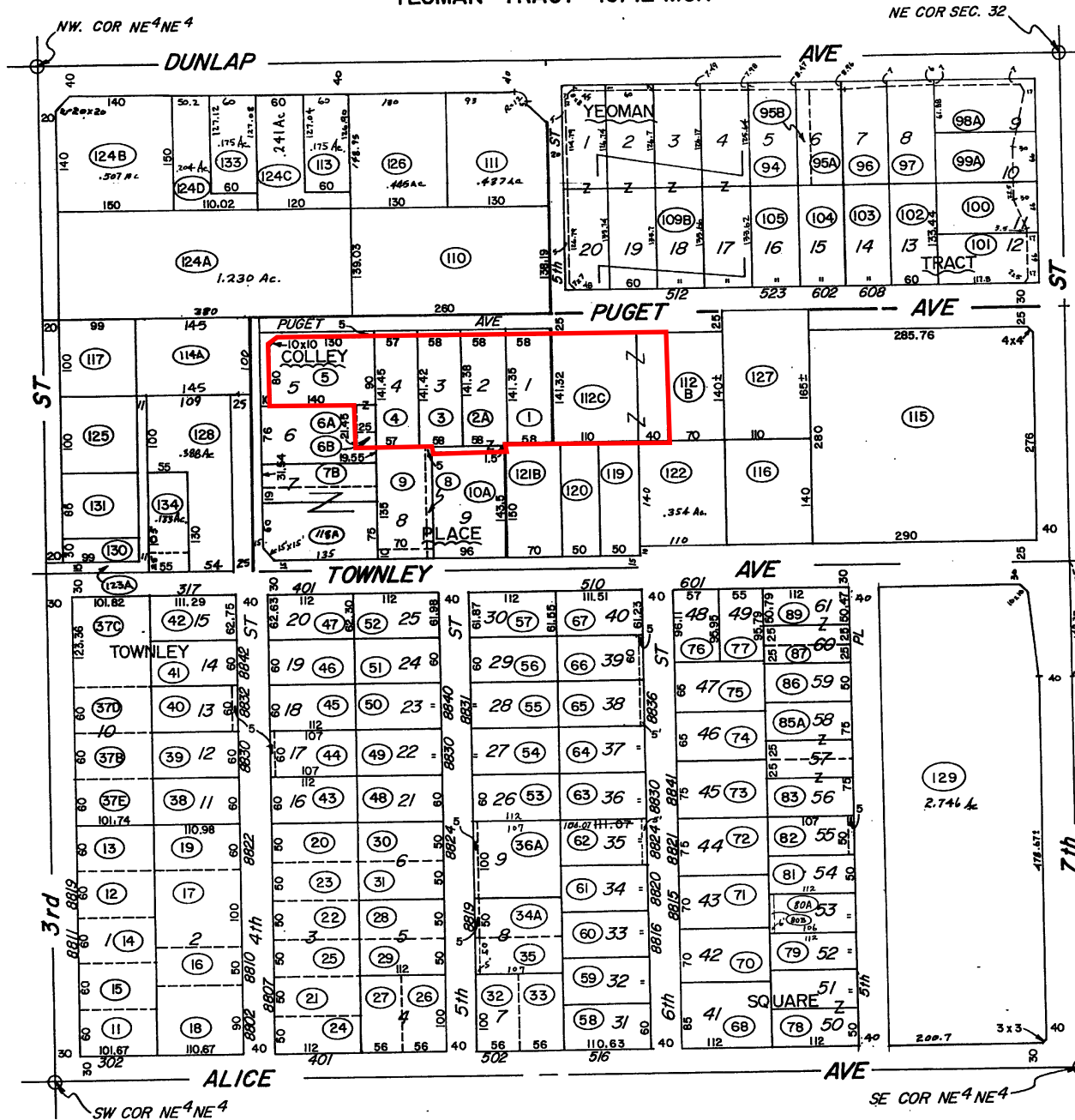
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NE<sup>4</sup> NE<sup>4</sup> SEC. 32, T-3N R-3E  
 COLLEY PLACE 45/13 MCR  
 TOWNLEY SQUARE 30/18 MCR  
 YEOMAN TRACT 19/12 MCR

BOOK 160  
 MAP 49



MARICOPA COUNTY ASSESSORS OFFICE  
 SCALE 1" = 120'  
 RECORDS

Date	Was	RD	SP	AP	CP	CD
3/75	66	RD	SPLIT	10788/90	2071	2071
3/75	40	RD	SPLIT	11273/84	2072	2072
4/76	82	RD	SPLIT	11601/636	2073	2073
4/76	44	RD	SPLIT	11615/912	2074	2074
5/78	REPAVAL	NO CHANGES		1377	2075	2075
5/78	128	RD	SPLIT	12574/240	2077	2077
8/78	65	RD	SPLIT	12910/543	2077	2078
"	114	118A		12908/109	"	"
"	123	123A		12908/109	"	"
4/19	112C	CORRECTED			2077	2077
7/19	128C	RD	SPLIT	13308-1274	2077	2077
12/79	139	RD	SPLIT	18821-782	2078	2078
11-13-81	124A	RD	SPLIT	15537-52	2078	2078
2-10-82	62	RD	SPLIT	15441-473	2078	2078
6-6-83	122	RD	SPLIT	13-17A-804	2078	2078
7/11/84	118, 123	RD	SPLIT	85-340139	2078	2078
11-27-84	118	RD	SPLIT	86-667940	2078	2078
2-20-85	124B	RD	SPLIT	89-288364	2116	N.D.
10-6-85	118	RD	SPLIT	89-288364	2116	N.D.
8-8-85	7A	RD	SPLIT	89-288364	2116	N.D.
7/80	129	RD	SPLIT	88-466038	2078	2078
7/80	109B	RD	SPLITS	89-11270-4	2078	N.D.
1/1/80	111	RD	SPLIT	89-248469	2078	2078
1/1/80	126	RD	SPLIT	89-223177	2078	2078
1/1/80	14, 95B	RD	SPLITS	89-223178	2078	N.D.
1/1/80	107A, 107B	RD	SPLITS	89-210470	2078	N.D.
11-19-82	80	RD	SPLIT	92-223109	2078	N.D.
8-3-83	129	RD	SPLIT	92-451543	2076	N.D.
7-22-84	35	RD	SPLIT	93-597961	2072	2072

Public Record

When recorded, return to:

Scott A. Malm  
GUST ROSENFELD  
201 E. Washington, Suite 800  
Phoenix, AZ 85004

01293400488-4-1-1--  
mcdevittr



**QUIT CLAIM DEED**

In consideration of the sum of Five Dollars (\$5) and other valuable consideration, **Richard J. Turner and Jessica W. Turner**, husband and wife, as Grantors, quit claims to **Manor 401, LLC**, an Arizona limited liability company, Grantee, all of Grantors' right, title and interest in and to the property located in Maricopa County, Arizona described as follows:

**See Exhibit A attached hereto and made a part hereof.**


No affidavit required pursuant to A.R.S. § 11-1134(A)(4)

Dated this 19<sup>th</sup> day of August 2009

  
\_\_\_\_\_  
**Richard J. Turner**  
  
\_\_\_\_\_  
**Jessica W. Turner**

STATE OF ARIZONA        )  
  ) ss.  
County of Maricopa        )

On August 19<sup>th</sup>, 2009 before me, the undersigned notary public, personally appeared **Richard J. Turner and Jessica W. Turner**, husband and wife, personally known to me (or proven to me on the basis of satisfactory evidence), to be the person[s] whose name[s] [is/are] subscribed to the foregoing instrument and acknowledged to me that he or she executed the same in an authorized capacity and that by signature on the instrument the person or entity on behalf of which the person acted executed the instrument.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**PARCEL NO. 1**

**THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP THREE (3) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE EAST 110 FEET; THENCE SOUTH 165 FEET; THENCE WEST 110 FEET; THENCE NORTH 165 FEET TO THE TRUE POINT OF BEGINNING;**

**EXCEPT THE NORTH 25 FEET FOR ROADWAY AS QUIT CLAIMED TO CITY OF PHOENIX RECORDED IN DOCKET 3517, PAGE 462.**

**PARCEL NO. 2**

**THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP THREE (3) NORTH, RANGE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS 110 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; RUNNING THENCE EAST 110 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION 32; THENCE SOUTH 165 FEET; THENCE WEST 110 FEET; THENCE NORTH 165 FEET TO BEGINNING;**

**EXCEPT THE EAST 70 FEET THEREOF; AND EXCEPT THE NORTH 25 FEET FOR ROADWAY AS QUIT-CLAIMED TO THE CITY OF PHOENIX RECORDED IN DOCKET 3517, PAGE 470.**

**PARCEL NO. 3**

**LOTS (1), TWO (2), THREE (3) FOUR (4) and FIVE (5), COLLEY PLACE ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 45 OF MAPS, PAGE 13;**



**EXCEPT THE NORTH 5 FEET OF LOTS 1, 2, 3, 4 AND EXCEPT THAT PART OF LOT 5, DESCRIBED AS FOLLOWS;**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 5; THENCE SOUTH ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 5 FEET, THENCE WEST PARALLEL TO AND 5 FEET SOUTH OF THE NORTH LINE OF LOT 5, A DISTANCE OF 130 FEET TO A POINT WHICH IS 5 FEET SOUTH AND 20 FEET EAST OF THE NORTHWEST CORNER OF LOT 5; THENCE SOUTHWESTERLY TO A POINT WHICH IS 15 FEET SOUTH AND 10 FEET EAST OF THE NORTHWEST CORNER OF LOT 5; THENCE SOUTH PARALLEL TO AND 10 FEET EAST OF THE WEST LINE OF LOT 5, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTH LINE OF LOT 5; THENCE WEST ALONG THE SOUTH LINE OF LOT 5, A DISTANCE OF 10 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOT 5, A DISTANCE OF 95 FEET TO THE NORTHWEST CORNER OF LOT 5; THENCE EAST, ALONG THE NORTH LINE OF LOT 5, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.**

**PARCEL NO. 4:**

**THE NORTH 35 FEET OF THE EAST 25 FEET OF LOT (6), COLLEY PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 45 OF MAPS, PAGE 13.**

**PARCEL NO. 5;**

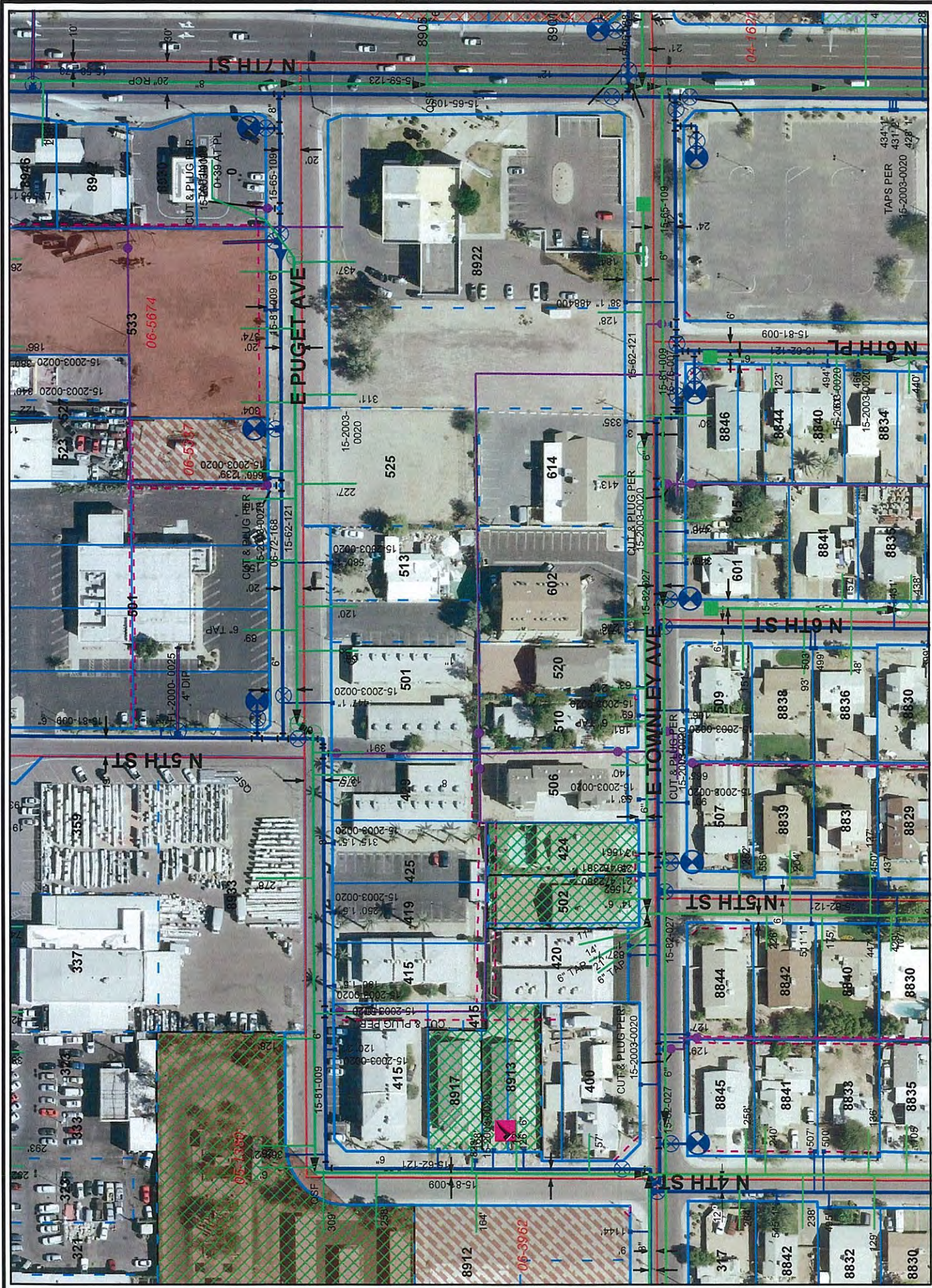
**THE SOUTH 21.45 FEET OF THE NORTH 56.45 FEET OF THE EAST 25 FEET OF LOT SIX (6), COLLEY PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 45 OF MAPS, PAGE 13.**

