



**Innovative
Technical
Solutions, Inc.**

January 9, 2004
ITSI Job No. 03-190.01

**Final
Phase I Environmental Site Assessment
U.S. Department of Agriculture
Agricultural Research Service Facilities
4331 and 4135 East Broadway Road
Phoenix, Arizona**



Submitted to:

United States Department of Agriculture
Agricultural Research Service
4317 East Broadway Road
Phoenix, Arizona 85040

Submitted by:
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January 9, 2004

ITSI Job No. 03-190.01

Mr. Terry Steele
United States Department of Agriculture
Agricultural Research Service
4317 East Broadway Road
Phoenix, Arizona 85040

**Re: Final Phase I Environmental Site Assessment
U.S. Department of Agriculture
Agricultural Research Service Facilities
4331 and 4135 East Broadway Road
Phoenix, Arizona**

Dear Mr. Steele:

In accordance with your Authorization to Proceed dated September 9, 2003, Innovative Technical Solutions, Inc. (ITSI) is pleased to provide the enclosed final report based on our completion of a Phase I Environmental Site Assessment at the above referenced locations (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.

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

Enclosures

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

Frank Van Alstine, R.E.M.
Project Manager

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EXECUTIVE SUMMARY

Innovative Technical Solutions, Inc. (ITSI) has performed a Phase I Environmental Site Assessment (ESA) of the United States Water Conservation Laboratory located at 4331 East Broadway Road (**Property 4331**), and the Western Cotton Research Laboratory located at 4135 East Broadway Road (**Property 4135**) in Phoenix, Arizona. In addition to these properties, the Animal and Plant Health Inspection Service (APHIS) facility located at 4125 East Broadway Road (**Property 4125**), in Phoenix, Arizona was added as part of the Scope of Services on October 27, 2003. The Phase I ESA was conducted in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the United States Department of Agriculture (USDA), Agricultural Research Services (ARS), Scope of Services provided in the Notice to Proceed dated September 9, 2003.

Property 4331 was established to develop methods to conserve surface water and groundwater used for agriculture. **Property 4135** is currently involved in the study of cotton production and cotton pest management. **Property 4125**, the APHIS facility, conducted research on the pink bollworm, a pest to cotton plants, and was involved in rearing activities. **Property 4331** and **Property 4135** each have a small agricultural research field for irrigation experiments and plant research. Chemicals including herbicides and fertilizers may have been applied to the fields during research activities.

At the time of ITSI's assessment, **Property 4331** consisted of 12 buildings, six greenhouses, and a small agricultural research field on approximately 5 acres of land. The Property is rectangular in shape and is oriented north-south along Broadway Road. Driveway entrances are located along the north portion of **Property 4331** from Broadway Road. An asphalt-paved parking lot is located in front of the main building. The front of the main building faces to the north. A small area between Broadway Road and the parking lot is desert landscaped. In addition to the parking lot located in the front, there is an employee parking area located on the east side of the main building. Access to this parking area is through one of two security gates. The second security

gate is located at the northwest corner of the main building for deliveries to the facility. The Property is bounded by a chain-link fence.

Property 4135 consisted of 11 buildings and 23 greenhouses on approximately 7.6 acres of land. The Property is rectangular in shape with a triangular-shaped agricultural research field on the west end of the property. The Property is oriented east-west and is situated approximately 230 feet south of Broadway Road. Driveway entrances are located along the eastern portion of **Property 4135** behind the Arizona Cotton Grower's Association building, located at 4139 East Broadway Road. Access to the property is provided through two security gates. The first gate is the main entrance for general use and employee parking, and the second gate is located approximately 200 feet south along the eastern property boundary and is used for service equipment and deliveries. An asphalt-paved parking lot is located in front of the main building. The front of the main building faces to the north. The Property is bounded by a chain-link fence.

On October 27, 2003, Mr. Terry Steele of the USDA ARS requested that ITSI include the additional tenant facility **Property 4125**, located near the west central portion of **Property 4135**. The tenant, APHIS, occupies three buildings and four mobile trailers along the western portion of **Property 4135** east of the agricultural research field. The main building consists of offices and laboratories. The main building is connected to the City of Phoenix (COP) sanitary sewer system. However, the four mobile trailers and Building 28 with attached maintenance shop are connected to a single septic system located underneath one of the mobile trailers (the exact location is unknown). The trailers, which were used for rearing activities in the past, will be moved offsite when the tenant leaves the property. A small asphalt-paved parking lot is located in front (north) of the main tenant building.

