

**PINNACLE ENVIRONMENTAL**  
1429 NORTH ALLEN, MESA, ARIZONA 85203  
480-844-0352 480-844-1419 (FAX)

March 13, 2006

Dixsons, L.L.C.  
10500 South 1300 West  
South Jordan, Utah 84095

Compact Rehab Center  
Clay Peck  
368-3937  
(F) 801 768 4611  
(E) sparknsplivits@msu.com

South Business Park  
Baxter Rd.  
36450

Attention: Richard McMullin

Project: Phase I Environmental Site Assessment  
Urban Parkway Center  
1300 West South Jordan Parkway (southwest corner)  
South Jordan, Utah

Pinnacle Environmental has completed a Phase One Environmental Site Assessment of the aforementioned subject property. This assessment was conducted in accordance with the Standard Practice for Environmental Site Assessments as outlined by the American Society for Testing and Materials (ASTM) Designation E 1527-00.

Our scope of services, a discussion of the information we obtained, and our findings and conclusions are discussed in the body of the report and are summarized in the Executive Summary, Section 1.0, in the front of the report. The Appendix contains a list of information sources, selected project photographs and the qualifications of the project manager.

Thank you for the opportunity to provide this service. Feel free to contact us, should you require additional information or clarification of our findings, conclusions, or recommendations.

Pinnacle Environmental

  
Mark K. Bayless  
President

FAX (480) 844-1419

This is an environmental  
site assessment report  
NOT A GEO TECH!

A geo tech was done for  
the Urban Parkway Center 2  
subdivision (which this is part of)  
a copy is in that file. 1  
of the test pits was on this  
lot.

# TABLE OF CONTENTS

Section	Page
1.0 EXECUTIVE SUMMARY.....	1-1
2.0 INTRODUCTION.....	2-1
2.1 PURPOSE.....	2-1
2.2 SCOPE OF WORK.....	2-1
2.3 REPORT FORMAT.....	2-3
2.4 LIMITATIONS.....	2-3
2.5 CLIENT RESPONSIBILITIES.....	2-4
3.0 PROJECT INFORMATION.....	3-1
3.1 INFORMATION SOURCE.....	3-1
3.2 SITE DESCRIPTION.....	3-1
3.3 PHOTOGRAPH RECORD.....	3-1
3.4 HISTORICAL OVERVIEW.....	3-1
3.5 UTILITIES.....	3-2
3.6 U.S. GOVERNMENT SURVEY LOCATION.....	3-2
3.7 MAPS & AERIAL PHOTOGRAPHS.....	3-2
4.0 RECONNAISSANCE.....	4-1
4.1 SITE RECONNAISSANCE.....	4-1
4.1.1 Current Use(s) of the Property.....	4-1
4.1.2 Past Use(s) of the Property.....	4-1
4.1.3 Observations.....	4-1
4.2 AREA RECONNAISSANCE.....	4-3
4.2.1 Adjoining Properties.....	4-3
4.2.2 Neighborhood Properties.....	4-3
4.3 INTERVIEWS.....	4-4
5.0 HYDROGEOLOGY OF SITE AREA.....	5-1
5.1 SURFACE GRADIENTS & SURFACE WATER.....	5-1
5.2 GROUNDWATER.....	5-1
5.3 SOIL SURVEY.....	5-1
5.4 METEOROLOGICAL.....	5-2

(Continued on following page)

6.0	HISTORICAL REVIEW.....	6-1
6.1	AERIAL PHOTOGRAPH REVIEW.....	6-1
6.2	U.S. GEOLOGICAL SURVEY MAP REVIEW.....	6-1
6.3	U.S.D.A. SOIL CONSERVATION SERVICE MAP REVIEW.....	6-2
6.4	CITY STREET DIRECTORY REVIEW.....	6-2
6.5	INTERVIEWS.....	6-2
7.0	REGULATORY STATUS REVIEW.....	7-1
8.0	DISCUSSION OF RECOGNIZED ENVIRONMENTAL CONDITIONS.....	8-1
9.0	FINDINGS AND CONCLUSIONS.....	9-1

**APPENDIX:**

FIGURE 1: VICINITY MAP  
FIGURE 2: MAP OF STUDY AREA  
FIGURE 3: AERIAL PHOTOGRAPH  
FIGURE 4: TOPOGRAPHIC MAP  
FIGURE 5: HYDROLOGICAL DATA  
FIGURE 6: SOIL SURVEY MAP

INFORMATION SOURCES  
SITE PHOTOGRAPHS  
FEDERAL AND STATE DATABASE REVIEW  
QUALIFICATIONS OF PROJECT MANAGER

## 1.0 EXECUTIVE SUMMARY

Pinnacle Environmental has completed a Phase I Environmental Site Assessment of the Urban Parkway Center property located at the southwest corner of the intersection of 1300 West and the South Jordan Parkway (10400 South), in South Jordan, Utah. The purpose of this assessment was to identify Recognized Environmental Conditions that could be associated with the subject site within the scope of ASTM Standard Practice E 1527-00 with the intent to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability.

Based on our observations and the information we obtained during the course of our assessment, we have concluded that:

- We **did not** obtain information that demonstrated that prior **site** uses had had a recognized environmental condition at the site. The site consisted of an approximately five acre land parcel that consisted of undeveloped land. At the time of our site visit, the site was a fallow field with no permanent structures developed on the property. According to our research, residences had been developed along the east portion of the property adjacent to 1300 West. The central and west portion of the site had been used as agricultural land. The site had not been used as a manufacturing or industrial facility and did not have a history of underground storage tank use. The site was not listed on the environmental databases presented in Section 7.0 of this report. The site was not listed as a property in noncompliance of applicable environmental laws.
- We **did not** obtain information which indicated that **off-site** sources had environmentally impacted the soil or groundwater of the subject site. See comments in Section 8.0 of this report.

**This assessment did not reveal evidence of Recognized Environmental Conditions in connection with the subject property.**

**Due to the agricultural use of the site in the past, it is possible that the soil at the site may or may not have residual concentrations of agrochemicals. See Section 8.0 of this report for a discussion of this topic.**

**Our Findings and Conclusions for the subject site are presented in Section 9.0.**

## **2.0 INTRODUCTION**

Pinnacle Environmental has conducted a Phase I Environmental Assessment of the Urban Parkway Center property located at the southwest corner of the intersection of 1300 West and the South Jordan Parkway (10400 South), in South Jordan, Utah.

### **2.1 PURPOSE**

The purpose of this Phase I Environmental Assessment was to identify Recognized Environmental Conditions that could be associated with the subject site within the scope of ASTM Standard Practice E 1527-00 with the intent to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability. It was not the purpose of this study to characterize the presence, degree, or extent of contamination, if any, at the site. This would require drilling, sampling, and laboratory analysis, and these activities are beyond the scope of a Phase I Assessment.

### **2.2 SCOPE OF WORK**

A Phase I Environmental Site Assessment is a process by which a person or entity seeks to determine if a particular parcel of real property is subject to Recognized Environmental Conditions. An Environmental Site Assessment is both different from, and less rigorous than, an Environmental Audit. This report was prepared in accordance with ASTM Standard Practice E-1527-00.

The following services were performed for the assessment:

- A review of project information provided by the client.
- A review of readily available aerial photographs, maps, street directories, and other sources to evaluate past land use.
- A review of published topographic maps to evaluate surface drainage characteristics in the area.
- A review of hydrologic maps and records to evaluate groundwater conditions in the area.
- A review of soil maps and records to evaluate site drainage and contaminant migration characteristics in the area.

- A review of the environmental database records listed in this report as published by state and federal regulatory agencies to determine if the subject site or nearby property is listed as having a past or present record of actual or potential environmental concern.
- A site reconnaissance of the subject site. The site reconnaissance included a visual survey of the property for indications of past or present activities which have or could have contaminated the subject site.
- A vehicular area reconnaissance of the surrounding one mile radius area to assist in evaluating if adjacent land use(s) may have had an environmental impact on the subject site.
- Interviews with appropriate and reasonably available individuals knowledgeable about the subject property and environmental factors in the area of the subject site.
- A limited radon area comparison to note whether the subject site was located in an area with a known propensity for radon exposure. No on-site radon tests were conducted. Information presented in this report is based on published federal area radon information for Salt Lake County.
- An evaluation of the information we obtained.
- Preparation of this report which contains the information obtained from our research.

Our scope of services did not include:

- Sociological, biological or other evaluations normally associated with "environmental impact statements" or "special resource surveys." ASTM E 1527 Non-Scope Considerations not included in this report are asbestos-containing materials, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, any type of mold impact, and high voltage power lines.

## **2.3 REPORT FORMAT**

This report was prepared in accordance with ASTM Standard Practice E-1527-00.

## **2.4 LIMITATIONS**

This report was prepared for the parties named on the letter following the cover page of the report, to be used in their evaluation of the subject property. The contents of this report should not be relied upon by any party other than the aforementioned without the express written consent of Pinnacle Environmental.

The information is relevant to the dates of our site work and should not be relied on to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our investigation and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. Environmental site assessments involve the application of diverse, inexact sciences. The investigative data commonly contain large uncertainties, and the behavior of contaminants in subsurface materials is poorly understood and frequently proves to be unpredictable. In view of the uncertainties and the limited time/budget constraints normally associated with this type of investigation, the liability of the consultant is limited to our errors and omissions insurance coverage. No warranty, expressed or implied, is made as to the professional opinions presented in this report.