**PARCEL NO. 6;**

**THE NORTH 18 INCHES OF LOT (9); COLLEY PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 45 OF MAPS, PAGE 13.**

**APPENDIX F**

**SUPPORTING DOCUMENTATION**

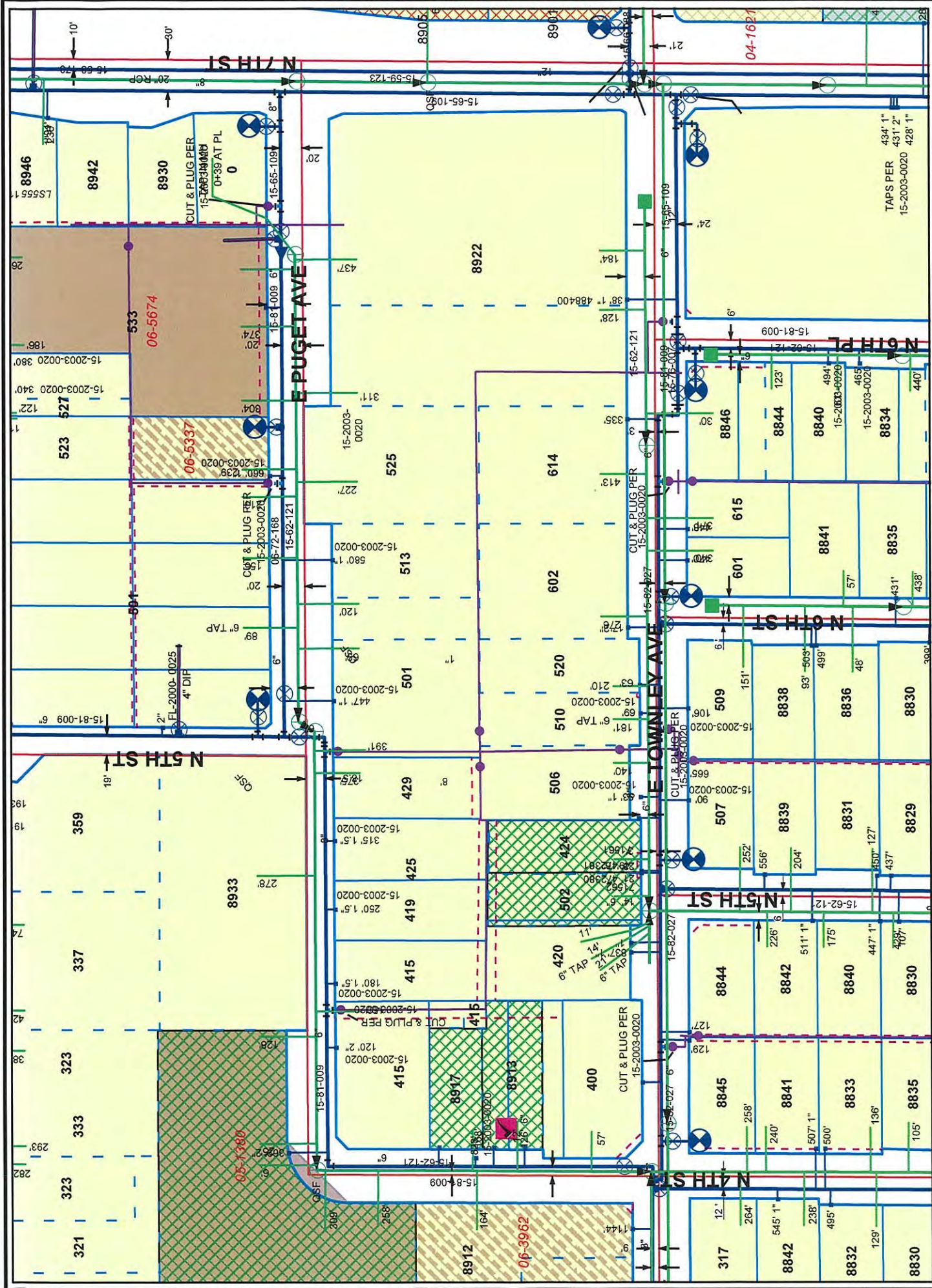


The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

# Development Services

1 inch = 117,269 ft.

City of Phoenix



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

# Development Services

1 inch = 117.269 ft.

City of Phoenix



# GIS: Spatial Information

printed on: 26 Aug 2009

## Water Data

<b>Description</b>	Standard Water Main
<b>Stationing</b>	0
<b>As-Built Number</b>	06-1972-0168
<b>Length</b>	198.99
<b>Diameter</b>	6 inch
<b>Material</b>	Abestos Cement Pipe (ACP)
<b>Depth</b>	0
<b>Status</b>	Open
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	AS



# GIS: Spatial Information

printed on: 26 Aug 2009

## Water Data

<b>Description</b>	Sub-Standard Water Main
<b>Stationing</b>	0
<b>As-Built Number</b>	15-1981-0009
<b>Length</b>	12.28
<b>Diameter</b>	2 inch
<b>Material</b>	PIPE
<b>Depth</b>	0
<b>Status</b>	Open
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	AS

## Water Data

<b>Description</b>	Fitting Tics
<b>Stationing</b>	0
<b>As-Built Number</b>	--
<b>Length</b>	0
<b>Diameter</b>	0 inch
<b>Material</b>	
<b>Depth</b>	0
<b>Status</b>	-
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	HB

## Water Data

<b>Description</b>	Fitting Tics
<b>Stationing</b>	0
<b>As-Built Number</b>	--
<b>Length</b>	0
<b>Diameter</b>	0 inch
<b>Material</b>	
<b>Depth</b>	0
<b>Status</b>	-
<b>Repay Number</b>	0
<b>R Flag</b>	0
<b>Comments</b>	HB



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Main
<b>Stationing</b>	0
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	442
<b>Diameter</b>	8 inch
<b>Material</b>	Vitrified Clap Pipe (VCP)
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	26-28-316
<b>Upstream Inverts</b>	1256
<b>Upstream Conf</b>	2
<b>Downstream Manholes</b>	26-28-317
<b>Downstream Inverts</b>	1250.7
<b>Downstream Conf</b>	2
<b>Comments</b>	

## Sewer Data

<b>Description</b>	Main Offset
<b>Stationing</b>	0
<b>As-Built Number</b>	--
<b>Length</b>	0
<b>Diameter</b>	0 inch
<b>Material</b>	
<b>Status</b>	-
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	FX



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	150
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX





# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	375
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	391
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX



# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	69
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX



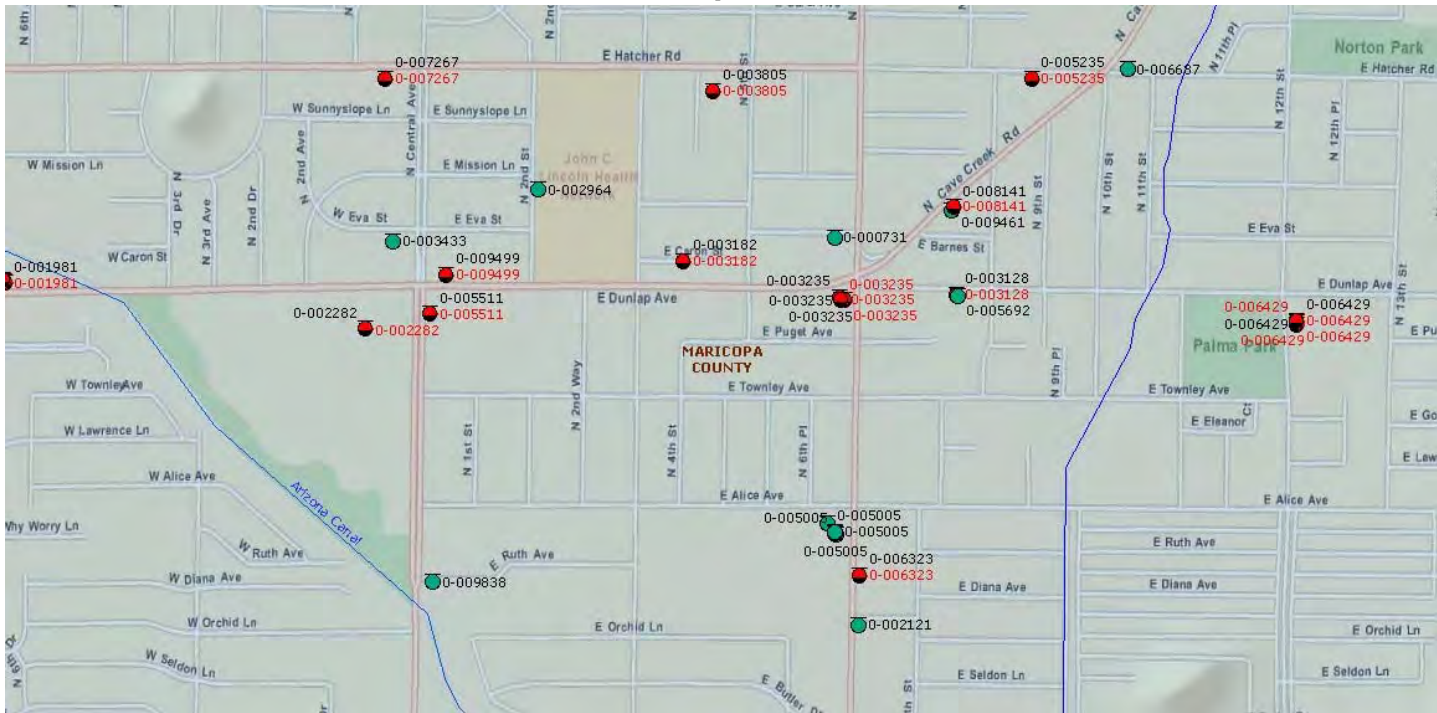
# GIS: Spatial Information

printed on: 26 Aug 2009

## Sewer Data

<b>Description</b>	Sewer Tap
<b>Stationing</b>	120
<b>As-Built Number</b>	15-1962-0121
<b>Length</b>	0
<b>Diameter</b>	4 inch
<b>Material</b>	
<b>Status</b>	Open
<b>Repayment Number</b>	
<b>Upstream Manholes</b>	
<b>Upstream Inverts</b>	0
<b>Upstream Conf</b>	
<b>Downstream Manholes</b>	
<b>Downstream Inverts</b>	0
<b>Downstream Conf</b>	
<b>Comments</b>	BX

ADEQ: eMaps - UST - All

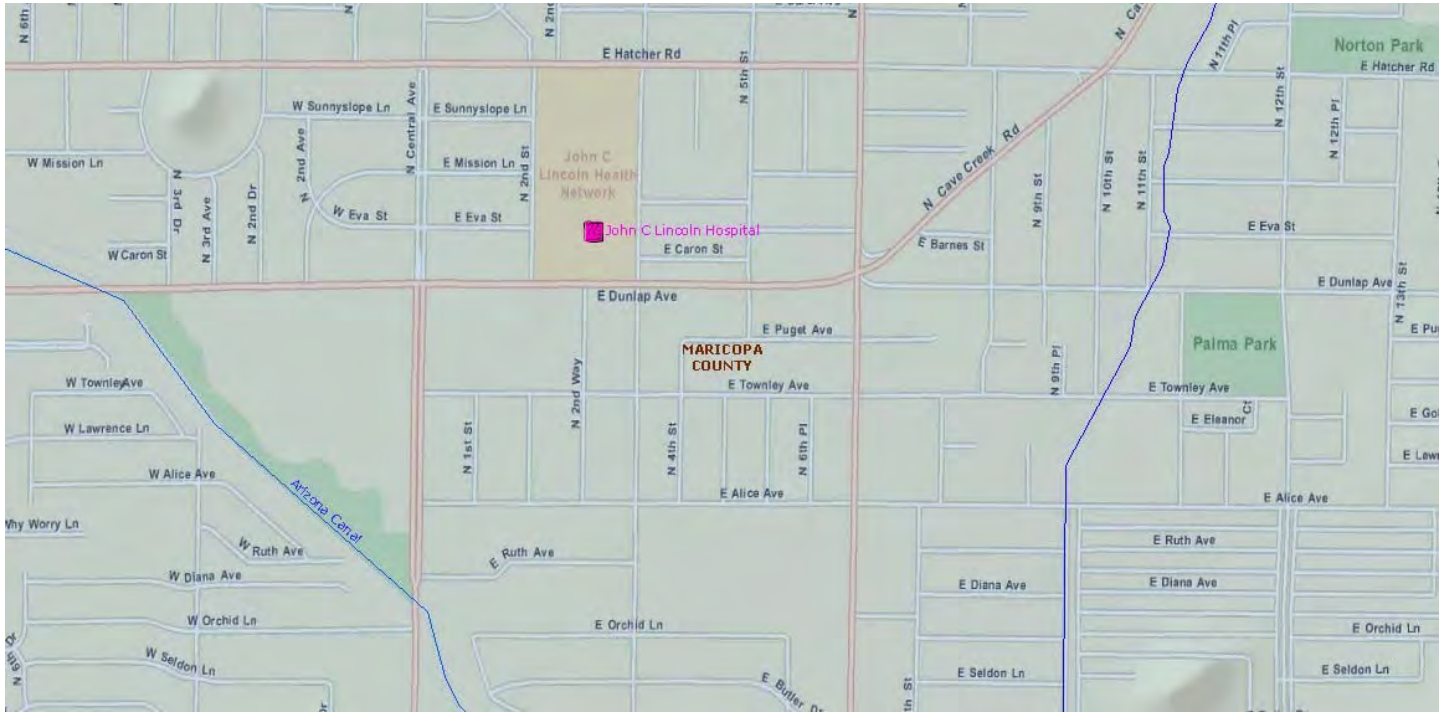


~Scale 1:8617

(Base Map Courtesy ESRI Online)

Mon Feb 15 2010

ADEQ: eMaps - Superfund



~Scale 1:8617

Mon Feb 15 2010

(Base Map Courtesy ESRI Online)



MAP SCALE 1" = 1000'



**NFP**

PANEL 1655K

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM  
FLOOD INSURANCE RATE MAP  
MARICOPA COUNTY,  
ARIZONA  
AND INCORPORATED AREAS**

**PANEL 1655 OF 4350**

SEE MAP INDEX FOR FIRM PANEL LAYOUT

**CONTAINS:**

COMMUNITY	SUBJECT	PANEL	SUFFIX
PANAMA, CITY OF	04007	1655	K

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
04013C1655K**

**MAP REVISED**

**SEPTEMBER 30, 2005**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

## LEGEND



**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



**OTHER FLOOD AREAS**

- ZONE X** 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.



**OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**



**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

————— 1% annual chance floodplain boundary



MAP SCALE 1" = 1000'

0 1000 2000 FEET

0 300 600 METERS

NFIP

PANEL 1655K

**FIRM  
FLOOD INSURANCE RATE MAP  
MARICOPA COUNTY,  
ARIZONA  
AND INCORPORATED AREAS**

**PANEL 1655 OF 4350**

SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PHOENIX, CITY OF	04001	100	X

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**

**04013C1655K**

**MAP REVISED**

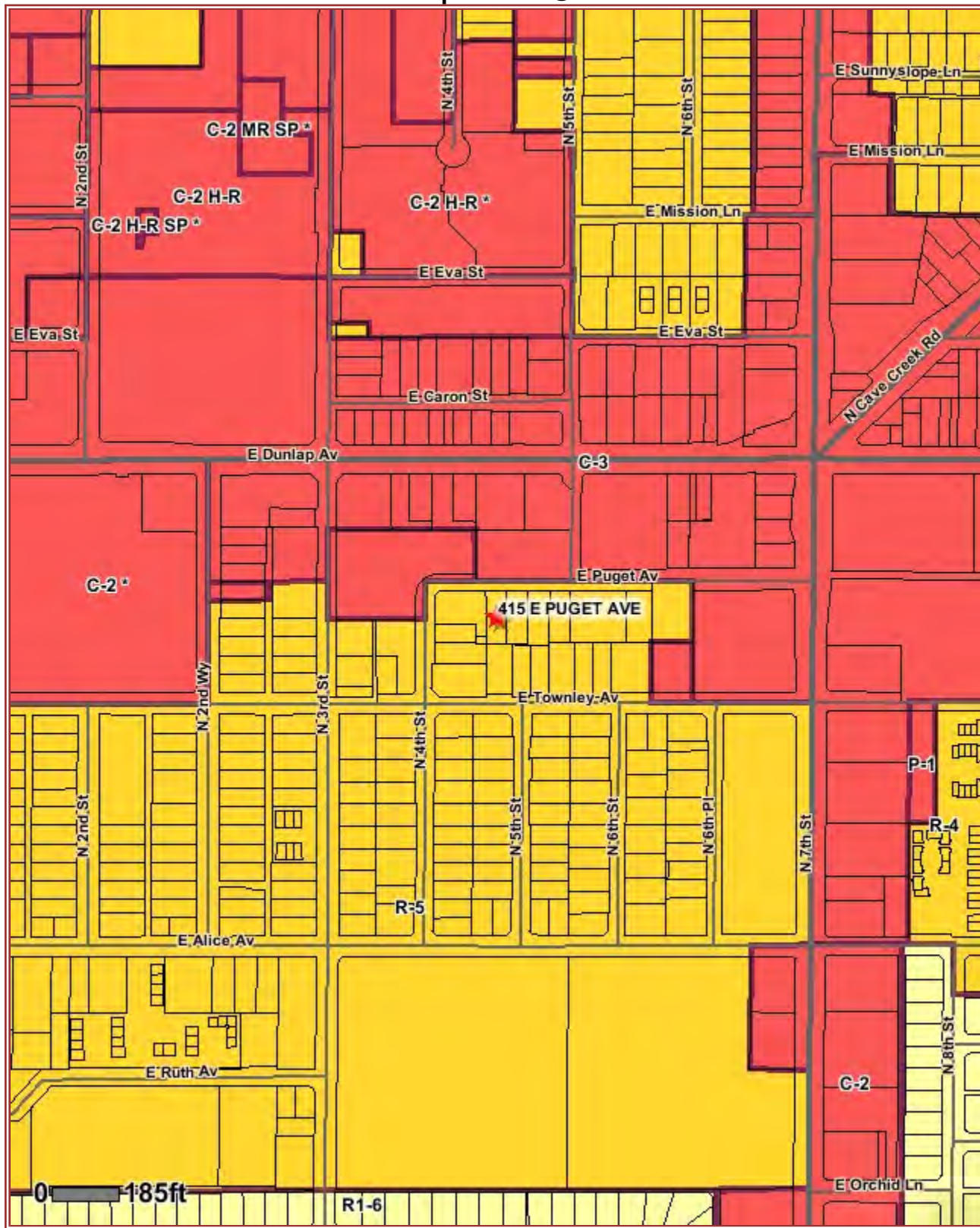
**SEPTEMBER 30, 2005**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



### Custom Map Theme @ 2640 feet





**City of Phoenix**  
PLANNING DEPARTMENT

**Zoning Districts with Brief Descriptions**

*For additional information, please call the Planning Department at 602-262-7131, option #6.*

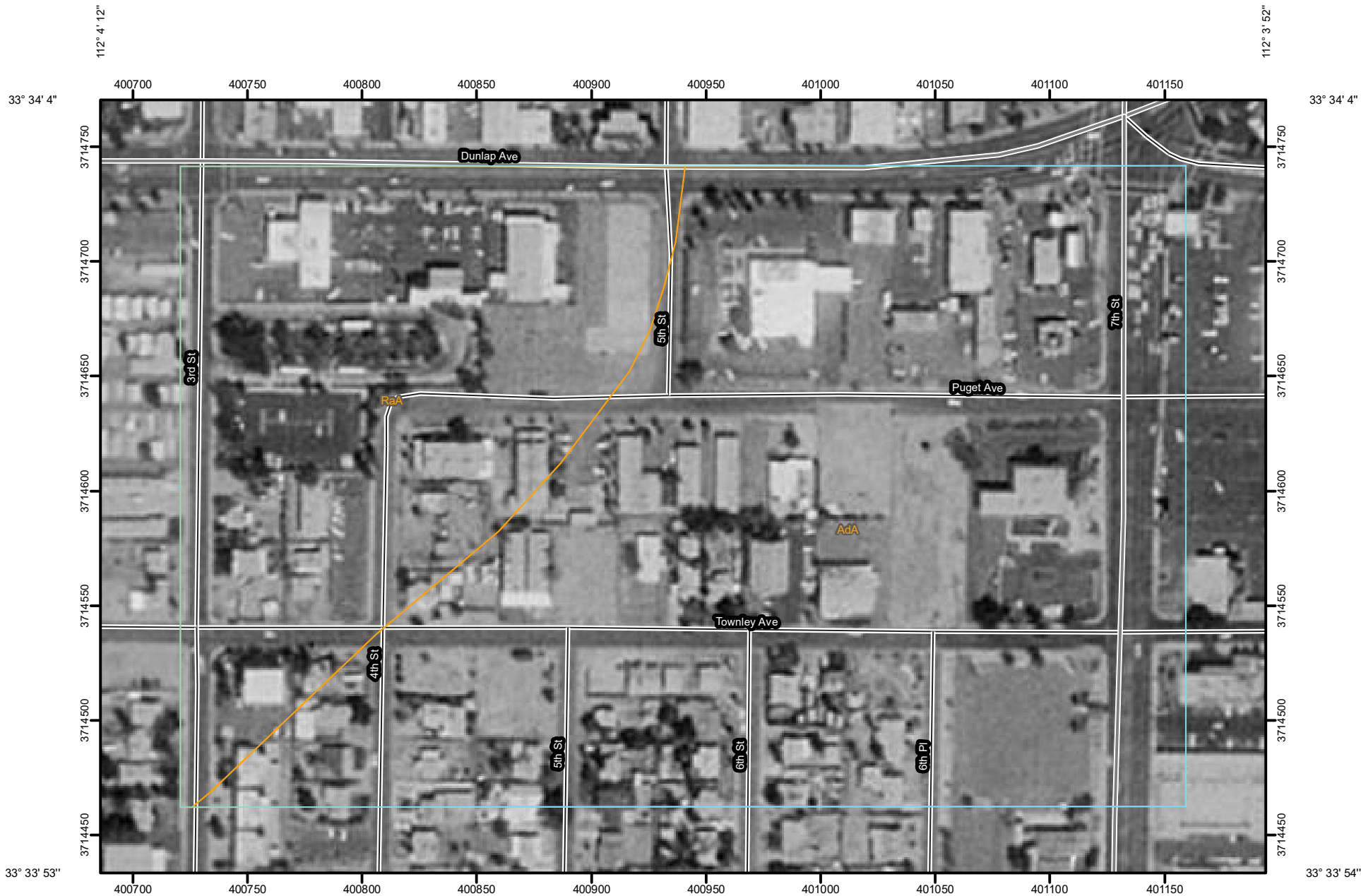
<b>Zoning District</b>	<b>Description</b>
S-1	Ranch or Farm
S-2	Ranch or Farm Commercial
RE-43	One Family Residence (43,560 sq. ft. min.) (No longer available for rezoning)
RE-24	One Family Residence (24,000 sq. ft. min.) (No longer available for rezoning)
R1-14	One Family Residence (14,000 sq. ft. min.) (No longer available for rezoning)
RE-35	Single Family Residence (density range of 1.1 to 1.15 or 1.32 w/bonus)
R1-18	Single Family Residence (density range of 1.95 to 2.05 or 2.34 w/bonus)
R1-10	Single Family Residence (density range of 3 to 3.5 or 4.5 w/bonus)
R1-8	Single Family Residence (density range of 4 to 4.5 or 5.5 w/bonus)
R1-6	Single Family Residence (density range of 5 to 5.5 or 6.5 w/bonus)
R-2	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 10 to 10.5 or 12 w/bonus)
R-3	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 14.5 to 15.23 or 17.4 w/bonus)
R-3A	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 22 to 23.1 or 26.4 w/bonus)
R-4	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 29 to 30.45 or 34.8 w/bonus)
R-5	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 43.5 to 45.68 or 52.2 w/bonus)
R-4A	Multiple Family Residence (Dependent on lot area and unit type)
R-O	Residential Office – Restricted Commercial
C-O	Commercial Office – Restricted Commercial (C-O prior to 1986)
C-O/G-O	Commercial Office – General Office Option (Minimum 1 gross acre)
C-O/M-O	Commercial Office – Major Office Option (Minimum 5 gross acres)
C-1	Commercial – Neighborhood Retail
C-2	Commercial – Intermediate Commercial

C-3	Commercial – General Commercial
CP/SU	Commerce Park – Single User Option
CP/RP	Commerce Park – Research Park Option
CP/BP	Commerce Park – Business Park Option
CP/GCP	Commerce Park – General Commerce Park Option
IP or Ind. Pk.	Industrial Park (See CP) (No longer available for rezoning)
A-1	Light Industrial
A-2	Industrial
RH	Resort
RI	Residential Infill (Combined w/underlying zoning)
HR	High-Rise and High Density (Combined w/underlying zoning)
HR1	High-Rise and High Density (Downtown Area) (Combined w/underlying zoning)
HRI	High-Rise Incentive – High-Rise and Mixed Use (Combined w/underlying zoning)
MR	Mid-Rise (Combined w/underlying zoning)
PAD	Planned Area Development (No longer available for rezoning)
PCD	Planned Community District (Combined w/underlying zoning or approved zoning)
PSC	Planned Shopping Center (No longer available for rezoning)
RSC	Regional Shopping Center (No longer available for rezoning)
P-1	Passenger Automobile Parking, Limited (Surface parking)
P-2	Parking (Surface parking and parking structures)
GC	Golf Course
UR	Urban Residential (May apply between 7 <sup>th</sup> Ave. to 7 <sup>th</sup> St. & Lincoln St. to Grand Canal)
DC	Downtown Core (Underlying zoning for Fillmore to Harrison & 7 <sup>th</sup> St. to 3 <sup>rd</sup> Ave.)
W	Warehouse Overlay (Combined w/underlying zoning) (Applies to specific area near downtown)
Warehouse Parking	(Combined w/underlying zoning)
Capitol Mall Overlay	(Combined w/underlying zoning) (Applies to specific area near the Capitol)
SP	Special Permit (Combined w/underlying zoning) (Allows a number of specific uses not otherwise permitted in the underlying zoning district)
MUA	Mixed Use Agricultural (Should be designated as MUA on the General Plan)
HCRO	Historic Canal-Side Restaurant Overlay (Combined w/underlying zoning) (Applies to site at Central Ave. & The Arizona Canal)
Baseline Area Overlay	(Combined w/underlying zoning) (Applies between Central to 40 <sup>th</sup> St. & Southern to South Mountain Park)

Arcadia Camelback Special Planning District Camelback Road Overlay	(Combined w/underlying zoning) (Applies along Camelback Rd. from 44 <sup>th</sup> St. to the City limits to the east)
Desert Character Overlay	(Combined w/underlying zoning) (Applies to North Land Use Plan area)
NBCC	North Black Canyon Overlay (Combined w/underlying zoning) (Specific guidelines for applicability)
RSIO	Rio Salado Interim Overlay (Combined w/underlying zoning) (Applies between I-17/I-10 to Broadway Rd. & 19 <sup>th</sup> Ave. to 32 <sup>nd</sup> St.)
HP	Historic Preservation Overlay (Combined w/underlying zoning)
CCSIO	Central City South Interim Overlay (Combined w/underlying zoning) (Applies to specific area)
Four Corners Overlay	(Applies to specific area near 24 <sup>th</sup> St. & Broadway Rd.)
SPVTABDO	South Phoenix Village and Target Area B Design Overlay (Applies to specific areas and residential development of 1 and 2 dwelling units per lot)
PSC Overlay	Planned Shopping Center Overlay
SPD	Special Planning District (Combined w/underlying zoning) (Applies to specific neighborhoods)

Note: See Section 608 of the Zoning Ordinance to calculate bonus points for residential development.

Soil Map—Maricopa County, Arizona, Central Part  
(415, 419, 425, 429, and 501 East Puget Avenue, Phoenix, Arizona)



112° 4' 11"




Map Scale: 1:2,410 if printed on A size (8.5" x 11") sheet.