Property 4331 and **Property 4135** are listed as Resource Conservation and Recovery Act (RCRA) conditionally-exempt small-quantity generators (CEGs) of hazardous waste. **Property 4125** is listed as a deactivated generator (DAG) on the RCRA facilities list. ITSI found no record of any violations for **Property 4331**, **Property 4135**, and **Property 4125**. In addition, none of the properties are located within the boundaries of any State or Federal Superfund Sites,

and there are no underground storage tank (UST) or leaking UST (LUST) sites that appear to be a threat to soil or groundwater beneath either of the properties.

Based on ITSI's research conducted during the course of this Phase I ESA, a former area of petroleum-contaminated soil was identified near the southwest corner of **Property 4331**, just north of the fuel storage building. The petroleum-contaminated soils were a result of minor releases from drums of waste oil stored near the fuel storage building. In 1997, Asset Environmental Services, Inc. excavated the contaminated soils and confirmed complete removal of petroleum-contaminated soil. The soil was removed from the site and the excavation backfilled using aggregate base course (ABC).

No specific *de minimis* conditions were identified. However, due to the large quantity of chemicals that are stored on the properties (herbicides, fertilizers, laboratory chemicals, etc.), ITSI recommends that all chemicals be kept in their original containers prior to use and properly stored to prevent any accidental spills. An accurate inventory of chemicals and wastes should be maintained as presented during ITSI's site reconnaissance.

During the site reconnaissance, ITSI observed one water supply well on **Property 4331**. The water supply well originally supplied water to the property. Although the well is no longer used, the Arizona Department of Environmental Quality (ADEQ) collects groundwater samples annually from the former water supply well. Specific details about the annual sampling event were not provided. However, the water supply well did not appear on the Arizona Department of Water Resources (ADWR) Well Report provided by All Lands. ITSI recommends that the water supply well be registered with ADWR, if not already registered.

ITSI was provided with facility maps noting the locations of what are believed to be three dry wells at **Property 4331** and one dry well at **Property 4135**. The locations of the suspected dry wells were verified during the site reconnaissance. The two suspected dry wells located along the western property boundary of **Property 4331** are sealed off to the surface. The dry well to the north is covered with approximately 6 inches of rock and gravel. The dry well to the south is sealed with asphalt. The third suspected dry well is located east of Building 46 and is used to

collect rainwater run off from parking lots and buildings. The suspected dry well on **Property 4135** is located behind Building 3 and is used to collect excess water from the adjacent greenhouses. The suspected dry wells located on both properties have not been registered with the ADEQ. ITSI recommends that if the suspected dry wells meet the ADEQ criteria for dry wells that they be registered with the ADEQ and that they be maintained in accordance with the rules and regulations set forth by ADEQ. There are no additional dry wells registered by the ADEQ for the Properties.

According to client-supplied information, a septic system was originally used at **Property 4331**. Presently, **Property 4331** is connected to the COP sanitary sewer system. The septic system has not been used since the early 1970s. The location of the septic system was identified during the site reconnaissance in the landscaped area in front of the main building. ITSI's review of the original building plans for **Property 4331** regarding the septic system included a septic tank with three cesspools. ITSI recommends that since the septic system is no longer used that it be properly closed and removed and soil samples collected in the vicinity of the tank.

ITSI also recommends that prior to demolition or land transfer the soil in the agricultural fields at **Property 4331** and **Property 4135** be tested for any chemicals including herbicides and fertilizers that may have been applied over the years during research activities.

Although not considered a recognized environmental condition, due to the age of the property buildings, some of the building materials, including the wall board, ceiling tiles, floor tiles, laboratory countertops, pipe insulation and roofing materials, may contain asbestos. Several reports from previous investigations provided by Mr. Steele indicated some areas of asbestos-containing building materials (ACBM) have been removed from **Property 4331**. In ITSI's estimation other areas of ACBM exist at the properties and at present are properly maintained. However, prior to any demolition activities and/or building repair, ITSI recommends that samples be collected for asbestos and that proper management and abatement procedures be used. In addition, due to the age of the buildings, building materials such as wall boards that still have the original paint may also contain lead-based paint. ITSI recommends that a lead-based

paint survey be completed prior to any disturbance of these media and especially before any building demolition.

1.0 INTRODUCTION

This Phase I Environmental Site Assessment (ESA) report was prepared by Innovative Technical Solutions, Inc. (ITSI) for Mr. Terry Steele, Safety and Occupational Health Specialist, of the United States Department of Agriculture (USDA) Agricultural Research Service (ARS). Discussions of the purpose, scope of services, and definitions are presented in the following sections.