Pinnacle Environmental is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

American Society for Testing Materials specification E-1527-00, Section 4.0, notes the following limiting concepts inherent in the use of Phase I Site Assessments that should be understood by those who use Phase I reports: (1) No environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental conditions in connection with a property. (2) Appropriate inquiry does not mean an exhaustive assessment and a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information. One of the purposes of ASTM Standard Practice E-1527-00 is to identify a balance between competing goals of limiting cost and time demands and the reduction of uncertainty about unknown conditions resulting from additional information.

## 2.5 CLIENT RESPONSIBILITIES

American Society for Testing Materials Standard Practice E-1527-00, Section 5.0 details the following user responsibilities for using Phase I reports:

- If those who use Phase I reports feel that the nature or history of the property is such that environmental liens could be filed against the property (i.e. a protracted involvement with regulatory agencies), the user should engage a title company or a title professional to check reasonably ascertainable recorded land title records for environmental liens currently recorded against the property. Any liens so identified should be reported to the environmental professional who conducted the Phase I Assessment.
- If the user is aware of any specialized knowledge or experience that is material to identifying the environmental concerns on the site, it is the user's responsibility to communicate that information to the environmental professional before the site reconnaissance occurs.
- If the user has actual knowledge that the purchase price of the site is significantly less than the purchase price of comparable properties, the user should try to identify an explanation for the lower price and to make a written record of such explanation. In such cases, the user should consider environmental concerns as a possible explanation for the adjustment in the purchase price of the property.
- If the user does not identify the purpose of the Phase I Environmental Site Assessment in writing, at the time the order for the ESA report is placed with Pinnacle Environmental, the environmental professional shall assume the purpose of the report is to qualify for the innocent landowner defense to CERCLA liability, and the Scope of Work for the report shall be based on that purpose.

## **3.0 PROJECT INFORMATION**

### **3.1 INFORMATION SOURCE**

We obtained information on this project from Mr. Richard McMullin, the developer of the property, and from information developed by our research.

### **3.2 SITE DESCRIPTION**

The site consisted of approximately an approximately five acre undeveloped land parcel located at the southwest corner of the intersection of 1300 West and the South Jordan Parkway (10400 South), in South Jordan, Utah. An Arctic Circle fast food restaurant was located at the northwest corner of the property, the Urban Parkway Center Medical Building was located at the southeast corner of the property, and a pedestrian walkway was located at the northeast corner of the property. In addition, the site was bound by the South Jordan Parkway on the north, vacant land and farm buildings on the south, 1300 West on the east and residential properties on the west. In general, the surface of the site sloped to the south/southeast. PVC irrigation pipes were observed on the north and west portions of the site. An irrigation control valve and a sewer manhole cover were observed at the southeast inside corner of the site near the parking spaces of the medical building. Sidewalks were developed along the north and east borders of the site. An asphalt-paved road was located on the southern portion of the site leading from the west side of the medical office parking area to the adjacent property south of the site. Vegetation at the site consisted of trees and native grasses and weeds. A locked storage shed, pad-mounted electrical transformers and a trash dumpster inside a fenced enclosure were located on the southern portion of the site, west of the medical building parking lot.

The site location is shown on Figures 1, 2, and 3, which are presented in the Appendix of this report. Figure 3 is an aerial photograph of the site and the surrounding properties that had been taken on January 4, 2005.

### **3.3 PHOTOGRAPH RECORD**

Pictures of the site, as it appeared at the time this report was prepared, are located in the Site Photographs section in the Appendix.

### **3.4 HISTORICAL OVERVIEW**

Our historical research included historical maps, city street directories, and aerial photographs covering the period between 1952 and 2006.

According to our research, the east portion of the site had been developed with buildings in the past and the central and west portions of the site had been utilized as agricultural land. More information on the site history is provided in Section 6.0, Historical Review.

### **3.5 UTILITIES**

Utilities available to the site consisted of electrical, water, telephone and sewer. It did not appear that permanent utility connections were currently developed at the site although two electrical transformers and a telephone riser used for the medical building at the southeast corner of the site were observed on the southern portion of the site, west of the parking area of the medical building.

### **3.6 U.S. GOVERNMENT SURVEY LOCATION**

A review of our maps indicated that the site was located in the northeast quarter of Section 15, Township 3 South, Range 1 West, Salt Lake County, Utah.

### **3.7 MAPS and AERIAL PHOTOGRAPH**

The maps and aerial photograph described below are provided to identify the location of the subject site, and they appear following this section of the report.

**Figure 1 - Vicinity Map:** This map shows the location of the subject site in the Salt Lake metropolitan area.

**Figure 2 - Study Area Map:** This map shows the geographical area covered by our research for this project. The general study area covered properties within a one mile radius of the subject site. The regulatory lists were examined for the approximate minimum search distance from the subject site, as indicated for each list in that section, as recommended by American Society for Testing Materials specification E-1527-00.

**Figure 3 - Aerial Photograph:** This aerial photograph taken January 4, 2005 shows the immediate area of the site. The approximate border of the site for the purposes of this investigation is shown in yellow. Nine aerial photographs were reviewed to evaluate land use on the site. The most important information obtained from this review is described in Section 6.0, Historical Review.

## **4.0 RECONNAISSANCE**

Mark Bayless, an environmental professional from Pinnacle Environmental, conducted the site and area reconnaissance on March 3, 2006.

The site was not staked; however, the developer of the site, Mr. Richard McMullin provided us with a detailed drawing of the subject property that clearly delineated the locations of the property boundaries. In addition, Mr. McMullin accompanied us to the site and physically pointed out where the property boundaries were located. With this information we had a sufficient understanding of the approximate borders of the site for the purposes of our research. Those using this report are cautioned not to use the maps, pictures, or verbal descriptions in this report to determine the borders of the site. Our references to the borders of the site are only the approximate borders of the site.

### **4.1 SITE RECONNAISSANCE**

The site reconnaissance was performed to determine if there were obvious indications of present or past activities which may have contaminated the subject site. The site reconnaissance was conducted on foot.

#### **4.1.1 Current Use of the Property**

The site consisted of approximately five acres of undeveloped land.

#### **4.1.2 Past Use of the Property**

The east portion of the site had been developed with buildings in the past and the central and west portions of the site had been utilized as agricultural land. The buildings formerly developed at the site appeared to have been residences. All of the buildings have been removed from the site. Additional historical information about past use of the site can be found in Section 3.4 and Section 6.0.

#### **4.1.3 Observations**

During the course of the site reconnaissance, the following observations were noted:

- The irregularly-shaped site consisted of approximately five acres of undeveloped land. No buildings were currently developed at the site. The surface of the site had been plowed.

- The site had been used for agricultural purposes and the surface of the site had been plowed.
- A locked shed building was located on the south portion of the site, west of the medical building at the southeast corner of the site.
- A trash dumpster was located in a fenced enclosure, west of the parking lot of the medical office building on the adjacent property east of the site. The surface adjacent to the dumpster was not significantly stained or discolored. We did not observe hazardous, toxic, petroleum or regulated materials commingled with the trash in the dumpster.
- The vegetation on the site consisted of native grasses, weeds and trees. We did not observe environmentally stressed vegetation on the site.
- Two, pad-mounted electrical transformers were located at the site. The electrical transformers had not leaked dielectric fluid.
- No concrete slabs or footings from the buildings formerly developed at the site were observed on the surface of the site.
- The exposed soil on the site appeared to be relatively uniform in color and did not appear to have been impacted by foreign substances.
- An asphalt-paved road was observed on the southern portion of the site leading from the parking lot on the adjacent property east of the site, to the adjacent property south of the site.
- PVC irrigation pipes, irrigation diverters and an irrigation control valve were observed on the site.
- A sewer manhole cover was observed on the site close to the northwest corner of the parking lot on the adjacent property at the southeast corner of the site.
- Concrete sidewalks were observed along the north and east borders of the site.
- Concrete chunks, tires, PVC pipes, a utility trailer, a watering trough fashioned from a metal drum and other miscellaneous items were observed along the south border of the site. It appeared that drums had recently been removed from this area and although there was minor surface soil staining in this area, it did not represent a significant environmental issue to the site.

## 4.2 AREA RECONNAISSANCE

The area reconnaissance was performed to assist in evaluating adjacent land use. The area reconnaissance was conducted by touring the area of the site by automobile on selected roads up to approximately one mile from the site.

### 4.2.1 Adjoining Properties

The general area of the site can be observed on a 2005 aerial photograph that is presented as Figure 3 which is located in the Appendix of this report.

**North of Site:** The adjacent property north of the site consisted of the American Heritage of South Jordan School that was separated from the site by South Jordan Parkway. An Arctic Circle fast food restaurant was located at the northwest corner of the site. A pedestrian walkway was developed at the northeast corner of the site. The general area north of the site consisted of the aforementioned properties, residential properties, The LDS Jordan Temple, vacant land, and agricultural land.

**South of Site:** The adjacent property south of the site consisted of vacant land and a property with farm buildings. The Urban Parkway Center Medical Building was located at the southeast corner of the site. The general area south of the site consisted of the aforementioned properties, vacant land, agricultural land, the South Jordan Canal, commercial properties and residential properties.

**East of Site:** The adjacent property east of the site consisted of a Maverick gas station/convenience store and residential properties that were separated from the site by 1300 West. The general area east of the site consisted of the aforementioned properties, commercial properties, the South Jordan Canal, vacant land and agricultural land.