112° 3' 52"

## MAP LEGEND






















### Area of Interest (AOI)


 Area of Interest (AOI)

### Soils

 Soil Map Units

### Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other



### Special Line Features

-  Gully
-  Short Steep Slope
-  Other






### Political Features

 Cities

### Water Features

-  Oceans
-  Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

## MAP INFORMATION

Map Scale: 1:2,410 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 12N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maricopa County, Arizona, Central Part  
 Survey Area Data: Version 6, Aug 29, 2008

Date(s) aerial images were photographed: 4/30/1997

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Maricopa County, Arizona, Central Part (AZ651)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdA	Antho gravelly sandy loam, 0 to 1 percent slopes	20.6	68.1%
RaA	Rillito sandy loam, 0 to 1 percent slopes	9.7	31.9%
<b>Totals for Area of Interest</b>		<b>30.3</b>	<b>100.0%</b>

LOCATION ANTHO

AZ

Established Series  
Rev. YHH/MSJ/PDC  
05/2006

## ANTHO SERIES

The Antho series consists of very deep, somewhat excessively drained soils formed in mixed and stratified alluvium. Antho soils are on alluvial fans and flood plains and have slopes of 0 to 5 percent. The mean annual precipitation is about 8 inches and the mean annual air temperature is about 72 degrees F.

**TAXONOMIC CLASS:** Coarse-loamy, mixed, superactive, calcareous, hyperthermic Typic Torrifluents

**TYPICAL PEDON:** Antho sandy loam - rangeland. (Colors are for dry soil unless otherwise noted.)

**A--**0 to 1 inch; brown (10YR 5/3) sandy loam, brown (10YR 4/3) moist; weak thick platy structure; soft, very friable, nonsticky and nonplastic; few very fine roots; common fine tubular pores; slightly effervescent; moderately alkaline (pH 8.2); abrupt smooth boundary. (1/2 to 8 inches thick)

**C1--**1 to 13 inches; light yellowish brown (10YR 6/4) stratified sandy loam, brown (10YR 4/3) moist; weak fine granular structure; slightly hard, very friable, nonsticky and nonplastic; many fine roots; common very fine tubular pores; slightly effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (8 to 15 inches thick)

**C2--**13 to 23 inches; light yellowish brown (10YR 6/4) stratified sandy loam, brown (10YR 4/3) moist; massive; slightly hard, very friable, slightly sticky and nonplastic; common fine roots; common fine tubular pores; strongly effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (10 to 12 inches thick)

**C3--**23 to 36 inches; light brown (7.5YR 6/4) stratified sandy loam, brown (7.5YR 5/4) moist; massive; slightly hard, very friable, slightly sticky and nonplastic; few fine roots; common fine tubular pores; few fine faint mycelia-like lime veins; strongly effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (10 to 16 inches thick)

**C4--**36 to 47 inches; light brown (7.5YR 6/4) stratified sandy loam, brown (7.5YR 5/4) moist; massive; soft, very friable, slightly sticky and nonplastic; few fine roots; few irregular pores; few fine faint mycelia-like calcium carbonate veins; strongly effervescent; moderately alkaline (pH 8.4); clear wavy boundary. (10 to 16 inches thick)

**2Btb--**47 to 60 inches; reddish brown (5YR 4/4) sandy clay loam, reddish brown (5YR 4/4) moist; massive; hard, friable, slightly sticky and slightly plastic; few fine roots; common very fine and few fine tubular pores, many irregular pores; few faint patchy clay films in tubular pores; few fine faint mycelia-like calcium carbonate veins; strongly effervescent; moderately alkaline (pH 8.4).

**TYPE LOCATION:** Maricopa County, Arizona; 1210 feet south and 200 feet west of the center of section 16, T. 2 N., R. 1 W.

### RANGE IN CHARACTERISTICS:

Soil moisture - Intermittently moist in some part of the soil moisture control section during July-August and December-January. Driest during May and June. Typic aridic soil moisture regime.



Rock fragments - Up to 35 percent gravel in the control section

Reaction - slightly alkaline to very strongly alkaline

A horizon

Hue: 10YR, 7.5YR, 5YR

Value: 5, 6, or 7 dry, 3, 4, or 5 moist

Chroma: 2, 3, or 4, dry or moist

Texture: Loamy very fine sand, sandy loam, fine sandy loam, loamy fine sand, clay loam, loam

Organic matter: Less than 1 percent, decreases irregularly with depth

Calcium carbonate: Non to strongly effervescent

C horizon

Hue: 10YR, 7.5YR, 5YR

Value: 5, 6, or 7 dry, 3, 4, or 5 moist

Chroma: 2, 3, or 4 dry, 3 or 4 moist

Texture: Dominantly sandy loam; few strata of coarser or finer textures

Calcium carbonate: Non to strongly effervescent; disseminated or as filaments

**COMPETING SERIES:** These are the [Gilman](#) (AZ) and [Maripo](#) (AZ) series. Gilman soils have very fine sandy loam and loam C horizons. Maripo soils have sand at depths of 20 to 40 inches.

**GEOGRAPHIC SETTING:** Antho soils are on alluvial fans and flood plains. Elevations range from 100 to 3000 feet. Slopes range from 0 to 5 percent. These soils formed in moderately coarse textured alluvium that includes volcanic, granitic, metamorphic and sedimentary rock. The climate is hot arid continental. The mean annual precipitation is 2 to 10 inches, occurring as summer thunderstorms and gentle winter rain. The mean annual air temperature is 72 degrees F. Frost-free period is 250 to 325 days.

**GEOGRAPHICALLY ASSOCIATED SOILS:** These are the [Carrizo](#), [Denure](#), [Momoli](#), [Valencia](#) and [Wellton](#) soils. Carrizo soils are sandy-skeletal and in upland drainageways. Denure soils have a cambic horizon and are on slightly higher terraces. Momoli soils are loamy-skeletal and on slightly higher terraces. Valencia soils are on slightly higher alluvial fans. Wellton soils are coarse-loamy, have argillic horizons and are on slightly higher terraces.

**DRAINAGE AND PERMEABILITY:** Somewhat excessively drained; medium runoff; moderately rapid permeability.

**USE AND VEGETATION:** These soils are used for livestock grazing, wildlife habitat and irrigated cropland. Vegetation is creosotebush, bursage, cacti, palo verde, and annual weeds and grasses. Irrigated crops are cotton and alfalfa.

**DISTRIBUTION AND EXTENT:** Southern Arizona. The Antho series is extensive. MLRA is 31 and 40.

**MLRA OFFICE RESPONSIBLE:** Phoenix, Arizona

**SERIES ESTABLISHED:** Maricopa County, Arizona; Soil survey of Eastern Maricopa and Northern Pinal Counties Area, Arizona; 1971.

**REMARKS:** Diagnostic horizons and features recognized in this pedon are:

Entisol feature - The absence of diagnostic subsurface horizons

Classified according to Keys to Soil Taxonomy Ninth Edition, 2003.

---

National Cooperative Soil Survey  
U.S.A.

LOCATION RILLITO

AZ

Established Series  
Rev. EDA/HCD/PDC/WWJ  
02/2007

## RILLITO SERIES

The Rillito series consists of very deep, somewhat excessively drained soils that formed in mixed alluvium. Rillito soils are on fan terraces or stream terraces. Slopes are dominantly 0 to 5 percent, but range to 40 percent. The mean annual precipitation is about 7 inches and the mean annual air temperature is about 71 degrees F.

**TAXONOMIC CLASS:** Coarse-loamy, mixed, superactive, hyperthermic Typic Haplocalcids

**TYPICAL PEDON:** Rillito gravelly sandy loam - rangeland. (Colors are for dry soil unless otherwise noted.)

**A**--0 to 1 inch; light yellowish brown (10YR 6/4) gravelly sandy loam, brown (10YR 4/3) moist; weak medium platy structure; slightly hard, very friable, nonsticky and nonplastic; many fine roots; common very fine tubular pores; strongly effervescent; moderately alkaline (pH 8.0); abrupt smooth boundary. (1/2 to 2 inches thick)

**Bw**--1 to 5 inches; light brown (7.5YR 6/4) gravelly sandy loam, brown (7.5YR 4/4) moist; weak fine granular structure; slightly hard, friable, nonsticky and nonplastic; common fine roots; common very fine pores; strongly effervescent and pockets that are violently effervescent; moderately alkaline (pH 8.2); abrupt smooth boundary. (3 to 8 inches thick)

**Bk1**--5 to 12 inches; pink (7.5YR 8/4) gravelly loam, light brown (7.5YR 6/4) moist; massive; hard, friable, slightly sticky and slightly plastic; few fine roots; few very fine tubular pores; many fine soft calcium carbonate masses; violently effervescent; moderately alkaline (pH 8.4); clear smooth boundary. (5 to 14 inches thick)

**Bk2**--12 to 24 inches; very pale brown (10YR 8/2) weakly lime-cemented gravelly sandy loam, very pale brown (10YR 7/3) moist; massive; very hard, very firm, slightly sticky and slightly plastic; few very fine tubular pores; many medium calcium carbonate masses; violently effervescent; moderately alkaline (pH 8.4); gradual wavy boundary. (10 to 30 inches thick)

**C**--24 to 60 inches; pinkish gray (7.5YR 7/2) sandy loam, brown (10YR 5/3) moist; massive; soft, very friable, nonsticky and nonplastic; many very fine irregular pores; 10 percent gravel; strongly effervescent; moderately alkaline (pH 8.4).

**TYPE LOCATION:** Maricopa County, Arizona; 1400 feet west and 1050 feet north of the southeast corner of section 16, T. 2 N., R. 1 W.

### **RANGE IN CHARACTERISTICS:**

Soil moisture - Intermittently moist in some part of the soil moisture control section during July-September and December-February. Driest during May and June. Typic aridic soil moisture regime.

Soil Temperature - 72 to 77 degrees F.

Depth to calcic horizon - 3 to 40 inches

Sodium adsorption ratio - Ranges to 40 in some pedons

Calcium carbonate - Effervescent throughout, calcium carbonate accumulations occur as soft masses or as a continuous weakly cemented horizon.

Electrical conductivity - Less than 8, but ranges to 16 in some pedons

Rock fragments - 5 to 60 percent gravel in any single horizon, but the control section average is 15 to 35 percent. The surface layer contains 5 to 35 percent gravel. In some pedons, the rock fragments are dominantly calcium carbonate concretions and durinodes.

**Texture-** Fine sandy loam, sandy loam, loam (10 to 25 percent clay), some pedons have thin layers of finer or coarser textures.

Reaction - Moderately to very strongly alkaline

A horizon

Hue: 5YR, 7.5YR, 10YR

Value: 4, 5, 6 or 7 dry, 4, 5 or 6 moist

Chroma: 2, 3, 4, or 6 dry, 2, 3, 4, 6 or 7 moist

Bw and Bk horizons

Hue: 7.5YR, 10YR

Value: 5, 6, 7 or 8 dry, 4, 5, 6, 7 or 8 moist

Chroma: 1, 2, 3 or 4, dry or moist

Cementation: Weakly calcium carbonate - cemented or noncemented

C horizon

Hue: 7.5YR, 10YR

Value: 6, 7 or 8 dry, 4, 5, 6, 7 or 8 moist

Chroma: 2, 3 or 4 dry, 2 or 3 moist

**COMPETING SERIES:** These are the [Aco](#) (CA), [Coolidge](#) (AZ), [Garywash](#) (CA), [Laveen](#) (AZ), and [Toltec](#) (AZ) series. Aco soils are in the [Colorado](#) Desert portion of southeast California (MLRA 31) receive mostly winter precipitation and are usually dry April through November. Coolidge and Laveen soils have less than 15 percent coarse fragments in the control section. Also, Laveen soils are medium textured. Garywash soils are in the Colorado Desert portion of southeast California (MLRA 31) receive mostly winter precipitation and are usually dry April through November and have secondary accumulations of silica and gypsum in the control section. Toltec soils have a calcic horizon that consists of a disintegrated hardpan.

**GEOGRAPHIC SETTING:** Rillito soils are on fan terraces or stream terraces and have slopes of 0 to 40 percent. These soils formed in alluvium from mixed sources. Elevations range from 400 to 2200 feet. Rillito soils are in a hot, arid and continental climate. The mean annual air temperature ranges from 67 to 75 degrees F. The mean annual precipitation ranges from 3 to 10 inches. Precipitation falls as summer thunderstorms and gentle winter rains. The frost-free period is about 240 to 350 days.

**GEOGRAPHICALLY ASSOCIATED SOILS:** These are the competing [Coolidge](#) and [Laveen](#) soils, and the [Antho](#), [Mohall](#), [Pinamt](#), [Tremant](#) and [Valencia](#) soils. Antho soils do not have a calcic horizon and have less than 15 percent coarse fragments. Mohall, Pinamt, Tremant and Valencia soils have argillic horizons.

**DRAINAGE AND PERMEABILITY:** Somewhat excessively drained; slow or medium runoff; moderate permeability.

**USE AND VEGETATION:** Irrigated areas are used to produce crops such as cotton, alfalfa, small grains and citrus. The desert areas are used to a limited extent for livestock grazing. The vegetation is mainly creosotebush,

desert sage, cacti, mesquite, paloverde, ironwood, and annual grasses and weeds.

**DISTRIBUTION AND EXTENT:** Southern Arizona. Rillito soils are moderately extensive. MLRA is 40.

**MLRA OFFICE RESPONSIBLE:** Phoenix, Arizona

**SERIES ESTABLISHED:** Pima County, Arizona; 1945.

**REMARKS:** Diagnostic horizons and features recognized in this pedon are:

Ochric epipedon - The zone from 0 to 1 inch (A horizon)

Calcic horizon - The zone from 5 to 24 inches (Bk1, Bk2 horizons)

Classified according to Soil Taxonomy Second Edition, 1999

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National Cooperative Soil Survey  
U.S.A.