The properties assessed in this ESA are the United States Water Conservation Laboratory located at 4331 East Broadway Road (Property 4331), the Western Cotton Research Laboratory located at 4135 East Broadway Road (Property 4135), and the Animal and Plant Health Inspection Service (APHIS) facility located at 4125 East Broadway Road (Property 4125) in Phoenix, Arizona. Property 4331 was established to develop methods to conserve surface water and groundwater used for agriculture. Property 4135 is currently involved in the study of cotton production and cotton pest management. Property 4125, the APHIS facility, conducted research on the pink bollworm, a pest to cotton plants, and was involved in rearing activities. Property 4331 and Property 4135 each have a small agricultural research field for irrigation experiments and plant research. Chemicals including herbicides and fertilizers may have been applied to the fields during research activities.

1.1 PURPOSE

The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 in connection with past or current uses of the Properties.

1.2 SCOPE OF SERVICES

Project details were provided by Mr. Steele of the USDA to Mr. Lawrence Phillips, R.G. of ITSI on September 7, 2003. ITSI's scope of services consisted of the following activities.

- Review of certain federal and state regulatory agency databases for the Properties and a 1/8- to 1-mile radius around the Properties, as specified by the ASTM E 1527-00 Standard of Practice.

- Identify and briefly describe all Federal and/or State Superfund Sites within 1 mile of the Properties.
- Identify and briefly describe all existing or former landfills within 1/2 mile of the Properties.
- Contact various city or county agencies for environmental information pertaining to the Properties.
- Conduct a site reconnaissance to evaluate current Property conditions and note visual evidence of recognized environmental conditions.
- Conduct a visual reconnaissance of properties within 1/2 mile of the Properties.
- Interview people with significant knowledge of the Properties.
- Identify and list the address and name of the previous owners for a period of 50 years.
- 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 11.0.

1.3 DEFINITIONS

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

- **Properties** – The United States Water Conservation Laboratory located at 4331 East Broadway Road (Property 4331), the Western Cotton Research Laboratory located at 4135 East Broadway Road (Property 4135), and the APHIS facility located at 4125 East Broadway Road (Property 4125) in Phoenix, Arizona.
- **Project Area** – An approximate 1/2-mile radius around the Properties.
- **Adjoining Properties** – Any real property or properties, the border of which is contiguous with that of the Properties, or that would otherwise be contiguous with the Properties, 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 Properties, ITSI has assumed a northwestern direction of shallow groundwater flow beneath the project area.
- **Key Site Manager** – The person identified by the owner of the Properties with having good knowledge of the uses and physical characteristics of the Property. For this Phase I ESA, Mr. Terry Steele, Safety and Occupational Health Specialist, USDA, Agricultural Service, was identified as the Key Site Manager.

2.0 PROPERTY INFORMATION/BACKGROUND

The following information was obtained during ITSI's site reconnaissance and from interviews with people knowledgeable about the Properties. Photographs depicting the Properties conditions at the time of ITSI's assessment are presented as Appendix A. ITSI's site reconnaissance was conducted on September 30, 2003 by Ms. Rebekah Weekly and Mr. Frank Van Alstine. Mr. Steele, Key Site Manager and Mr. Kevin Martin, Maintenance Foreman for the USDA ARS facility, were present during the site reconnaissance. Ms. Weekly of ITSI visited Property 4125 on November 12, 2003. Ms. Weekly was accompanied by Mr. Steele, Mr. Martin, and Mr. Henry Stewart, Maintenance Foreman at the APHIS facility.

2.1 LOCATION AND LEGAL DESCRIPTION

Property 4331 is located at 4331 East Broadway Road and Property 4135 is located at 4135 East Broadway Road, Phoenix, Arizona. The assigned Maricopa County Assessors Parcel Numbers (APN) are 123-01-001C and 123-02-001F, respectively. Property 4125 (APHIS) is located at 4125 East Broadway Road, Phoenix, Arizona. Property 4125 is located within the boundaries of Property 4135 and is not assigned a separate Maricopa County APN. Each of the Properties are located in the northwestern quarter of Section 30, Township 1 North, Range 4 East of the Gila and Salt River Baseline and Meridian as shown on the United States Geological Survey (USGS) 7.5-minute series topographic map titled "Tempe, Ariz. Quadrangle." A Project Vicinity Map is presented as Figure 1.

2.2 CURRENT PROPERTY USE AND GENERAL PROPERTY DESCRIPTION

At the time of ITSI's assessment, Property 4331 consisted of 12 buildings, six greenhouses, and a small agricultural research field on the five acres. Property 4135 consisted of 11 buildings, 23 greenhouses, and an agricultural research field on 7.6 acres of land. Property 4125 consisted of one main building, four mobile trailers, and Building 28 with an attached maintenance shop. Property 4125 is located on Property 4135. A Project Location Map is presented as Figure 2.