**West of Site:** The adjacent property west of the site consisted of single family residences that shared a common property boundary with the site. The general area west of the site consisted of residential properties, commercial properties, vacant land and agricultural properties.

### 4.2.2 Neighborhood Properties

Land use within a one mile radius of the site consisted of vacant land, residential properties, commercial properties, the LDS Jordan Temple, the South Jordan Canal, agricultural land and schools. From a surface migration perspective for possible environmental contamination from properties in the general area of the site, the subject site was somewhat shielded by roads and other improvements in the area of the site. However, without a detailed topographic survey of the area, the extent of the runoff contribution of the tributary areas was unknown.

From a contaminated groundwater perspective, the regulatory agency records listed in this report did not list the subject site address as a source of groundwater contamination.

### **4.3 INTERVIEWS**

Information concerning the site was obtained from Mr. Richard McMullin, the developer of the site. Mr. McMullin provided us with general and historical information about the site along with a site plan of the property that clearly outlined the subject site boundaries. Mr. McMullin stated that he was not aware of any negative environmental conditions at the site.

## **5.0 HYDROGEOLOGY OF SITE AREA**

A consideration of surface and subsurface drainage, geology, soil characteristics, and meteorological factors are helpful in understanding the direction contaminants, if present, could be transported to, and throughout, the site.

### **5.1 SURFACE GRADIENTS AND SURFACE WATER**

We reviewed a topographic map published by the United States Geological Survey (USGS) to determine the nominal ground surface elevation and general ground surface gradient in the area of the site. The map indicated that the site was at an approximate elevation of between 4,425 and 4,440 feet above mean sea level. The natural topography of the area slopes down toward the southeast.

Our review of the topographic and street maps indicates that some of the natural flow of surface water in the area of the site would be intercepted or diverted along the following surface features:

- Surface improvements such as streets, buildings, block walls curbs, gutters, drainage channels and other surface improvements located northwest of the site.

The potential for significant quantities of surface water to reach the site, from areas that are up surface gradient from the site, could not be determined from available information. Without a detailed topographic survey, the extent of the runoff contribution from adjacent areas was unknown.

### **5.2 GROUNDWATER**

According to information presented in a document entitled "Ground-water Resources of the Central Wasatch Front Area, Utah", the groundwater flow direction in the general area of the site would most likely be to the northeast. This document did not provide information concerning depth to groundwater.

### **5.3 SOIL SURVEY**

Soil is the product of soil-forming processes acting on material deposited or accumulated by geologic forces over relatively long periods of time. The characteristics of a particular soil at any given point in time are determined by mineralogical composition, climate, plant and animal life, lay of the land, and the length of time these forces have acted on the material. Because there are many variables in this soil formation process, a variety of soil types can be created even in a relatively small area.

Figure 6 consists of a soil map of the area of the site. According to the information provided, the soil in the general area of the site was identified as Bluffdale silty clay loam soil.

The probable soil type is presented for the evaluation of environmental concerns and not to be used as the basis for structural engineering decisions which would require field soil tests.

#### **5.4 METEOROLOGICAL**

The site was located in the southern portion of Salt Lake Valley, an area which is generally semiarid to arid. Temperatures are favorable along the Wasatch Front, where there are relatively mild winters. In the area of the site, the normal daily mean temperature is 52 degrees Fahrenheit. The average precipitation for the area of the site averages approximately 16.5 inches per year. The area of the site enjoys a distinct four-season climate. In summer the days are hot, with cool nights. In winter, the temperatures are low with large accumulations of snow occurring in the mountains to the east.

## **6.0 HISTORICAL REVIEW**

Pinnacle Environmental reviewed the historical information sources listed in this section of the report to evaluate historical land use on, and in the vicinity of, the site. These records indicated a relatively simple and consistent land use history for the subject site.

### **6.1 AERIAL PHOTOGRAPH REVIEW**

We reviewed a total of 9 aerial photographs of the area of the site covering the period from 1952 to 2005. The sources and dates of these aerial photographs are listed in the Information Sources section of the Appendix.

In summary: Our research indicated that the east portion of the subject site had been developed with buildings and the central and west portions of the site had been used for agricultural purposes. The buildings formerly located on the east portion of the site have all been removed from the site.

In an aerial photograph taken on 9/01/1952, buildings were observed along the east portion of the site with the central and west portions of the site observed to be agricultural land. In subsequent aerial photographs from that time through 1985 the configuration of the site remained essentially the same.

In an aerial photograph taken on 3/17/1995, it appeared that one building was developed on the east portion of the site with the central and west portions appearing as agricultural land. The Arctic Circle property at the northwest corner of the site appears in this aerial photograph.

In an aerial photograph taken on 5/26/2005, the site appeared as a vacant land parcel with no structures on the property. The pedestrian walkway at the northeast corner of the site and the medical building at the southeast corner of the site can be observed in this photograph.

An aerial photograph taken on January 4, 2005 of the immediate area of the subject site appears as Figure 3 in this report.

### **6.2 U. S. GEOLOGICAL SURVEY MAP REVIEW**

A U. S. Geological Survey Map of the area of the site was produced from aerial photographs taken in 1963. Color-coded revisions were shown on the map for an aerial photograph taken in 1997. This map showed the site with buildings developed on the east portion of the property. This map is shown as Figure 6 in this report.

### **6.3 U.S.D.A. SOIL CONSERVATION SERVICE MAP REVIEW**

A soils map for the area of the site was produced from a 1963 aerial photograph. This photograph shows the site with buildings on the east portion of the site and agricultural land on the central and west portions of the site. This map is shown as Figure 6 in this report.

### **6.4 CITY STREET DIRECTORY REVIEW**

No city street directory listings were found for the subject site.

### **6.5 INTERVIEWS**

See Section 4.3.

## 7.0 REGULATORY STATUS REVIEW

Pinnacle Environmental contacted Environmental Data Resources, Inc. (EDR) who conducted a review of available environmental records published by local, state, and federal regulatory agencies to determine if the subject site, or nearby property, was listed as having a past or present record of actual or potential environmental impact, or was under investigation by one or more of the agencies. The information obtained by EDR is presented in the Federal and State Database Review Section of this report. Specific information concerning the records researched by EDR and the results of their research is presented in the Executive Summary of the EDR report.

According to the EDR report:

Three, closed leaking underground storage tank (LUST) facilities were located within one-half mile of the site and two, registered underground storage tank (RUST) facilities were located within one-eighth mile of the site.

The three closed LUST facilities were identified as:

Maverick #223 South Jordan, 10425 S 1300 W, located on the adjacent property to the site. Date closed: June 6, 1996.

Ray Newbold CPA, 1455 W 10400 S, located 0 – 1/8 mile NE.  
Date closed: September 7, 2001.

Public Works, 1600 W 10400 S, located 1/4 – 1/2 mile SW.  
Date closed: April 23, 1992.

A closed LUST facility is defined as a facility that has reported a release of a petroleum product, the source of the release has been identified and repaired or removed from the facility, the extent of the impacted area has been determined and the impacted area has been remediated to applicable closure requirements.

The two RUST facilities were identified as:

Maverick #223 South Jordan, South Jordan Gen. Store, 10425 S 1300 W, located on the adjacent property to the site.

Ray Newbold CPA, 1455 W 10400 S, located 1/4 – 1/2 mile SW.

## **RADON**

Radon is a heavy, colorless, odorless, radioactive gas that is formed by the disintegration of radium. Radon occurs naturally in geologic formations containing uranium, granite, shale, phosphate or pitchblende. The U.S. Environmental Protection agency (EPA) has set maximum action levels for radon. At present, the action level is four picocuries per liter (pCi/L) of air. According to available data, radon concentrations in Salt Lake County average 3.1 pCi/L.

## 8.0 DISCUSSION OF ENVIRONMENTAL ISSUES

The following environmental issues were identified during this Phase I Environmental Site Assessment:

- Our research did not provide information which would demonstrate that prior site uses had caused significant soil or groundwater contamination of the subject site. The subject property did not appear on the environmental database records that record spills, releases, or non-compliance events. Our historical research revealed that the east portion of the site had been developed with buildings in the past, although the buildings have been removed from the subject property. The central and west portions of the site had been used for agricultural purposes. The site did not have a history of underground fuel storage use and the site had not been utilized for manufacturing or industrial purposes.
- The environmental database records required by ASTM Standard Practice E 1527-00 are presented in the Federal and State Database Review section of this report. The environmental databases did not identify properties within one mile of the site that had environmentally impacted the subject property.
- According to the environmental database records, three, closed LUST facilities were located within one half mile of the site. One of the identified LUST facilities was on an adjacent property, across 1300 W, and was identified as the Maverick gas station. Due to the closed case status of all three of the identified LUST facilities, it is our opinion that the site has not been environmentally impacted by these facilities.
- According to our research, the site had been utilized as an agricultural property. While under cultivation, the soil at the site would likely have been subject to the systematic application of agrochemicals. It is possible that residual amounts of agrochemicals may or may not be present in the soils at the site. The only way to determine the presence or absence of agrochemicals in the soils at the site would be to obtain samples and have them analyzed in a laboratory. The decision to test soils for agrochemicals is generally based on intended site usage and the potential for occupants of the site to have contact with the soil on a regular or prolonged time period. Typically elevated levels of agrochemical concentrations are associated with properties that were utilized as crop dusting operations or facilities where agrochemicals were stored and mixed prior to application. Although buildings had been developed in the past on the east portion of the property, it appeared that these structures were residential properties. The site had not been utilized as a landing strip. At the time of our site visit, the surface soils at the site were not significantly stained or discolored.