33°35'9"N  
 112°6'2"W    Map Extent    112°2'8"W  
 33°32'50"N



Geographic Coordinate System (WGS84)

## IMAGERY

TerraServer USA DOQ

*No legend available*

## BOUNDARIES

States or Territories

*No legend available*

## TRANSPORTATION

Arizona Roads (BTS)

-  BTS Roads-Arizona Ferry Crossings
-  BTS Roads-Arizona Interstates
-  BTS Roads-Arizona Local Roads
-  BTS Roads-Arizona Local Roads (Small Scale)
-  BTS Roads-Arizona Secondary Roads
-  BTS Roads-Arizona Trails
  
-  BTS Roads-Arizona US/Major State Highways

US Interstate Labels (BTS)

*No legend available*

US Road Labels (BTS)

*No legend available*

## HYDROGRAPHY

National Atlas Stream Labels

*No legend available*

National Atlas Streams

-  Streams









National Atlas Waterbodies

-  Dam
-  Falls
-  Stream
-  Canal/Ditch
-  Aqueduct
-  Intracoastal Water
-  Canal
-  Glacier
-  Lake
-  Dry Lake
-  Intermittent Lake
-  Reservoir
-  Intermittent Res.
-  Stream
-  Swamp or Marsh

National Atlas Waterbody Labels

*No legend available*

Wetland Polygons (USFWS)

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

Wetland Scans (USFWS)

*No legend available*

## ELEVATION

CONUS (1/3 arc-second)



PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION

8980

PROJECT NO. 051043100	1/4 SEC 2628		CASH	VALIDATION \$
DATE 022085	STREET CODE 1200		CHECK	INITIALS <i>ND</i>
			CHARGE <i>Carter Elec</i>	

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year after the work is started.

APPLICANT COMPLETE FORM BELOW IN BLACK INK PLEASE PRINT

ADDRESS OF PROJECT <b>415 E. PUGET</b>		OWNER OF PROPERTY <b>JOHNSON, ALLEN Z.</b>	OWNER'S PHONE NO.
LOCATION (APT. SPACE, FLOOR, SECTION) <b>#515 T20 41</b>		LOT <b>44N5'</b>	SUBDIVISION <b>colley place</b>
NO. B/ROOM NO. UNITS	AREA OF BLDG. (SQ. FT.)	STANDARD PLAN NO.	BOOK MAP PARCEL
	<b>7800<sup>00</sup></b>		<b>160-49-4-</b>
PRIME CONTRACTOR <b>CARTER ELECT</b>		NAME OF CONTACT PERSON ON THIS PROJECT <b>RAY</b>	
ADDRESS OF CONTRACTOR <b>2515 N. 7th St</b>		PHONE NO. <b>252-5856</b>	
		CITY <b>PHX</b>	ZIP CODE <b>85006</b>

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.

<p><b>TELEPHONE PERMIT</b></p> <p><b>INSTALL LOW VOLTAGE METERS</b></p>	
---	--


CERTIFICATION: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf. All contract work on this project will be done by a contractor holding valid privilege tax licenses issued by the State of Arizona and the City of Phoenix.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
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PLAN LOG NO.	TYPE PROJ B <input checked="" type="checkbox"/> R <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> M <input checked="" type="checkbox"/>		PROJECT PRIV <input type="checkbox"/> PUB <input type="checkbox"/>	DIST.	CENSUS TRACT <b>1053</b>	VENDEE NO. <b>6 2 0 112</b>	
SPEC. INSP. REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQUIRED FOR P F COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	SPRINKLERS REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>		OCCUPANCY <b>Res</b>	TYPE CONS. <b>NA</b>	STRUC CLASS <b>02C</b>	ZONING <b>R-5</b>
APPROVED FOR THE WORK DESCRIBED ABOVE BY <i>Whitaker</i> FEB 20 1985				DATE <b>85104300</b>			
INSPECTION INFORMATION				PERMIT FEE	<b>50-</b>		
UTILITY CLEARANCE NO.				SEWER DEV. OCC. FEE	<b>---</b>		
DATE FINALED <b>8-26-85</b>				INSPECTOR <i>Rodriguez</i>	SECTION <i>ETM</i>	WATER DEV. OCC. FEE	<b>---</b>
				TOTAL FEE	<b>50-</b>		



**PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION**

PROJECT NO. 851076086		1/4 SEC 2428			CASH		VALIDATION
DATE		STREET CODE			CHECK		
032885		1200			CHARGE	Carter Elec	

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

**APPLICANT: COMPLETE FORM BELOW IN BLACK INK — PLEASE PRINT**

ADDRESS OF PROJECT 415 E. PUGET AVE				OWNER OF PROPERTY JOHNSON			OWNER'S PHONE NO.
LOCATION (APT. SPACE, FLOOR, SECTION) W. BLDG APTS 29-36				LOT	BLOCK	SUBDIVISION	
NO. B/ROOM	NO. UNITS	AREA OF BLDG. (SQ FT)	VALUE OF PROJECT 6000 <sup>00</sup>	STANDARD PLAN NO.	BOOK	MAP	PARCEL
PRIME CONTRACTOR CARTER ELEC				NAME OF CONTACT PERSON ON THIS PROJECT RAY			PHONE NO. 252-5856
ADDRESS OF CONTRACTOR 2515 N. 7 ST.				CITY PHX	ZIP CODE 85006		

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.

# TELEPHONE PERMIT

200 AMP SERVICE  
NEW KITCHEN, + COOLER CIRCUITS

**CERTIFICATION:** I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf. All contract work on this project will be done by a contractor holding valid privilege tax licenses issued by the State of Arizona and the City of Phoenix.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
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**OFFICE USE ONLY**

PLAN LOG NO.	TYPE PROJ B P E 3 M	PROJECT PRIV PUB	DIST	CENSUS TRACT 1053	VENDEE NO. 620112	
SPEC INSP REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQUIRED FOR P F COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	SPRINKLERS REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	OCCUPANCY Res (Apts)	TYPE CONS NA	STRUC CLASS C2B	ZONING R-5
APPROVED FOR THE WORK DESCRIBED ABOVE BY  MAR 28 1985			PERMIT FEE	38-		
INSPECTION INFORMATION UTILITY CLEARANCE NO. A317-4-22-1			SEWER DEV. OCC. FEE	-		
DATE FINALED/INSPECTOR/SECTION 4/22/85 HABERMANH ELVC.			WATER DEV. OCC. FEE	-		
			TOTAL FEE	38-		

PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION

PROJECT NO 822094074	1/4 SEC 2628	VALIDATION 415 Chy. Don Williams Ally. 78
DATE 071282	STREET CODE 1200	

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

APPLICANT: COMPLETE FORM BELOW ON BACK SIDE PLEASE PRINT 8-2

ADDRESS OF PROJECT 415 E. PUGET AVE.		OWNER OF PROPERTY ALWAN MGT.	OWNER'S PHONE NO.
LOCATION (APT. SPACE FLOOR SECTION)		LOT	BLOCK
NO. 6/ROOM		NO. UNITS	AREA OF BLDG (SQ. FT.)
NO. 6/ROOM		NO. UNITS	AREA OF BLDG (SQ. FT.)
PRIME CONTRACTOR Don Williams' P&G		PRIVILEGE LICENSE NO. 76043087	NAME OF CONTACT PERSON ON THIS PROJECT ERIC
ADDRESS OF CONTRACTOR 2719 W. WERDON		CITY PHX	PHONE NO. 242-5682
			ZIP CODE 85017

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.

PART. REPL GAS SERVICE TELEPHONE PERMIT  
GAS TEST

7-20-82 gas test suit Bldg + Laundry  
then on red lock  
meter # 343449  
G 213-7-20-1  
let sent to facility room on 7/24/82 (Jaco Car)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
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PLAN LOG NO	TYPE PROJ B -2 E - M	PROJECT PRIV PUB	CENSUS TRACT 1053	VENUE NO. 620574
APPROVED FOR THE WORK DESCRIBED ABOVE	DATE JUL 12 1982	OCCUPANCY Res (Appts)	TYPE CONS NA	STRUC CLASS 028
BY R. Baird	INSPECTION INFORMATION	ZONING P-5	PERMIT FEE	1500
UTILITY CLEARANCE NO.	INSPECTOR Davis 213	SECTION P66	DEV. OCCUPATIONAL FEE	
DATE FINALED 7-29-82			TOTAL FEE	1500



# Development Services Department

## City of Phoenix

125 East Washington Street  
Phoenix, Arizona 85004

# CONSTRUCTION PERMIT

APPLICATION  
UNTIL VALIDATED

INSPECTION REQUESTS: 262-6981  
CALL BEFORE 2PM FOR NEXT  
WORK DAY INSPECTION  
Commercial Inspection  
Information: 262-7849  
Inspection FAX: 495-5784  
General Information: (602) 262-7811

### 92I217C75

APPLICATION DATE <b>DEC 3 1992</b>	PROJECT #	PERMIT # <b>92I21775</b>	ISSUE DATE <b>12.3.92</b>	EXPIRATION DATE <b>12.3.92</b>
PROJECT INFORMATION: ADDRESS: <b>415 E. PUGET AVE</b>		BLDG #	SUITE/SPACE #	FLOOR #
STREET CODE <b>1200</b>		BUSINESS NAME <b>SUNSET MANOR</b>		
1/4 SECTION <b>26-28</b>	BOOK	MAP	PARCEL	SUBDIVISION
PROPERTY OWNER: <b>ROYAL PALMS</b>		TELEPHONE		VERIFIED BY
ADDRESS: <b>4016 KANE ST SAN DIEGO</b>		CITY	STATE <b>CA</b>	EXEMPT # <b>32112149</b>
ARCHITECT/ENGINEER:		TITLE		
FIRM NAME		TELEPHONE		
ADDRESS		CITY	STATE	EXEMPT #
CONTACT PERSON		TITLE		
PRIME CONTRACTOR:		TITLE		
BUSINESS NAME <b>OWNER</b>		TELEPHONE		
ADDRESS		CITY	STATE	EXEMPT
CONTRACTOR LICENSE #		STATE PRIV LIC TAX #	CITY PRIV LIC TAX #	
DESCRIPTION OF WORK: <input type="checkbox"/> NEW USE <input checked="" type="checkbox"/> SAME USE <input type="checkbox"/> CHANGE IN USE    FIRE SPKLR <input type="checkbox"/> Y <input type="checkbox"/> N    FIRE ALARM <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NEW BLDG <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input type="checkbox"/> T.I. <input checked="" type="checkbox"/> REPAIR/REPLACE <input type="checkbox"/> MOVING <input type="checkbox"/> DEMO				
GAS NEED TO COMPLY WITH UPC CHAPTERS 10, 12 & 13 GAS TEST GAS PIPE (PARTIAL) HOT WATER HEATERS PLUS COMB. AIR TIE UP REPAIRMENT				
PROJECT	DIST.	CENSUS		
PRIV	PUB	041053100		
ZONING <b>R-5</b>	OCCUPANCY <b>R1</b>	NO. B/ROOM	NO. UNITS <b>74</b>	STR CLASS <b>028</b>
CONSTR TYPE <b>T-N</b>		30 FT	VALUATION <b>30,000.-</b>	
CERTIFICATION: I hereby certify that the data submitted is true and correct. That I am the owner at this address or, that for the purpose of obtaining this approval I am acting as agent in the owner's behalf. All contract work on this project will be done by a contractor(s) holding valid privilege tax license(s) issued by the State of Arizona and the City of Phoenix. When approved and numbered, this document becomes a permit to build as noted. Unless a different expiration date is noted above, this permit expires if work is not commenced within 180 days or is suspended for a period of 180 days and shall expire by limitation and become null and void 24 months after date of permit issuance. Work beyond the scope authorized by this permit requires a new supplemental permit. Permit fees are non-refundable except as may be authorized by PCC Section 304.				
Print Name <b>JR SINGLETON</b>	Signature <i>JR Singleton</i>		Date <b>DEC 3, 1992</b>	
COMMENTS: ALL WORK SUBJECT TO FIELD INSPECTORS. NO PLANS REQUIRED UNLESS REQUESTED BY FIELD INSPECTORS.				
INSPECTIONS REQUIRED: R <input type="checkbox"/> C <input checked="" type="checkbox"/> B <input type="checkbox"/> P <input checked="" type="checkbox"/> E <input type="checkbox"/> M <input checked="" type="checkbox"/> S <input type="checkbox"/> Z <input checked="" type="checkbox"/> D			ISSUED BY: <i>Bob [unclear]</i>	
306 SPEC INSP <input type="checkbox"/>	307 STR OBS <input type="checkbox"/>	307 EL OBS <input type="checkbox"/>	CO RECD <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
FINAL DATE		INSPECTOR	CLEARANCE NO.	
DSD FEES		MISC FEES	OTHER DEPT FEES	
Permit fee <b>251.00</b>			WRA	Check No/Charge <b>1123</b>
Plan Review/Revision			Zoning	CASH
			Swim Pool	Cashier <b>N</b>
			Impact	TOTAL FEES <b>251.00</b>



**City of Phoenix**  
 DEVELOPMENT SERVICES DEPARTMENT  
 200 West Washington Street  
 Phoenix, Arizona 85003

97020058

**CONSTRUCTION PERMIT  
 APPLICATION DEM**

APPLICATION DATE 9/26/97	APPLICANT SIGNATURE <i>[Signature]</i>		
<b>PROJECT INFORMATION</b>			
ADDRESS 415 E. PUGET AVE	BLDG #	SUITE/SPACE # UNIT 21, 22, 23 (ONLY)	FLOOR # FLOOR #
APN	SUBDIV	LOT #	ZIP CODE 85020
ZONING RS	CONSTRUCTION TYPE FRAME	OCCUPANCY	1/4 SECTION 26-28
<b>DESCRIPTION OF WORK</b>			
PARTIAL REMOVAL OF PLASTER WALLS + CEILING <sup>ONLY</sup> IN Unit 21, 22 and 23 ONLY FOR ENGINEER'S INSPECTION OF ELECTRICAL, STRUCTURE, PLUMBING, FRAMING ETC. ALSO CUT HOLES IN WOOD FLOOR ON UNIT 21 ONLY FOR JOINT INSPECTION BY ENGINEER'S 1053/04			
VALUATION 5,000.00	ENGINEER'S 1053/04		
<b>OWNER INFORMATION: CONTACT PERSON</b>			
BUSINESS NAME SUNSET MANOR APTS	CONTACT PERSON ZINA		TELEPHONE 5640768
ADDRESS 415 E PUGET	CITY PHX	STATE AZ	ZIP 85020
<b>PRIME CONTRACTOR INFORMATION: CONTACT PERSON</b>			
BUSINESS NAME SECURITY ROOF + CONST COMP.	CONTACT PERSON JIM OR TODD		TELEPHONE 9974005
ADDRESS 7036 N. 14 <sup>TH</sup> ST	CITY PHX	STATE AZ	ZIP 85020
CONTRACTOR LICENSE # 07516451625	STATE PRIV LIC TAX # 07226011K	CITY PRIV LIC TAX # 80007018	
<b>COMMENTS:</b>			
105 <sup>00</sup>			