Property 4331 is rectangular in shape and is oriented north-south along Broadway Road. Driveway entrances are located along the north portion of Property 4331 from Broadway Road.

An asphalt-paved parking lot is located in front of the main building. The front of the main building faces to the north. A small area between Broadway Road and the parking lot is desert landscaped. In addition to the parking lot located in the front, there is an employee parking area located on the east side of the main building. Access to this parking area is through one of two security gates. The second security gate is located at the northwest corner of the main building for deliveries to the facility. The Property is bounded by a chain-link fence.

Property 4135 is rectangular in shape with a triangular-shaped agricultural research field on the west end of the property. The Property is oriented east-west and is situated approximately 230 feet south of Broadway Road. Driveway entrances are located along the eastern portion of Property 4135 behind the Arizona Cotton Grower's Association building, located at 4139 East Broadway Road. Access to the property is provided through two security gates. The first gate is the main entrance for general use and employee parking, and the second gate is located approximately 200 feet south along the eastern property boundary and is used for service equipment and deliveries. An asphalt-paved parking lot is located in front of the main building. The front of the main building faces to the north. The Property is bounded by a chain-link fence.

Property 4125, the APHIS facility, is located along the western portion of Property 4135 east of the agricultural research field. The main building consists of offices and laboratories. The main building is connected to the City of Phoenix (COP) sanitary sewer system. However, the four mobile trailers and Building 28 with the attached maintenance shop are connected to a single septic system located underneath one of the mobile trailers (the exact location is unknown). The trailers, which were used for rearing activities in the past, will be moved offsite when the tenant leaves the property. A small asphalt paved parking lot is located in front (north) of the main tenant building.

The interior of the Property buildings consist of offices, labs, storage rooms, and equipment rooms. The main building of each property was constructed with asbestos floor tiles, brick walls, and flat panel ceiling tiles. Individual offices and conferences rooms varied between carpet and asbestos floor tiles. Interior finishes also varied from office to office. However, the interior walls were in general either painted or textured wallboard and/or wood paneling. Office ceilings

were suspended ceiling panels. Laboratories generally consisted of work areas with cabinets and countertops, ventilation hoods, chemical storage areas, floor sinks, and drains. Equipment rooms and storage rooms appeared to be well organized and maintained.

In addition to the main building, the properties had individual greenhouses with gravel or concrete floors. Each property also had a shop building used for maintenance repair and equipment storage. The shop buildings were constructed in general with metal siding, metal roofs, and concrete floors. Mobile trailers were also used on the properties for additional storage, work space, and offices. There were also several storage sheds used to store equipment, chemicals, and supplies.

2.3 PROPERTY UTILITIES

The onsite utilities consisted of the following.

- Water – COP
- Electrical – Salt River Project
- Sanitary Sewer – COP
- Refuse – Waste Management
- Gas – Southwest Gas

2.4 ADJOINING PROPERTY USE

As part of ITSI's site assessment, a visual reconnaissance of the facilities adjoining the Properties were conducted. Major roadways/properties which adjoin Property 4331, Property 4135, and Property 4125 are as follows.

4331 East Broadway Road

- North - Broadway Road followed by office complexes
- Northwest - Broadway Road followed by office complexes
- West - Vacant lot followed by Property 4135
- Southwest - Vacant lot followed by agricultural research land
- South - Agricultural research land
- Southeast - Agricultural research land
- East - Maricopa County Extension Services facility
- Northeast - Broadway Road followed by office complexes

4135 East Broadway Road*

- North - Arizona Cotton Grower's Association followed by Broadway Road
- Northwest - Office complex followed by Broadway Road
- West - Research field on Property 4135 followed by an office complex
- Southwest - Research field on Property 4135 followed by an office complex
- South - Office complex
- Southeast - Agricultural research land
- East - Vacant lot followed by Property 4331
- Northeast - Vacant lot followed by Broadway Road

**Property 4125 is located within the boundaries of Property 4135.*

ITSI viewed the adjoining properties from the Properties and/or public roadways for visual evidence of significant chemical storage, improper waste disposal, or other indications of adverse environmental conditions. No visual evidence of improper waste disposal or other indications of adverse environmental conditions were observed on adjoining properties by ITSI.

2.5 AREA USE

General property use within the 1/2-mile project area consisted of office complexes and agricultural research land. 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. No visual evidence of improper waste disposal or other indications of adverse environmental conditions were observed by ITSI.