## **9.0 FINDINGS AND CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E-1527-00 for the Urban Parkway Center, located at the southwest corner of the intersection of 1300 W and South Jordan Parkway (10400 S), in South Jordan, Utah, as further identified in this report.

**This assessment did not reveal evidence of Recognized Environmental Conditions in connection with the subject property.**

**No additional environmental site assessment services are recommended for the subject property at this time unless the decision is made, determined upon future site use, to test the soils at the site for agrochemicals.**

**See Section 8.0 of this report for a discussion of environmental issues identified during the research of this site.**

# INFORMATION SOURCES

## **INFORMATION SOURCES**

Information presented in this report is based partially upon the following sources:

### **Project Information**

- \* Mr. Richard McMullin, subject site developer.

### **Aerial Photographs**

- \* Olympus Aerial Surveys, Inc., 9/01/1952, 4/06/1966, 5/03/1975, 4/06/1985, 3/17/1995, 5/26/2005.
- \* Google Earth Pro, 1/04/2005
- \* USGS, 1963, 1997.
- \* USDA Soil Conservation Service 1963.

### **Maps**

- \* Salt Lake County Map.
- \* United States Geological Survey Topographic Map, Midvale, Utah, Quadrangle, 7.5 minute series.
- \* Ground-Water Resources of the Central Wasatch Front Area, Utah. U.S. Geological Survey, dated 1988.

### **Regulatory Lists**

- \* See EDR report, pages GR 1 – 11.

### **References**

- \* Soil Survey of Salt Lake Area, Utah, USDA Soil Conservation Service in cooperation with Utah Agricultural Experiment Station.
- \* City Directories, Salt Lake City, Main Library.
- \* Ground-Water Resources of the Central Wasatch Front Area, Utah. U.S. Geological Survey, dated 1988. USGS Water Resources Investigation Report 86-4147.

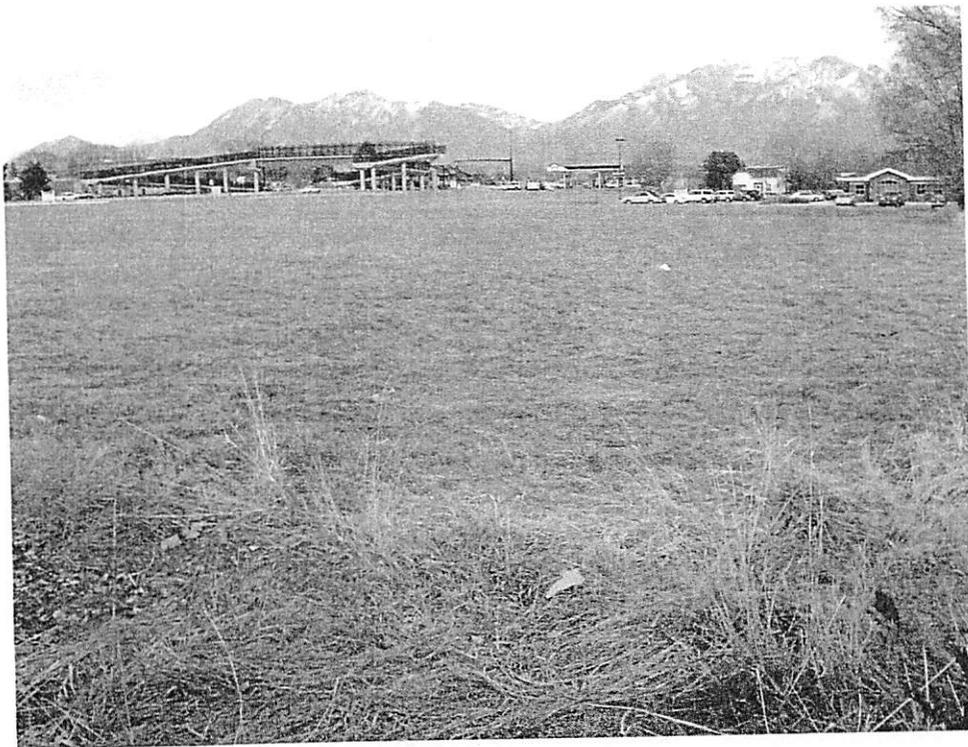
### **Personal Communications**

- \* Richard McMullin, subject site developer.

# **SITE PHOTOGRAPHS**



(1) SOUTHEAST CORNER OF SOUTH PORTION OF SITE LOOKING NORTHWEST.



(2) SOUTHWEST CORNER OF WEST PORTION OF SITE LOOKING NORTHEAST.



(3) NORTHWEST CORNER OF NORTH PORTION OF SITE LOOKING SOUTHEAST.



(4) NORTHEAST CORNER OF EAST PORTION OF SITE LOOKING SWHWEAST.



(5) ROAD THROUGH SOUTHERN PORTION OF SITE.



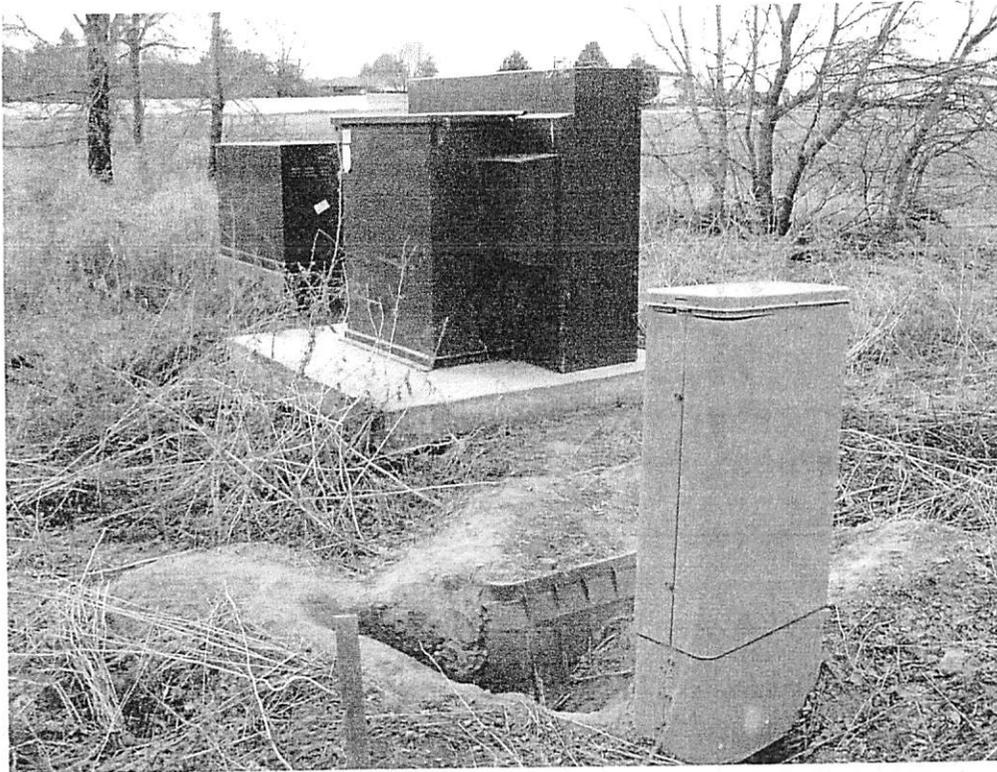
(6) TYPICAL SURFACE OF SITE.



(7) PVC IRRIGATION PIPE AT SITE.



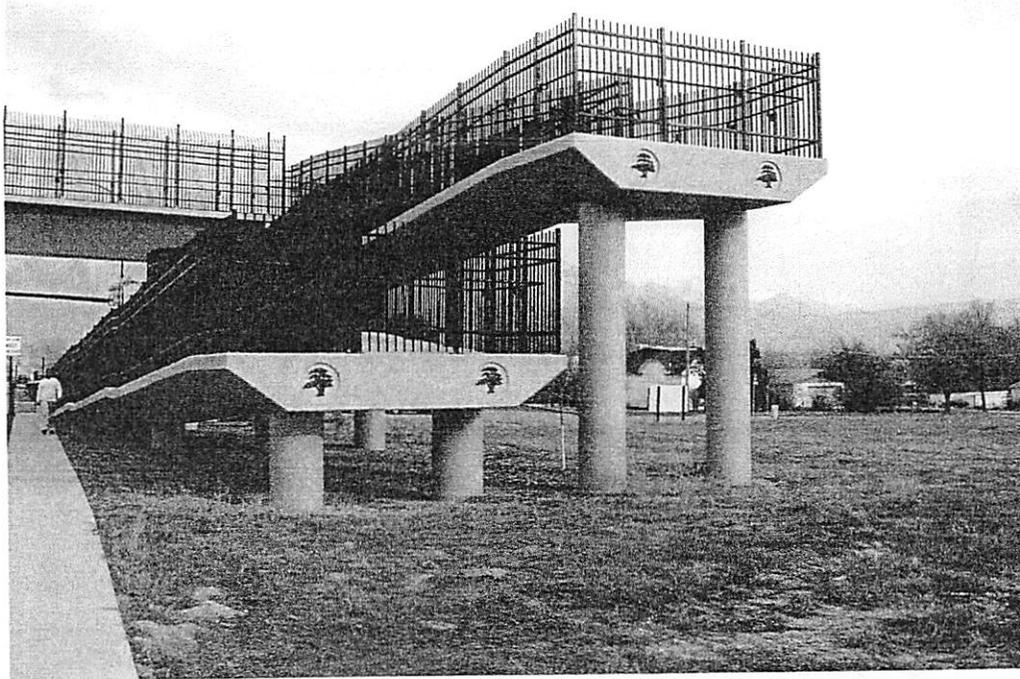
(8) SEWER MANHOLE AT SITE



(9) ELECTRICAL TRANSFORMERS AND TELEPHONE RISER AT SITE.