**PHOENIX BUILDING SAFETY DEPARTMENT CONSTRUCTION PERMIT APPLICATION**

PROJECT NO <b>85E043201</b>	1/4 SEC <b>2628</b>		CASH	VALIDATION
DATE <b>022085</b>	STREET CODE <b>1200</b>		CHECK	INITIALS <b>AD</b>
			CHARGE <b>Carter Elec</b>	

When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

APPLICANT: COMPLETE FORM BELOW IN BLACK INK PLEASE PRINT

ADDRESS OF PROJECT <b>501 E. PUGET AVE.</b>		OWNER OF PROPERTY <b>Johnson, Allan F</b>	OWNER'S PHONE NO
LOCATION (APT. SPACE, FLOOR, SECTION) <b>#5 ATTACH N</b>	LOT <b>1 THRU 12</b>	BLOCK <b>2-20-850</b>	SUBDIVISION <b>NE NE 1/4 Sec 32 3N3E</b>
NO. B/ROOM <b>8400</b>	NO. UNITS	AREA OF BLDG. (SQ. FT.)	VALUE OF PROJECT <b>8400</b>
PRIME CONTRACTOR <b>RAY CARTER ELECT.</b>		NAME OF CONTACT PERSON ON THIS PROJECT <b>RAY</b>	PHONE NO. <b>252-5856</b>
ADDRESS OF CONTRACTOR <b>2515 N. 7th St.</b>		CITY <b>PHX</b>	ZIP CODE <b>85006</b>

GIVE COMPLETE DESCRIPTION OF WORK IN THIS SPACE. (SEE OTHER SIDE FOR EXAMPLES) IF PLANS ARE SUBMITTED WHICH DEFINE THE WORK INDICATE HERE.  **\* Beg NW COI**

**TELEPHONE PERMIT**

INSTALL LOW VOLTAGE

METERS

Change "R" to "C"

3-11-85 *R. K...*

CERTIFICATION: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf. All contract work on this project will be done by a contractor holding valid privilege tax licenses issued by the State of Arizona and the City of Phoenix.

PRINT NAME	TITLE (RELATIONSHIP TO PROJECT)	SIGNATURE
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OFFICE USE ONLY

PLAN LOG NO	TYPE PROJ. <b>B P E M</b>	PROJECT	DIST	CENSUS TRACT <b>1053</b>	VENDEE NO. <b>620112</b>	
SPEC. INSP. REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQUIRED FOR P.F. COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	SPRINKLERS REQUIRED YES <input type="checkbox"/> NO <input type="checkbox"/>	OCCUPANCY <b>Res</b>	TYPE CONS. <b>NA</b>	STRUC CLASS <b>026</b>	ZONING <b>R-5</b>
APPROVED FOR THE WORK DESCRIBED ABOVE BY <i>Wittaker</i> PER 70 1985			PERMIT FEE			<b>56-</b>
INSPECTION INFORMATION			SEWER DEV. OCC. FEE			
UTILITY CLEARANCE NO.			WATER DEV. OCC. FEE			
DATE FINALED <b>8-26-85</b>	INSPECTOR <i>Reding</i>	SECTION <b>IFRU</b>	TOTAL FEE			<b>56-</b>



15-Feb-2010 01:17 PM

## Permit Search Results

TYPE-NUMBER	STATUS	ADDRESS	PROFESSIONAL	PROJECT
<a href="#">OE-03008248</a> <a href="#">Inspections</a>	DONE	415 E PUGET AVE	ARIZONA PUBLIC SERVICE	03-1161 COLLEY PLACE SUBDIVISION
<a href="#">BLD-98013499</a> <a href="#">Inspections</a>	DONE	415 E PUGET AVE		SUNSET
<a href="#">DEM-97020058</a> <a href="#">Inspections</a>	VOID	415 E PUGET AVE	SECURITY ROOF & CONST CORP	97-0008198
<a href="#">OP-97018262</a> <a href="#">Inspections</a>	EXPR	415 E PUGET AVE	ANDY S PLUMBING INC	97-0008198
<a href="#">OBLD-97016148</a> <a href="#">Inspections</a>	EXPR	415 E PUGET AVE	SHANE ELECTRIC	97-0008198

Return To: [Permits Search](#)

[Search Menu](#)





**Permit Information**

**Development Services Department**

**OTC ELEC**

15-Feb-2010 01:18 PM

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** OE-03008248      **Issue Date** 4/4/03      **Expires** 4/3/05  
**Permit Description** APS DUSK-TO-DAWN LIGHTING @ APT.S  
**Project** 03-1161 COLLEY PLACE SUBDIVISION

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945      **Zoning** R-5  
 L 4 B \* COLLEY PLACE      **QS** Q26-28      **APN** 160-49-004      **Dist** 03

**Description/Scope of Work:** COMMERCIAL MISCELLANEOUS

EFFECTIVE BUILDING CODES: 1997 UBC, 1994 UPC STATE, 2000 UMC, 1999 NEC, 1997 UFC

PROJECT NAME: APS DUSK-TO-DAWN LIGHTING @ APT.S (RICHARD TURNER)  
 LOG#: LPRM 0301064      PROJECT#: 03-1161  
 SITE INSP (N)      SPECIAL EGRESS CONTROL (N)  
 SPRINKLERS (N)      FIRE ALARM (N)      EMERGENCY LIGHTING (N)      ELEVATORS (N)  
 DEFERRED SUBMITTAL (N)      SPEC PER PCC SEC. 1701 (N)      STR SEC. 1702 (N)  
 ELEC PCC SEC. 2702 (N)      ELEC OBS PCC SEC. 2703 (N)

WATER METERS:  
 SECONDARY BACKFLOW (N)

SCOPE OF WORK: ELEC

ZONING: R-5  
 REVIEWER: KGR

DESCRIPTION OF WORK: INSTALLATION OF 6) 30' ROUND STEEL POLES W/6 COBRA STYLE 100W/ 9500 LUMEN LIGHTS ON 2'X6' ARMS FED FROM EXISTING

**Valuation:** \$11,305.42      **Str Class** 028      **Units** 0      **Sq.Ft.** 0      **Cnst** N/A      **Occ** N/A

**Owner Information**

**Address** TURNER RICHARD J & JESSICA W (EQUITY) 8137 W MCLELLAN RD GLENDALE, AZ 85303      **Certificate of Occupancy Type:** **COFC**

**Contractor Information**

**Type**      **Contact Phone** 602-371-6453  
**Name** ARIZONA PUBLIC SERVICE      **Ins**      **Exp**  
**Address** P.O. BOX 53999, TRES STATION 8104 City/St PHOENIX AZ Phone 602-371-7253



OFFICIAL WEB SITE OF THE  
City of Phoenix



Development  
Services

15-Feb-2010 01:18 PM

**Permit Information**      **Development Services Department**      **STRUC/ELEC/PLMB/MECH**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** BLD-98013499      **Issue Date** 6/19/98      **Expires** 6/18/00

**Permit Description**

**Project** SUNSET

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945      **Zoning** R-5  
L 4 B \* COLLEY PLACE      **QS** Q26-28      **APN** 160-49-004      **Dist** 04

**Description/Scope of Work:** COMMERCIAL REMODEL

PROJECT NAME: SUNSET MANOR APTS. \_\_\_\_\_ LOG#:LPRR 9702577  
ZONING:\_R-5\_ N:SITE INSP SITE#:\_\_\_\_\_ FN#:\_\_\_\_\_  
N:SPRINKLERS Y:FIRE ALARM (SMOKE DETECTORS) N:EMERGENCY LIGHTING  
Y:DEFERRED SUBMITTAL WOOD TRUSSES  
N:SPEC per PCC SEC. 1701  
N:STR SEC.1702 N:ELEC PCC SEC. 2702 & PCC SEC. 2703 (RGA)  
WATER METERS: \_\_\_\_\_  
N:ELEVATOR \_:SECONDARY BACKFLOW  
STAFF ID:-DGU- JOB CONTACT NAME:\_CASIL LIBMAN\_\_\_\_\_ PHONE:277-1187  
SCOPE OF WORK: BLD PLMB MECH ELEC  
DESCRIPTION OF WORK:REPAIR 3 FIRE DAMAGED APARTMENTS INCLUDES WOOD  
FRAME,MPE FINISHES AND MILLWORK.

**Valuation:** \$150,000.00      **Str Class** 022      **Units** 0      **Sq.Ft.** 1700      **Cnst** V-N      **Occ** R-1

**Owner Information**

Address \_\_\_\_\_, \_\_\_\_\_  
Certificate of Occupancy Type: **NONE**

**Contractor Information**

Name	Ins	Exp	Type	Contact Phone
Address	City/St	Phone		



15-Feb-2010 01:18 PM

**Permit Information**                      **Development Services Department**                      **DEMOLITION**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** DEM-97020058                      **Issue Date** 9/26/97                      **Expires** 11/25/97  
**Permit Description**  
**Project** 97-0008198

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945                      **Zoning** R5  
 L 4 B \* COLLEY PLACE                      **QS** Q26-28                      **APN** 160-49-004                      **Dist** 04

**Description/Scope of Work:** DEMO PERMIT ONLY

( ) TOTAL                      (X) PARTIAL                      ( X INTERIOR  
 THE PROPOSED WORK INCLUDES: ---THIS PERMIT IS ONLY FOR A SMALL AMOUNT OF DEMOLITION TO FASCILITATE THE EXAMINATION OF THE STRUCTURE BY CONSULTING ENGNRS--SCOPE INLUDES UNITS 21;22;& 23  
 TRADES INCLUEDE ELEC/PLBG/STRUC  
 CONTACT:SECURITY ROOF & CONST CORP/JIM OR TODD 997-4005  
 ZONING:R5  
 REVIEWER:CCO  
 THIS PERMIT SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE WORK IS NOT COMMENCED WITHIN 30 DAYS AND IS NOT COMPLETED WITHIN 60 DAYS OR IF ACTIVE AND CONTINUOUS DEMOLITION WORK IS SUSPENDED OR ABANDONED FOR ANY PERIOD OF 5 DAYS OR MORE PRIOR TO FINAL COMPLETION AND CLEARANCE OF ALL DEBRIS FROM THE SITE. REASONABLE AND CONTINUOUS PROGRESS SHALL BE MADE TO COMPLETE ALL DEMOLITION WORK AS EXPEDITIOUSLY AS POSSIBLE.

**Valuation:** \$5,000.00                      **Str Class** 022                      **Units** 0                      **Sq.Ft.** 0                      **Cnst**                      **Occ** R1

**Owner Information**

**Address** ,                      **Certificate of Occupancy Type:** **NONE**

**Contractor Information**

**Type** GEN                      **Contact Phone** (602)997-4005  
**Name** SECURITY ROOF & CONST CORP                      **Ins**                      **Exp**  
**Address** 7036 N 14TH ST                      **City/St** PHOENIX AZ **Phone** 602-839-2950



OFFICIAL WEB SITE OF THE  
City of Phoenix



Development  
Services

15-Feb-2010 01:18 PM

**Permit  
Information**

**Development Services  
Department**

**OTC PLMB**

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** OP-97018262      **Issue Date** 8/29/97      **Expires** 8/29/99

**Permit Description**

**Project** 97-0008198

**Address** 415 E PUGET AVE PHOENIX AZ 85020-2945

**Zoning** R-5

L 4 B \* COLLEY PLACE

**QS** Q26-28

**APN** 160-49-004

**Dist** 04

**Description/Scope of Work:** GAS CLEARANCE ONLY

GAS TEST FOR CLEARANCE FOR METER RESET.  
PRESSURE TEST REQUIRED PER UNIFORM PLUMBING CODE 1206(2): MUST HOLD 10#  
PRESSURE FOR 15 MINUTES - TEST MUST BE LEFT ON PIPING SYSTEM UNTIL  
VERIFIED BY CITY INSPECTOR.  
ZONING: . . . R-5  
CONTACT: . . . ANDY WHEAT 265-8658  
REVIEWER: . JST

**Valuation:** \$100.00

**Str Class** 028

**Units** 0

**Sq.Ft.** 0

**Cnst** N/A

**Occ** R-1

**Owner Information**

Address

Certificate of  
Occupancy  
Type:

**NONE**

**Contractor Information**

Type PLBG

Contact Phone (602)265-8658

Name ANDY S PLUMBING INC      Ins

Exp

Address 1815 W ELM ST

City/St PHOENIX AZ Phone 602-265-8658





## Permit Search Results

TYPE-NUMBER	STATUS	ADDRESS	PROFESSIONAL	PROJECT
<a href="#">OP-04023087</a> <a href="#">Inspections</a>	DONE	501 E PUGET AVE	BAUGH'S REDDI ROOT'R	04-2553 501 E. PUGET AVE

Return To: [Permits Search](#)

[Search Menu](#)



**Permit Information**

**Development Services Department**

**OTC PLMB**

15-Feb-2010 01:23 PM

**This is a representation of the information on the actual permit. This is NOT a valid permit to perform work.**

**Permit#** OP-04023087      **Issue Date** 8/2/04      **Expires** 8/2/06  
**Permit Description** GAS LINE REPAIR  
**Project** 04-2553 501 E. PUGET AVE

**Address** 501 E PUGET AVE PHOENIX AZ 85020-2946      **Zoning** R-5  
**L \* B \***      **QS** Q26-28      **APN** 160-49-112C      **Dist** 03

**Description/Scope of Work:** REPAIR/REPLACE GAS LINE

EFFECTIVE BUILDING CODES: 1997 UBC, 1994 UPC STATE, 2000 UMC, 1999 NEC, 1997 UFC

PRESSURE TEST REQUIRED PER UNIFORM PLUMBING CODE 1204.3.2. TEST IS TO REMAIN ON SYSTEM UNTIL VERIFIED BY CITY INSPECTOR.