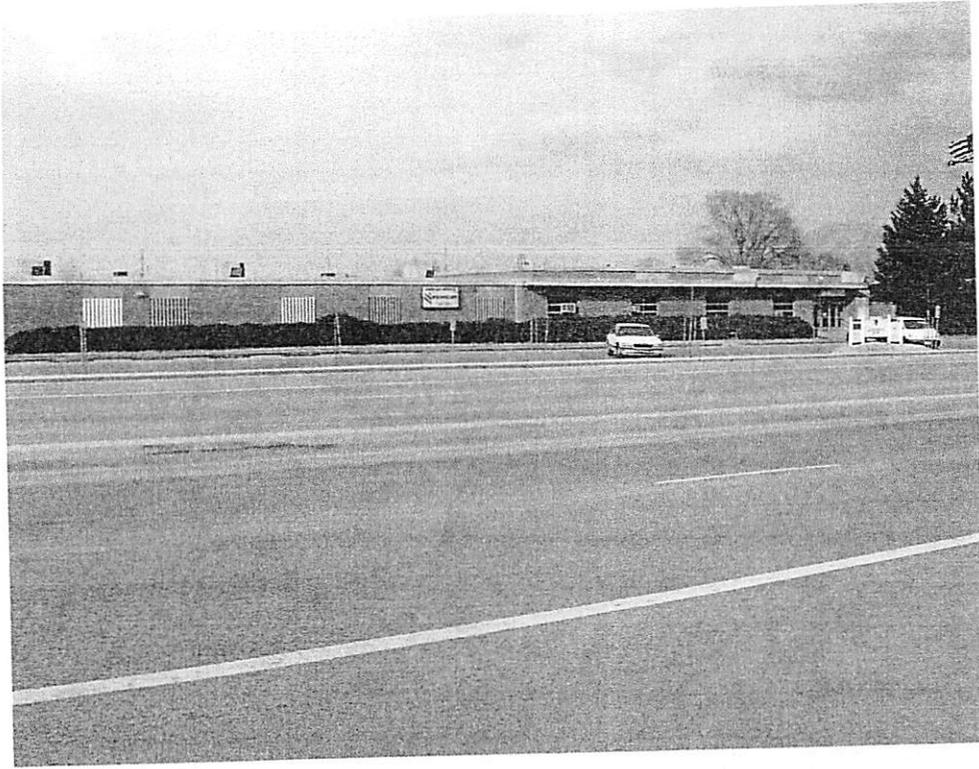
(10) ARCTIC CIRCLE PROPERTY AT NWC OF SITE.



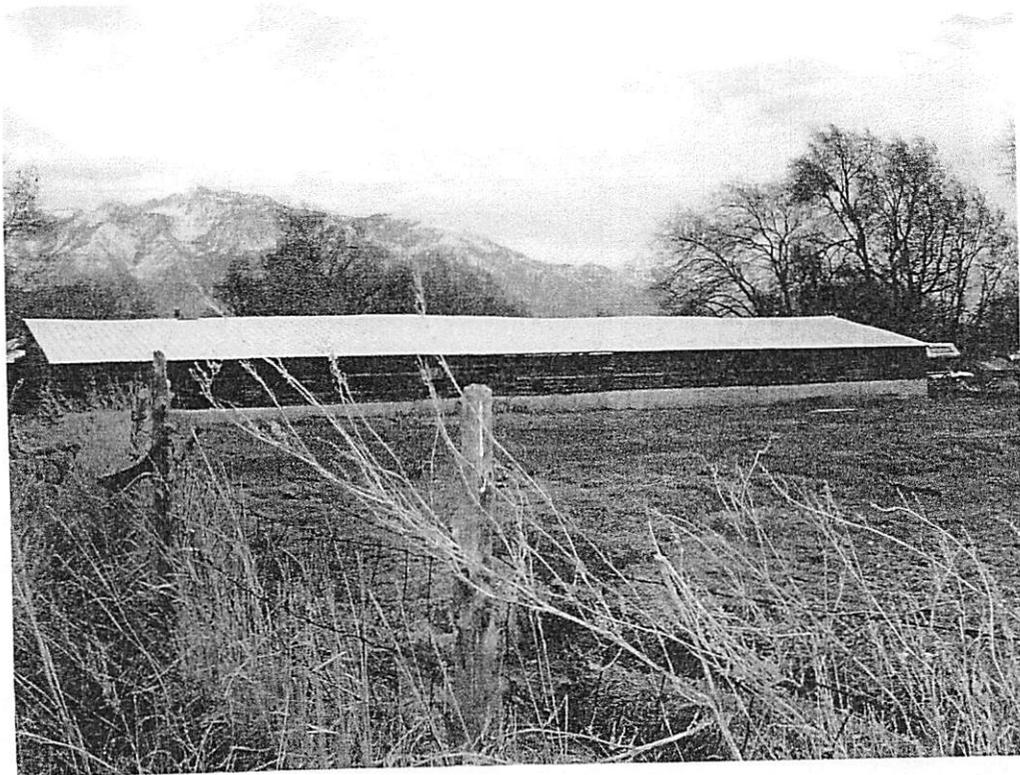
(11) PEDESTRIAN WALKWAY AT NEC OF SITE.



(12) MEDICAL BUILDING AT SEC OF SITE.



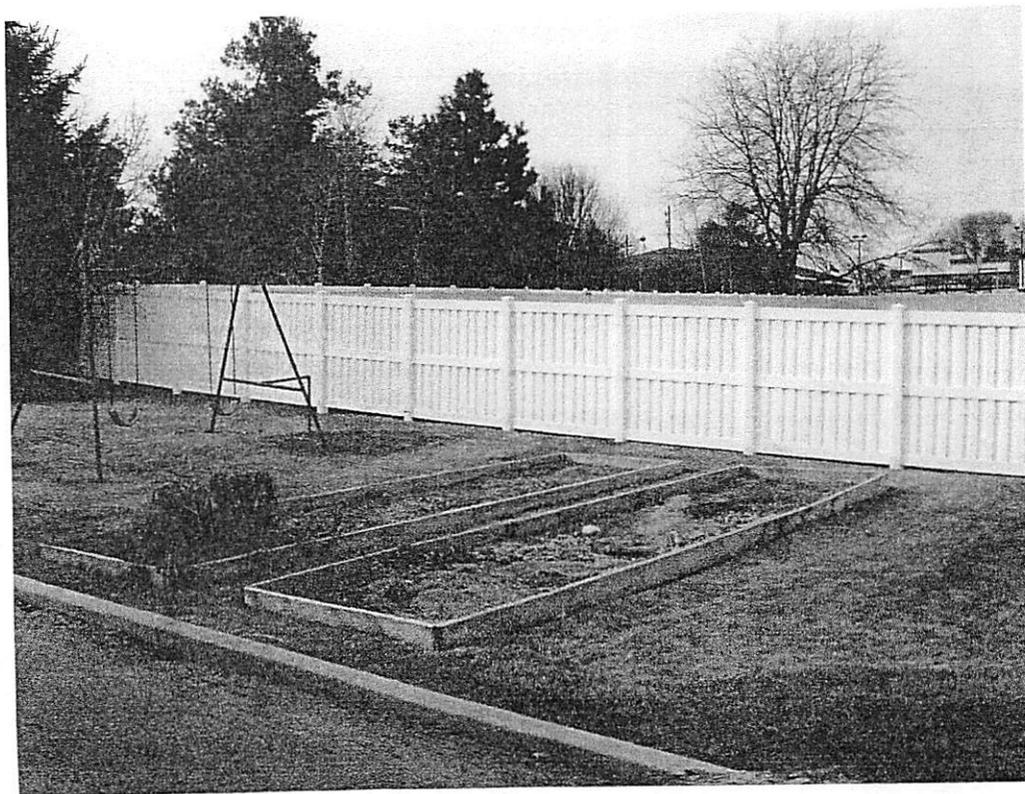
(13) ADJACENT PROPERTY NORTH OF SITE.



(14) ADJACENT PROPERTY SOUTH OF SITE.