ZONING:.....R-5  
 REVIEWER:.....MSA2

DESCRIPTION OF WORK: REPAIR OR REPLACE EXISTING GAS LINE WITH APPROVED PIPE PER CURRENT PLUMBING CODE AND REGULATIONS.

\*\*GAS LINE REPAIR FOR COMMON USE WATER HEATER AND ALL WORK SUBJECT TO FIELD INSPECTORS APPROVAL.\*\*

**Valuation:** \$700.00      **Str Class** 028      **Units** 0      **Sq.Ft.** 0      **Cnst** V-N      **Occ** N/A

**Owner Information**

**Address** TURNER RICHARD J & JESSICA W (EQUITY) 8139 W MCLELLAN RD GLENDALE, AZ 85303      **Certificate of Occupancy Type:**      **COFC**

**Contractor Information**

**Type** PLBG      **Contact Phone** 602-254-3445F  
**Name** BAUGH'S REDDI ROOT'R      **Ins** RELIANCE INS PX8610009      **Exp** 8/1/05  
**Address** 4011 BONNER INDUSTRIAL DR City/St SHAWNEE KS      **Phone** 602-385-1998

ERNS INCIDENT NOTIFICATION REPORT

ARIZONA DEQ/ERU NO. 94-036-B

DATE REPORTED: 6-14-94		TIME: 1728		MULTIPLE REGIONAL CASE NO.:		REGIONAL TIME:	
(A) RECORDED BY:		DES CONTROL #:		REGIONAL CASE NO.:		MULTIPLE REPORT: [ ]	
THROUGH NRC:		NRC CASE #:		SSI REPORT:		CR #:	
(B) A. REPORTED PREVAILING ACT:		CONFIDENTIALITY REQUESTED:		REPORTED BY: Sgt Bill Ross - DRB			
		ORGANIZATION: [ ] DISCHARGER [ ] PUBLIC [ ] LOCAL [X] STATE [ ] FEDERAL [ ] UNKNOWN					
ADDRESS:				PHONE NO: 223-2522			
CITY:		STATE:		ZIP:		COUNTY:	
(C) B. DISCHARGER		SAME AS A [ ] PROPERTY USE:		ORGANIZATION: [ ] PRIVATE CO. [ ] PUBLIC [ ] STATE [ ] LOCAL [ ] FEDERAL [ ] UNKNOWN			
(D) DISCHARGER NAME: Good Year Tire Shop				PHONE NO: 944-4477			
CONTACT NAME: Dick K Hallstrand				2ND PHONE NO:			
ADDRESS: 301 E Dunlap				FACILITY ID NUMBER:			
CITY: Phoenix		STATE: AZ		ZIP:		COUNTY: Maricopa	
(E) C. INCIDENT LOCATION:		SAME AS A [ ] SAME AS B [X]					
CITY:		STATE:		ZIP:		COUNTY:	
MILEPOST:							
(F) D. DATE		(E) WEATHER: CLEAR		DISCOVERY DATE: 6-14-94		SPILL DATE: unknown	
		SPILL TIME: N/A					
(G) E. MATERIAL		MATERIAL TYPE (CHECK ONE): [ ] UNKNOWN [ ] OIL [X] HAZ SUBSTANCE [ ] OTHER					
MATERIAL NAME:		CHRIS		CAS NO.:		UN DOT NO.:	
ETHER						QUANTITY: 1 UNITS: pint QUANTITY IN WATER: N/A	
(H) F. SOURCE		SOURCE OF SPILL (CHECK ANY): [ ] HIGHWAY [ ] PIPELINE [ ] UST [X] FIXED FACILITY [ ] OTHER [ ] UNKNOWN [ ] RAILWAY [ ] VESSEL [ ] AST [ ] OFFSHORE [ ] AIR TRANSPORT					
(I) K. VEHICLE ID OR CARRIER NO.:		NUMBER OF TANKS:		TANK CAPACITY:		TANK UNITS:	
SOURCE DESCRIPTION: CLEAN LAB							
(J) M. MEDIUM		MEDIUM AFFECTED (CHECK ANY): [X] NONE [ ] LAND [ ] GROUNDWATER [ ] OTHER [ ] AIR [ ] WATER [ ] WITHIN FACILITY [ ] UNKNOWN					
WATERWAY AFFECTED: N/A							
(K) N. CAUSE		REPORTED CAUSE (CHECK ANY): [ ] TRANSPORTATION ACCIDENT [ ] OPERATIONAL ERROR [ ] DUMPING [X] OTHER [ ] EQUIPMENT FAILURE [ ] NATURAL PHENOMENON [ ] UNKNOWN					
CAUSE DESCRIPTION: CLEAN LAB							
(L) O. DAMAGE		NO. OF INJURIES: [X] NONE		NO. OF DEATHS: [X] NONE		PROPERTY DAMAGE >\$50,000 [ ]	
(M) P. ACTIONS		EVACUATION: [X]		RESPONSE ACTIONS TAKEN:			
(N) Q. MATERIAL INFO:		PHYSICAL STATE STORED: liquid		RELEASED: N/A		CONTAINER DESCRIPTION: can	
CONTAINER MATERIAL: Metal		LEVEL OF CONTAINER: 2/3		CONTAINER TYPE: can		CAPACITY: 1 pint	
(R) S. NOTIFIED:		CALLER HAS NOTIFIED (CHECK ANY): [ ] STATE/LOCAL [ ] DISCHARGER [ ] USCG [ ] OTHER [X] UNKNOWN					
AGENCY NAME:							
(T) U. COMMENTS:		COMMENTS:					



RESPONSE COMMENTS:	
AGENCY NAME: <u>PFD/PDA</u> (CHECK ONE) <input checked="" type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> DISCHARGER <input type="checkbox"/> FEDERAL <input type="checkbox"/> EPA <input type="checkbox"/> OTHER <input type="checkbox"/> UNKNOWN	
AGENCY NAME: <u>DPS/DET</u> (CHECK ONE) <input type="checkbox"/> LOCAL <input checked="" type="checkbox"/> STATE <input type="checkbox"/> DISCHARGER <input type="checkbox"/> FEDERAL <input type="checkbox"/> EPA <input type="checkbox"/> OTHER <input type="checkbox"/> UNKNOWN	
AGENCY NAME: <u>DEA</u> (CHECK ONE) <input type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> DISCHARGER <input checked="" type="checkbox"/> FEDERAL <input type="checkbox"/> EPA <input type="checkbox"/> OTHER <input type="checkbox"/> UNKNOWN	
REGION SPECIFIC:	JURISDICTION: <input type="checkbox"/> EPA <input type="checkbox"/> USCG
REFERRED:	(J) REFERENCE MATERIAL: _____ PROVISION ID NO.: _____ HAZ/DISP @: _____
CLEANUP CODE <input checked="" type="checkbox"/> NO CLEAN UP CODE = ( )	RESPONSIBLE PARTY = 301 EPA = 302
	USCG = 303 STATE = 304
	LOCAL = 305 NOT POSSIBLE = 306
	STATUS UNKNOWN = 307 FEDERAL = 308
UPDATE DATE:	UPDATED BY:
C. INCIDENT LOCATION	DUN & BRADSTREET NO.:
F. SOURCE	SOURCE CODE:
G. MEDIUM	MEDIUM CODE: _____ THREAT CODE(S): _____
H. CAUSE	CAUSE CODE:
J. ACTIONS	NO. OF PERSONS EVACUATED:
M. RESPONSE AND EVALUATION	INCIDENT STATUS CODE: <input type="checkbox"/> EMERGENCY <input checked="" type="checkbox"/> NO FURTHER ACTION <input type="checkbox"/> TIME-CRITICAL <input type="checkbox"/> REMEDIAL ACTION <input type="checkbox"/> NON-TIME CRITICAL <input type="checkbox"/> FIELD SIMULATION
EMERGENCY RESPONSE ACTIVITY WITHIN 24 HOURS: <input checked="" type="checkbox"/>	EMERGENCY RESPONSE ACTIVITY DATE: <u>6-17-94</u>
RESPONDING OSC: <u>Malone</u>	
ACTION MEMO DATE:	ACTION MEMO APPROVED: <input type="checkbox"/> POLREP DATE: _____
RELEASE INVESTIGATION: <input type="checkbox"/>	ON-SCENE MONITORING: <input type="checkbox"/> TELEPHONE ASSISTANCE: <input type="checkbox"/>
TDD NO.:	ENFORCEMENT ACTIVITIES:
OTHER FOLLOW UP COMMENTS: <u>A boxed Meth Lab was found by the Phx. Police Dept in the back of a pick-up truck which was parked at the Goodyear Tire Center. This truck belonged to a Goodyear employee named Brian Joseph Glenwright. A 1 pint <del>of</del> container of what was believed ether was removed from the truck and placed on the asphalt along with other items. At some point the police officers became aware of how dangerous these action were and secured the scene and called the Phx. Fire Dept. When the P.F.D. arrived they had the area evacuated and called for assistance from D.P.S.</u>	
<u>There were no DPS Bomb Tech available so I was requested to respond to the site. When I arrived I was told that the ether was now unstable because of the heat and I was requested to destroy the material. I then made entry, placed the container into a 5 gal pail and covered it with ice to cool and stabilize it. The container was then loaded into my truck and taken to a remote area N.W. of 7th St and Happy Valley Rd, where</u>	
NUMBER OF SAMPLES TAKEN:	
REFERRED TO:	



**APPENDIX G**

**PREVIOUS REPORT**

**APPENDIX H**

**ARCHAEOLOGICAL ASSESSMENT**



City of Phoenix

Archaeology Section  
Pueblo Grande Museum  
4619 E. Washington St.  
Phoenix, AZ 85034

# Archaeology Assessment Request

**Project Name:** \_\_\_\_\_ **Cost Center or CIP No.:** ND30040036 \_\_\_\_\_

**Project Type:** Phase I ESA \_\_\_\_\_

**Project Components:** \_\_\_\_\_

**Project Manager:** David Broermann \_\_\_\_\_ **Phone No.:** 602-534-3906 \_\_\_\_\_

**City Department(s):** \_\_\_\_\_

**Project Consultants:** COP EASD \_\_\_\_\_

**Location (T/R/ ¼ Sec or major streets):** T3N, R3E, SEC 32 (415, 419, 425, 429, and 501 East Puget Avenue, APNs: 160-49-005, 160-49-004, 160-49-006B, 160-49-003, 160-49-002A, 160-49-001, and 160-49-112C) \_\_\_\_\_

**Land Ownership for all Project Components (specify department, etc.):**

Private: N/A \_\_\_\_\_

City of Phoenix: N/A \_\_\_\_\_

State of Arizona: N/A \_\_\_\_\_

Federal: N/A \_\_\_\_\_

**Permitting or Funding Agencies (specify):**

Maricopa County: N/A \_\_\_\_\_

State of Arizona: N/A \_\_\_\_\_

Federal: N/A \_\_\_\_\_

Other: N/A \_\_\_\_\_

**Anticipated Construction Schedule:**

Subsurface Excavations (grading, trenching, etc.): \_\_\_\_\_

Other: \_\_\_\_\_

**Extent of Construction Activities:**

Anticipated depth of disturbance below present ground surface: N/A \_\_\_\_\_

Length and width of ground surface disturbance: N/A \_\_\_\_\_

Utility Trenches (types): N/A \_\_\_\_\_

Other: N/A \_\_\_\_\_

**Print Name:** Melissa Bauer \_\_\_\_\_

**Signed:** *Melissa Bauer* \_\_\_\_\_ **Date:** February 15, 2010 \_\_\_\_\_

# Archaeology Assessment Result

**Project Name:** Phase I ESA

**ND30040036**

**Project Location:** 415, 419, 425, 429, and 501 East Puget Avenue

**Project Sponsor:** EAS (David Broermann)

**Review Agencies:** City of Phoenix

**Survey      Monitoring      Testing      Data Recovery**

**Comments:**

This project is being reassessed due to the length of time that has passed since the previous assessment was completed. No known archaeological sites are located within this project area.

**Recommendations:**

No archaeological work is necessary for this project area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

**Reviewed By:** April Carroll for  
Todd W. Bostwick, Ph.D.



**Date:** 2/15/10

**APPENDIX I**

**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: 07182.0022

ALLANDS FILE NO: 2010-02-057D

DATE OF REPORT: February 17, 2010

ALLANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-05. 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 Innovative Technical Solutions, Inc.

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

Property located at 415, 419, 425, 429 & 501 East Puget Avenue, Phoenix, Arizona, being in the Northeast quarter of Section 32, Township 3 North, Range 3 East, Gila and Salt River Base and Meridian.



## REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
<b>Standard Federal ASTM Environmental Record Sources</b>			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	01/10	1.0	0
Delisted National Priorities List	01/10	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP)	01/10	0.5	0
RCRA (Resource Conservation and Recovery Act) Large and Small Quantity Generators	10/09	0.125	5
RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)	10/09	1.0	0
RCRA – Non-CORRACTS TSDFs	10/09	0.5	0
ERNS (Emergency Response Notification System)	01/10	0.125	1
<b>Standard State ASTM Environmental Record Sources</b>			
WQARF (Water Quality Assurance Revolving Fund) Areas	01/10	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
Control Registries	01/10	Site and adjoining	0
Brownfields / Voluntary Remediation Program	01/10	0.5	0
Registered USTs (Underground Storage Tanks)	01/09	0.125	3
LUSTs (Leaking Underground Storage Tanks) Incident Reports	01/09	0.5	13
<b>Additional Environmental Record Sources</b>			
RCRA Compliance Facilities	11/09	0.125	1
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	0.125	1
ADEQ Drywell Registration Database	01/10	0.125	10
Environmental Permits	01/10	Site	0
Fire Insurance Maps	Various	Site and adjoining	0
Topographical / Aerial Maps	See text	Site and adjoining	1
VEMUR / DEUR / LIENS / DEURTRACKER	01/10	Site	0
Arizona Department of Water Resources Well Registration Database	03/09	Site and adjoining	See Text

**Allands contacts the appropriate sources on a monthly 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 January, 2010, 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 January, 2010, 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

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 is provided by EPA dated January, 2010, and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

No CERCLIS / NFRAP 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 from the Arizona Department of Environmental Quality RCRAInfo Database, dated October, 2009 and checked for Federal RCRA facilities located within a <=0.125 mile search distance from subject property exterior boundaries.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZD980892772	Maaco Auto Painting & Bodyworks	533 E Dunlap Av	2/27/2006	N
AZR000004465	Qualex Inc / Walgreens Store 809	8915 N 7th St	2/23/2009	CEG
AZD983468331	Mobil Oil Corp SS MCJ	8946 N 7th St And Dunlap Swc	4/24/2001	N
AZD983469511	Sunnyslope Honda	9017 N Cave Creek Rd	7/29/1992	SQG
AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap	1/28/2009	SQG

### 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)  
N : Not a generator verified or inactive generator

## **CORRACTS FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated October, 2009, 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.