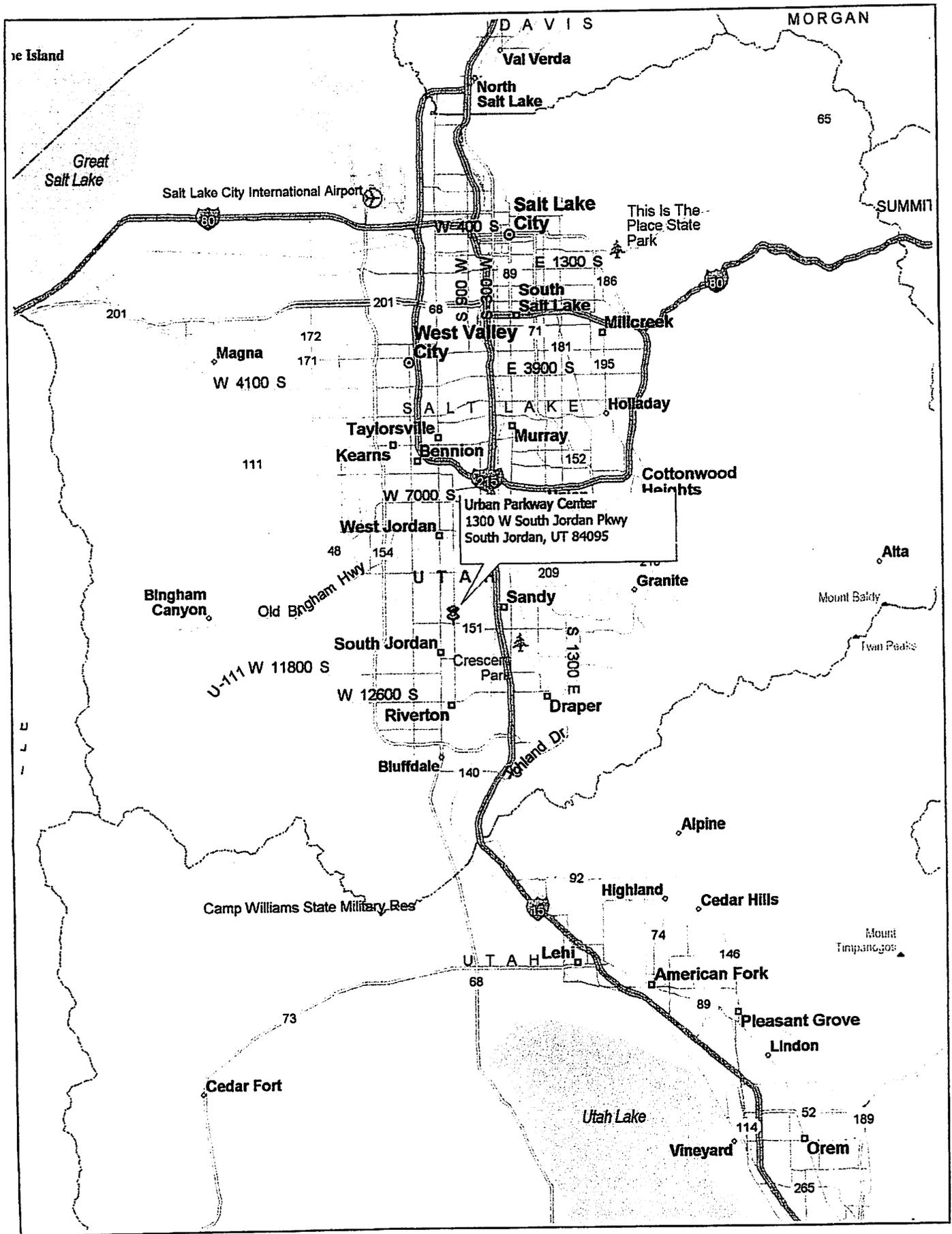


(15) ADJACENT PROPERTY EAST OF SITE.



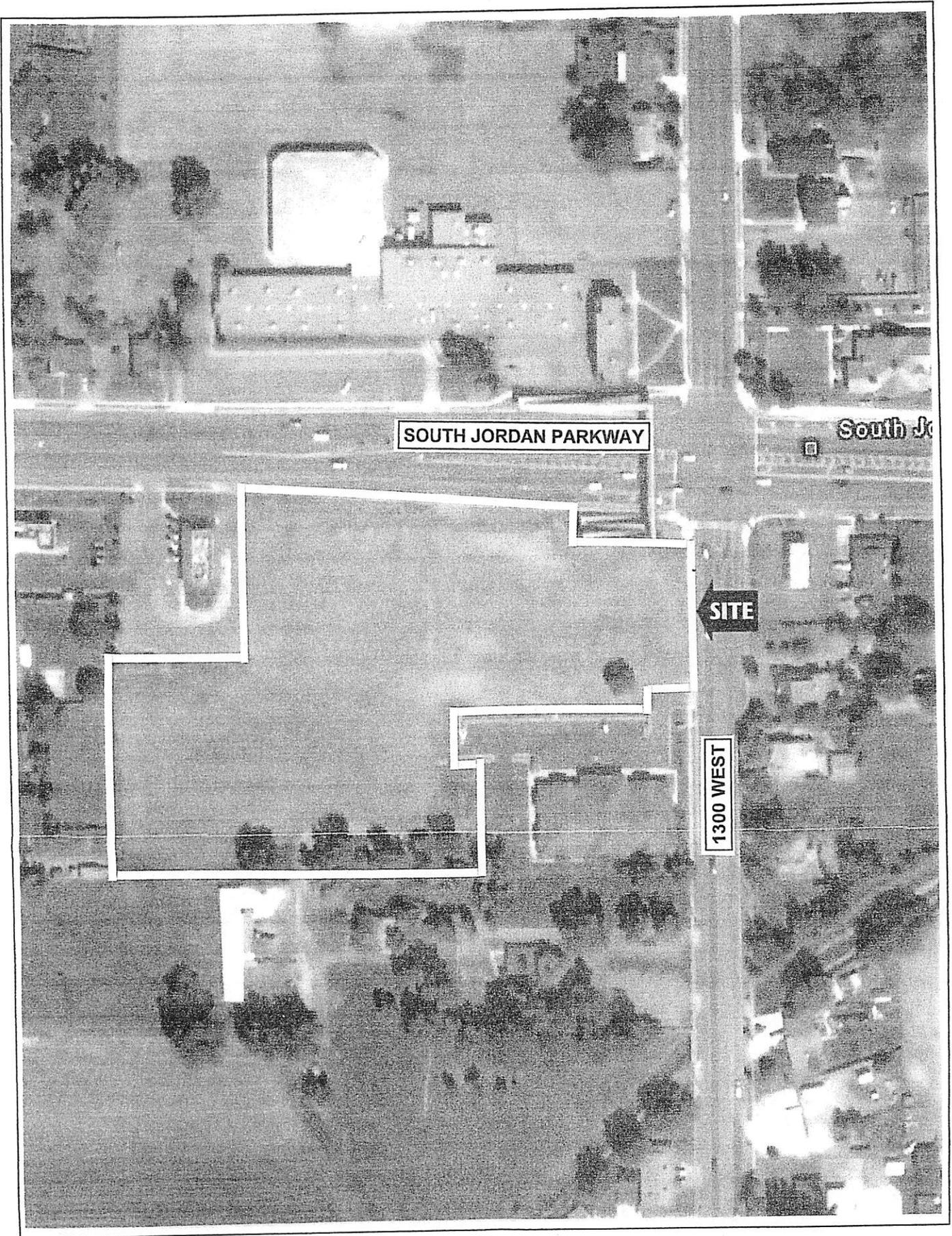
(16) ADJACENT PROPERTY WEST OF SITE.

# APPENDIX

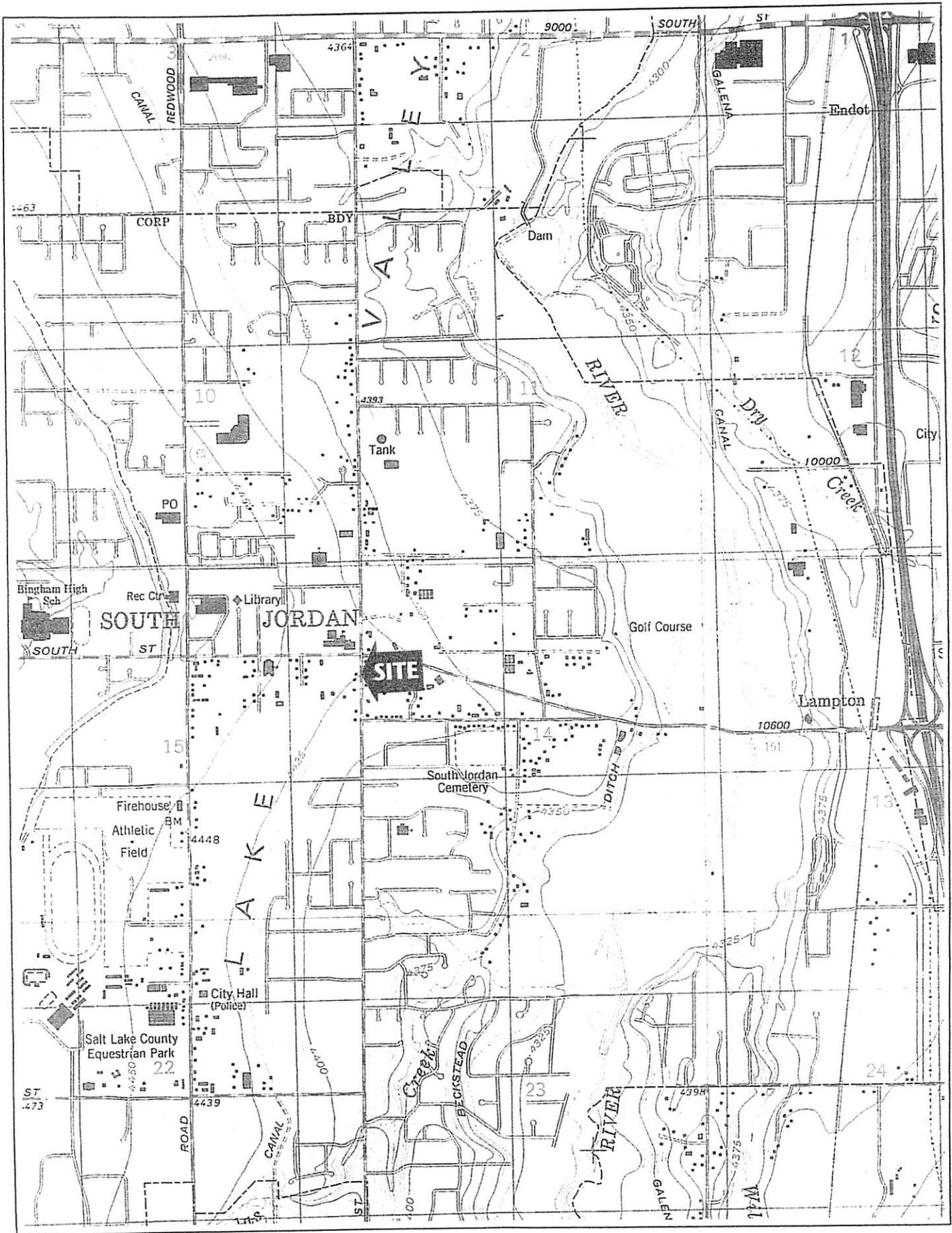


**FIGURE 1 – VICINITY MAP**





**FIGURE 3 – AERIAL PHOTOGRAPH DATED 1/04/05**



**FIGURE 4 – TOPOGRAPHIC MAP**

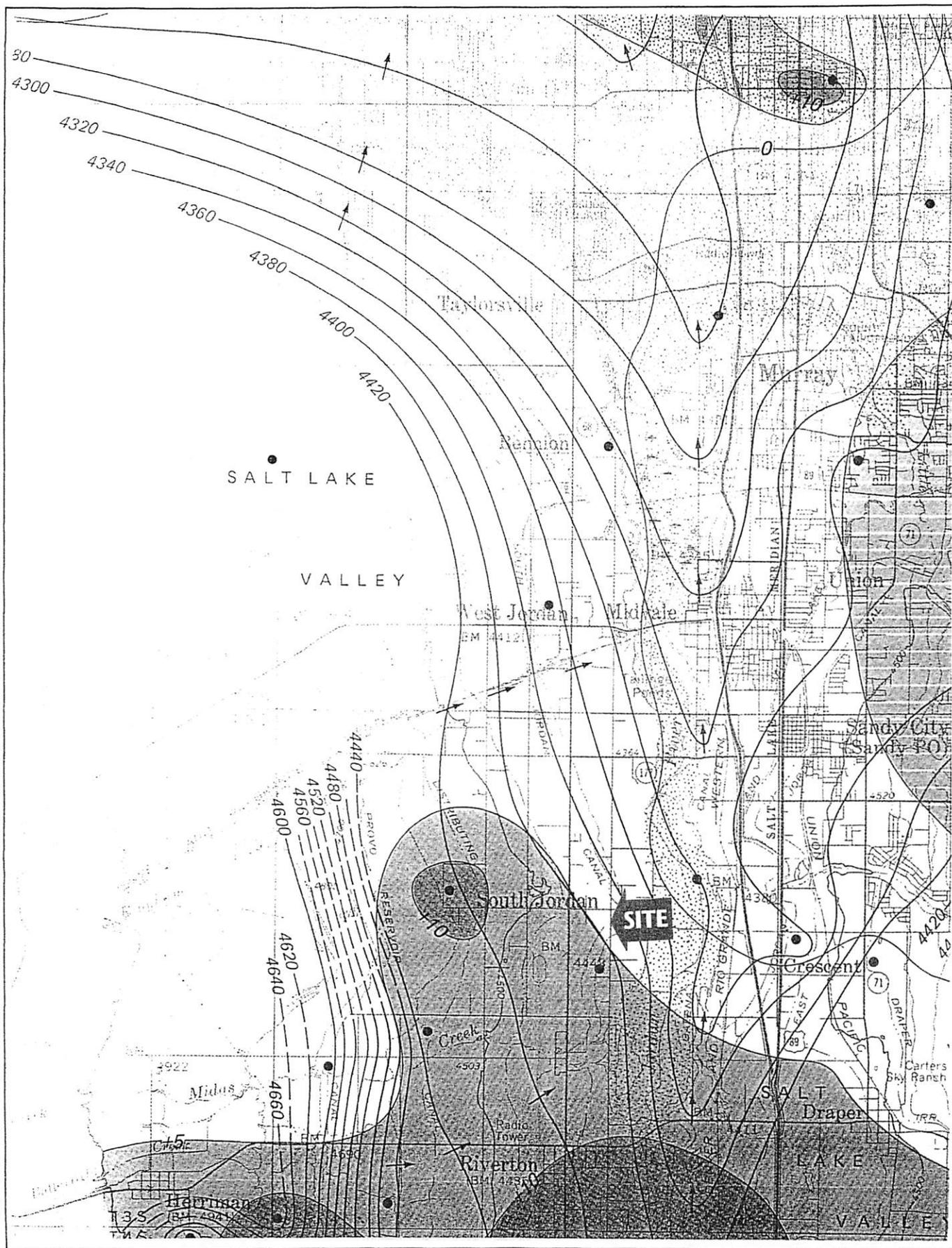


FIGURE 5 – HYDROLOGICAL DATA



FIGURE 6 – SOIL SURVEY MAP

# FEDERAL AND STATE DATABASE REVIEW



**EDR**® Environmental  
Data Resources Inc

## **The EDR Radius Map with GeoCheck®**

**Urban Pkwy Center & Pkwy Corner  
10450 & 10477 S., 1300 W  
South Jordan, UT 84095**

**Inquiry Number: 1632090.2s**

**March 13, 2006**

## **The Standard in Environmental Risk Management Information**

**440 Wheelers Farms Road  
Milford, Connecticut 06461**

### **Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)**

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	6
Orphan Summary .....	8
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting Source Map .....	A-11
Physical Setting Source Map Findings .....	A-12
Physical Setting Source Records Searched .....	A-96

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

#### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

10450 & 10477 S., 1300 W  
SOUTH JORDAN, UT 84095

#### COORDINATES

Latitude (North):	40.561600 - 40° 33' 41.8"
Longitude (West):	111.929100 - 111° 55' 44.8"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	421343.2
UTM Y (Meters):	4490296.0
Elevation:	4435 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	40111-E8 MIDVALE, UT
Source:	USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

#### FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL RECOVERY.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information

## EXECUTIVE SUMMARY

RCRA-SQG.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
US BROWNFIELDS.....	A Listing of Brownfields Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS.....	Section 7 Tracking Systems
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System

### STATE AND LOCAL RECORDS

SHWS.....	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.
SWF/LF.....	List of Landfills
LAST.....	Leaking Aboveground Storage Tank Sites
AST.....	Listing of Aboveground Storage Tanks
SPILLS.....	Spills Data
INST CONTROL.....	Sites with Institutional Controls
VCP.....	Voluntary Cleanup Sites List
DRYCLEANERS.....	Registered Drycleaners
BROWNFIELDS.....	Brownfields Assessment Sites

### TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land

### EDR PROPRIETARY RECORDS

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.....	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### STATE AND LOCAL RECORDS

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Potential Leaking UST Sites.

A review of the LUST list, as provided by EDR, and dated 01/03/2006 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>MAVERIK #223 SOUTH JORDAN</b> Date Closed: 1996-06-20 00:00:00	<b>10425 S 1300 W</b>	<b>0 - 1/8 N</b>	<b>A1</b>	<b>6</b>
<b>RAY NEWBOLD CPA</b> Date Closed: 2001-09-07 00:00:00	<b>1455 WEST 10400 SOUTH</b>	<b>0 - 1/8 NE</b>	<b>3</b>	<b>6</b>
<b>PUBLIC WORKS</b> Date Closed: 1992-04-23 00:00:00	<b>1600 W 10400 S</b>	<b>1/4 - 1/2 SW</b>	<b>4</b>	<b>7</b>

**UST:** The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the UST list, as provided by EDR, and dated 01/03/2006 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>MAVERIK #223 SOUTH JORDAN</b>	<b>10425 S 1300 W</b>	<b>0 - 1/8 N</b>	<b>A1</b>	<b>6</b>
<b>SOUTH JORDAN GEN. STORE LIMITE</b>	<b>10405 S 1300 W</b>	<b>0 - 1/8 N</b>	<b>A2</b>	<b>6</b>
<b>RAY NEWBOLD CPA</b>	<b>1455 WEST 10400 SOUTH</b>	<b>0 - 1/8 NE</b>	<b>3</b>	<b>6</b>