## **TSD FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated October, 2009, 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 January, 2010, and checked for incidents located within a <=0.125 mile search distance from subject property exterior boundaries.

<b>ID</b>	<b>DATE</b>	<b>LOCATION</b>	<b>MATERIAL</b>	<b>QUANTITY</b>	<b>UNITS</b>	<b>DETAILS</b>
386908	6/14/94	301 E Dunlap	ETHER	1	Pine	Clan Lab A Boxed Meth Lab Found By Phx Pd In The Back Of Pick Up Truck Parked At Rp'place

## **Standard State ASTM Environmental Record Sources**

### **WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)**

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated January, 2010, 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**

## **CONTROL REGISTRIES**

Under ASTM E 1527-05, 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 GIS eMaps, which retrieves any institutional or engineering controls, dated January, 2010, and searched for sites which occurred at subject property or adjoining properties.

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

## **BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM**

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated January, 2010, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No brownfield 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 January, 2009, and searched for UST sites located within a <=0.125 mile search distance from subject property exterior boundaries.

FACILITY ID	NAME	FACILITY ADDRESS	TANK ID	CLOSURE TYPE	CLOSURE DATE
0-003182	Mitchell Electric Co Inc	324 E Caron St	1	Perm Removal	1-Aug-89
0-000731	Az-Tech Collision Center	9018 N 7th St	1	Perm Removal	28-Dec-93
0-003235	Lucky 7	8946 N 7th St	1	Perm Removal	2-Dec-87
0-003235	Lucky 7	8946 N 7th St	2	Perm Removal	2-Dec-87
0-003235	Lucky 7	8946 N 7th St	3	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	4	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	5	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	6	Perm Removal	16-Mar-93
0-003235	Lucky 7	8946 N 7th St	7		
0-003235	Lucky 7	8946 N 7th St	8		
0-003235	Lucky 7	8946 N 7th St	9		

### DETAILS

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

CG: Closed in Ground

TC: Temporarily Closed

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

0-003182	<b>Mitchell Electric Co Inc</b>	2353 Mitchell Electric Co Inc	324 E Caron, Phoenix, AZ 85020
	324 E Caron, Phoenix, AZ 85020		324 E Caron, Phoenix, AZ 85020
	1 REMV Gasoline 5000 NA Asphalt-coated or Bare Steel		Galvanized Steel

0-000731	<b>Paul's Auto Service</b>	2586 Brad's Auto Body	9018 N 7th St ,Phoenix AZ 85020
	9018 N 7th St ,Phoenix AZ 85020		<85020>
	1 REMV Used Oil 500	Bare Steel	Gravity Feed

**REGISTERED UNDERGROUND STORAGE TANKS**  
(cont.)

Facility Id	Facility	Owner Id	Owner		
Tank No.	Status	Content	Capacity	Age	Tank Material
Tank Release Detection	Pipe Material	Piping Type	Pipe Release Detection		
0-003235	<b>Dunlap Texaco</b> 8946 N 7th St ,Phoenix AZ 85020	5244	Sam Sayegh <85020>		
1	REMV Gasoline	10000	Galvanized Steel	Pressure	
2	REMV Gasoline	6000	Galvanized Steel	Pressure	
3	REMV Used Oil	1000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
4	REMV Gasoline	10000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
5	REMV Gasoline	10000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
6	REMV Gasoline	12000	Manual Tank Gauging Interstitial Monitoring	Fiberglass Reinforced Plastic	
	Gravity Feed	Line Tightness Testing (Secondary Containment)	Tank Tightness with Inventory Controls		
7	ACTV Gasoline	10000	Interstitial Monitoring (Secondary	Double-Walled	
	Pressure	Vapor Monitoring Interstitial	Containment) Interstitial Monitoring		
	Monitoring (Double Walled)		(Double Walled) Vapor Monitoring		
	Interstitial Monitoring (Secondary Containment)				
8	ACTV Gasoline	10000	Interstitial Monitoring (Secondary	Double-Walled	
	Pressure	Vapor Monitoring Interstitial	Containment) Interstitial Monitoring		
	Monitoring (Double Walled)		(Double Walled) Vapor Monitoring		
	Interstitial Monitoring (Secondary Containment)				
9	ACTV Gasoline	10000	Interstitial Monitoring (Secondary	Double-Walled	
	Pressure	Vapor Monitoring Interstitial	Containment) Interstitial Monitoring		
	Monitoring (Double Walled)		(Double Walled) Vapor Monitoring		
	Interstitial Monitoring (Secondary Containment)				

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

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated January, 2009, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

<b>ID</b>	<b>LUST ID NO</b>	<b>FACILITY</b>	<b>ADDRESS</b>	<b>DATE OPEN</b>	<b>DATE CLOSED</b>	<b>P CODE</b>	<b>DIST./ DIREC.</b>
0-003235	2733.01	Phoenix Gas-N-Go	8946 N 7th St	3/18/1993	11/8/1993	5R1	0.1 mi. E
0-003182	0780.01	Mitchell Electric Co Inc	324 E Caron	8/17/1989	11/17/1994	5R1	0.1 mi. NW
0-003128	4636.01	Mears Air Conditioning & Heating	743 E Dunlap Ave	1/6/1997	9/17/1998	5R1	0.2 mi. E
0-008141	3100.01 3100.02	Terri R Gustafson /David Goodall	9123 N Cave Creek Rd	10/14/1993 10/14/1993	8/3/1999 8/3/1999	5R1 5R1	0.2 mi. NE
0-003805	3023.01	Phoenix Fire Station # 7	403 E Hatcher	9/14/1993	6/1/1998	5R1	0.3 mi. N
0-005235	4146.01	U-Haul Sunnyslope Center	9300 N Cave Creek Rd	7/12/1995	11/23/1999	5R1	0.3 mi. NE
0-006323	2454.01	J & E Auto Service	8615 N 7th St	6/15/1992	11/23/1994	5R1	0.3 mi. SE
0-009499	5102.01	Haynes Automotive	16 E Dunlap	7/29/1999	2/18/2003	5R1	0.3 mi. W
0-002282	0802.01	Sunnyslope High School	35 W Dunlap Ave	7/12/1989	8/28/2007	5R1	0.3 mi. W
0-005511	3235.01	In & Out Market	8941 N Central Ave	12/11/1993	9/15/1994	5R1	0.3 mi. W
0-007267	4937.01	Auto Workshoppe	9324 N Central Ave	9/24/1998	3/29/2005	5R1	0.4 mi. NW
0-000520	3275.01 3275.02 3275.03 3275.04	Arco #5257	8501 N 7th St	12/29/1993 12/29/1993 12/29/1993 12/29/1993	5/17/2005 5/17/2005 7/6/2000 5/17/2005	5R1 5R1 5R1V 5R1	0.4 mi. SE
0-005429	3158.01	Circle K # 2874	9714 N 7th St	10/26/1993	3/24/1998	5R1	0.5 mi. NE

P CODE (Leaking UST Priority):

5R1	Closed soil levels meet RBCA
5R1V	Closed soil levels meet RBCA Tier 1, via CRS

## 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 November, 2009, and searched for compliance facilities within a <=0.125 mile search distance from subject property exterior boundaries.

ID	EPA ID	FACILITY	ADDRESS	STATUS
	AZ0000337402	John C Lincoln Hospital / North Mountain	250 E Dunlap Ave	Closed

### HAZARDOUS MATERIAL INCIDENTS

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

ID	DATE	FACILITY	ADDRESS	DETAILS
94-036-B	6/14/94	Goodyear Tire Shop	301 E Dunlap	Ether/Can

## ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. This database is from the ADEQ dry well registration database dated January, 2010, and searched for dry wells located within a <=0.125 mile search distance from subject property exterior boundaries.

<b>FACILITY</b>	<b>ADDRESS</b>	<b>BEG REG #</b>	<b>END REG #</b>	<b>TOTAL WELLS</b>
Sunnyslope Transit Center	8927 N 3rd St	1559	1560	2
John C Lincoln Hospital	250 E Dunlap Ave	4209	4211	3
John C Lincoln / North Mountain	250 E Dunlap Ave	34084		1
John C Lincoln Hospital / North Mountain Generator	250 E Dunlap Ave	35101	35103	3
7th St & Dunlap Self Storage	533 E Dunlap Ave	41050		1

## 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 January, 2010, and checked for inclusion of subject property.

Subject property was not found on these lists.

## **FIRE INSURANCE MAPS**

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

## **USGS 7.5 MINUTE TOPOGRAPHICAL MAPS**

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

<b>NAME</b>	<b>TYPE</b>	<b>DATE</b>	<b>REVISION</b>	<b>CONTOUR</b>
Sunnyslope	Topo	1965	1982	20 feet

**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 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. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ's RDT was researched for inclusion of subject property.

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

## ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated March, 2009. 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://www.water.az.gov/adwr/Content/ImagedRecords/default.htm>

### Water Uses (WU)

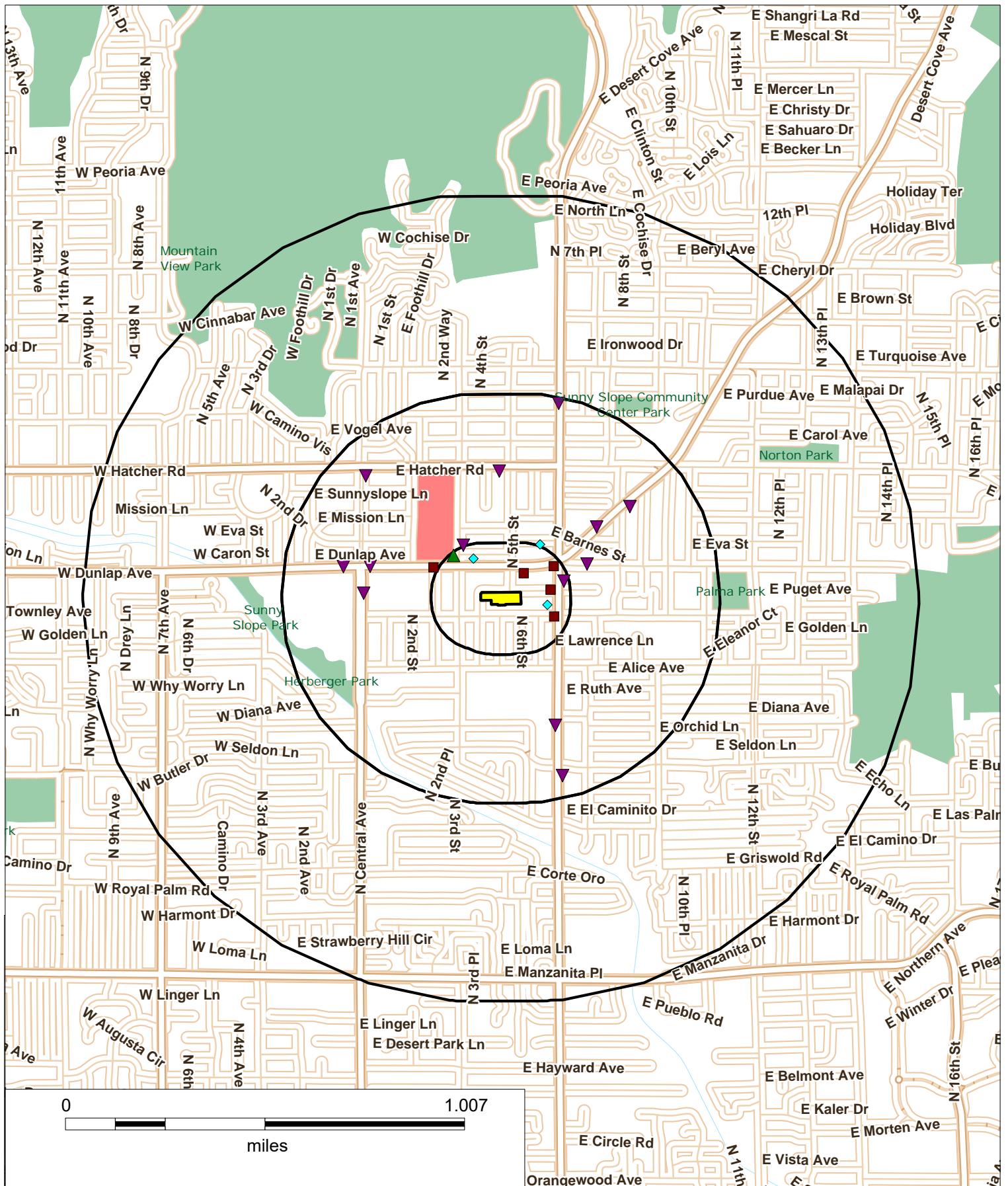
A Irrigation  
 B Utility (Water Co.)  
 C Commercial  
 D Domestic  
 E Municipal  
 F Industrial  
 G Recreational  
 H Remediation  
 I Mining  
 J Stock  
 K Other - Exploration  
 L Drainage  
 M Monitoring  
 N None  
 O Other - Non-Production  
 P Remediation  
 R Recharge  
 T Test  
 U Unknown  
 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 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
907311	3	N	3	E	32				N	150			Glendale Union High School District
639200	3	N	3	E	32	NE	NE	NE		0	0	0	Howard,B J





**LEGEND**

		<b>SITE</b>		<b>USTs</b>		<b>CERCLA / NFRAP</b>		<b>RCRA (Generators, TSD &amp; CORRACTS TSD)</b>		<b>SCHOOL</b>
		<b>LUSTs</b>		<b>LANDFILLS</b>		<b>RCRA COMPLIANCE</b>				