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

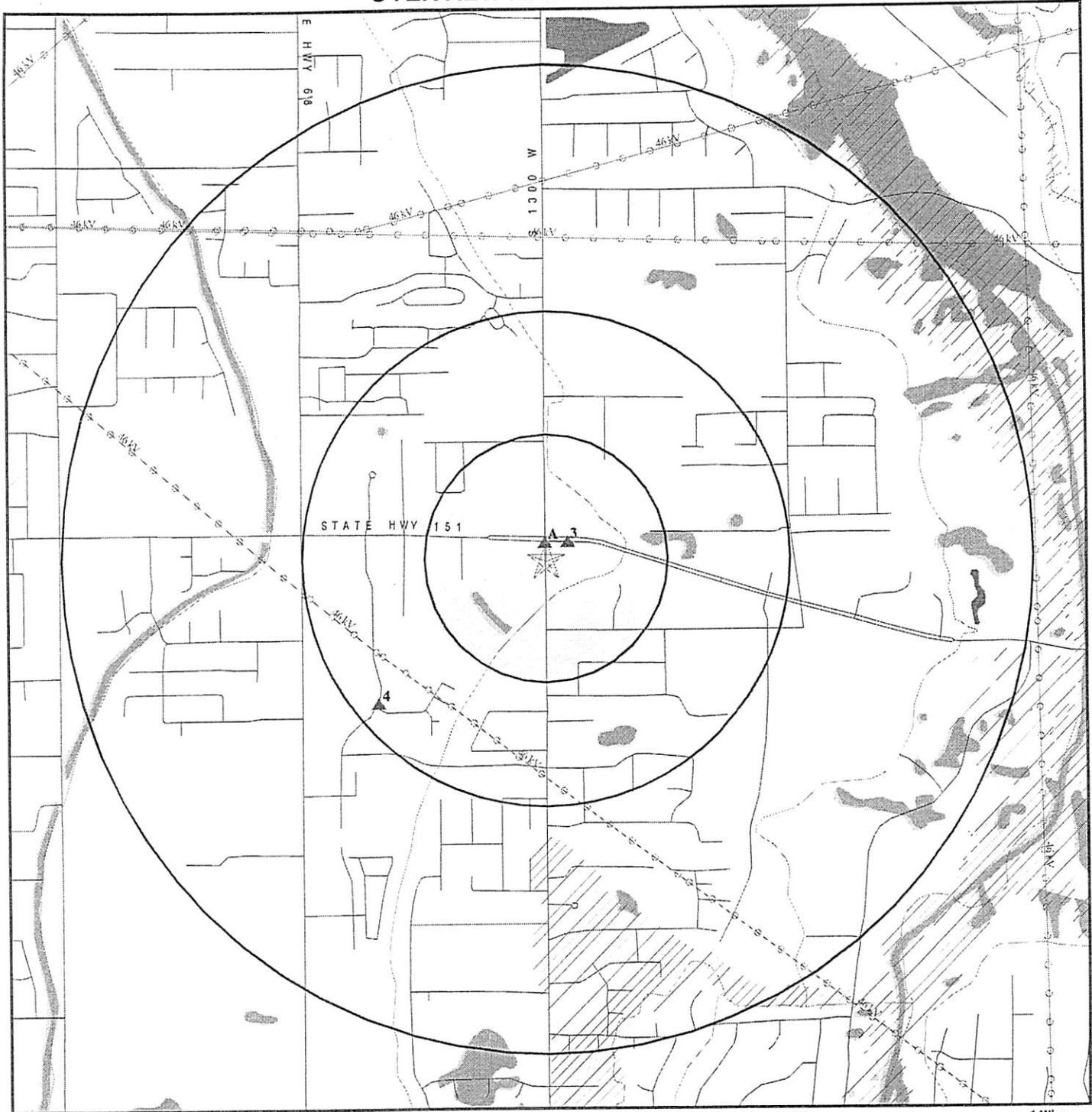
Site Name

RED HANGER CLEANERS #15 - SOUTH JORDAN  
RED HANGER CLEANERS #15  
MIKE FARNSWORTH PAINTING

Database(s)

DRYCLEANERS  
RCRA-SQG, FINDS  
RCRA-SQG, FINDS

# OVERVIEW MAP - 1632090.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

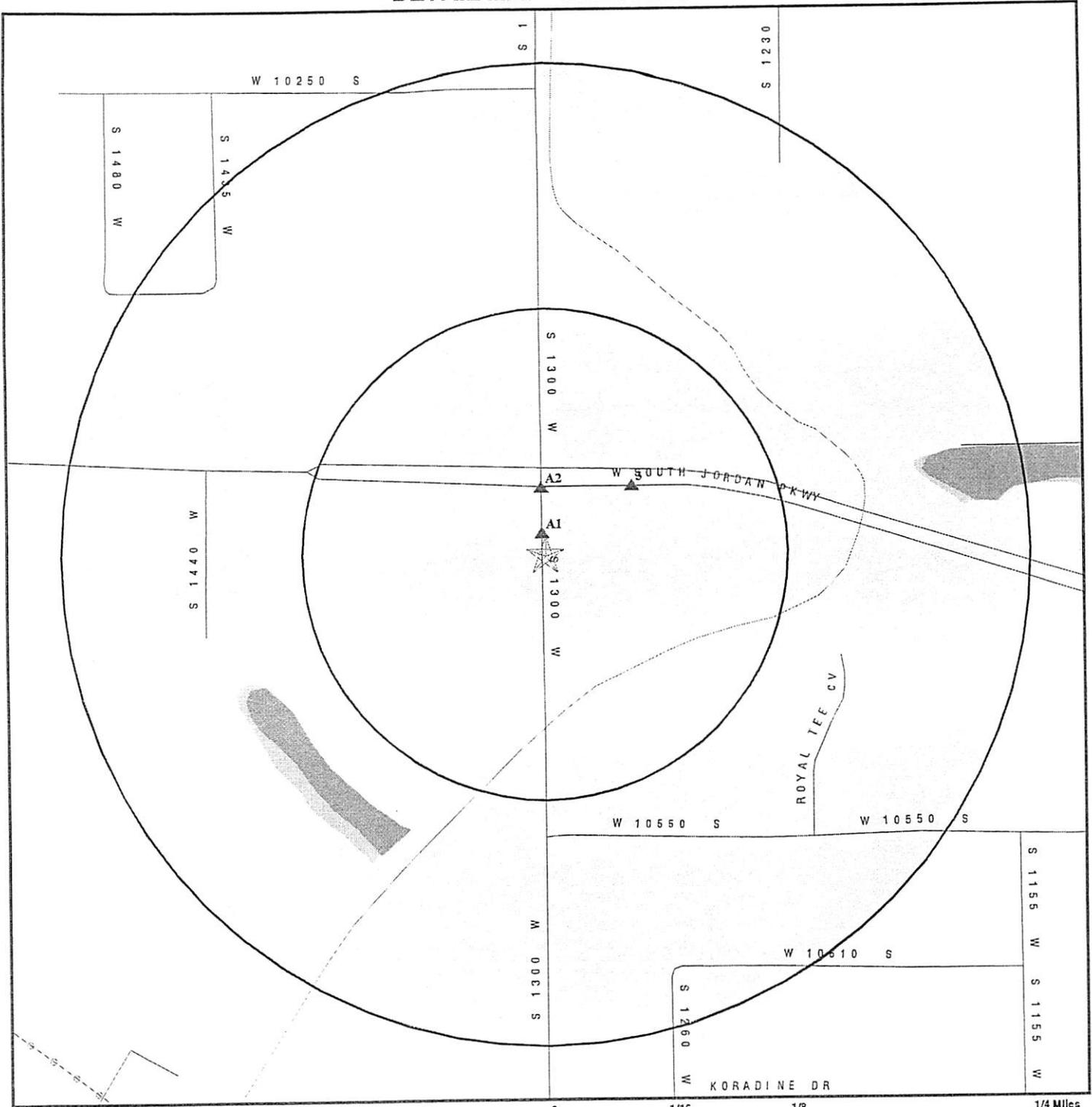
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Urban Pkwy Center & Pkwy Corner  
 ADDRESS: 10450 & 10477 S., 1300 W  
 South Jordan UT 84095  
 LAT/LONG: 40.5616 / 111.9291

CLIENT: Pinnacle Environmental  
 CONTACT: Mark Bayless  
 INQUIRY #: 1632090.2s  
 DATE: March 13, 2006

# DETAIL MAP - 1632090.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Urban Pkwy Center & Pkwy Corner  
 ADDRESS: 10450 & 10477 S., 1300 W  
 South Jordan UT 84095  
 LAT/LONG: 40.5616 / 111.9291

CLIENT: Pinnacle Environmental  
 CONTACT: Mark Bayless  
 INQUIRY #: 1632090.2s  
 DATE: March 13, 2006

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL RECORDS</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<b><u>STATE AND LOCAL RECORDS</u></b>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	2	0	1	NR	NR	3
UST		0.250	3	0	NR	NR	NR	3
LAST		0.500	0	0	0	NR	NR	0
AST		0.250	0	0	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<b><u>TRIBAL RECORDS</u></b>								
INDIAN RESERV		1.000	0	0	0	0	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<b><u>EDR PROPRIETARY RECORDS</u></b>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.





ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SOUTH JORDAN	1006811785	RED HANGER CLEANERS #15	1552 WEST 10400 SOUTH	84095	RCRA-SQG, FINDS
SOUTH JORDAN	S106515346	RED HANGER CLEANERS #15 - SOUTH JORDAN	1552 WEST 10400 SOUTH	84095	DRYCLEANERS
SOUTH JORDAN	1001128524	MIKE FARNSWORTH PAINTING	11000 SOUTH 445 WEST	84095	RCRA-SQG, FINDS

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## FEDERAL RECORDS

### **NPL: National Priority List**

**National Priorities List (Superfund).** The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 11/29/05  
Date Data Arrived at EDR: 01/31/06  
Date Made Active in Reports: 02/27/06  
Number of Days to Update: 27

Source: EPA  
Telephone: N/A  
Last EDR Contact: 03/01/06  
Next Scheduled EDR Contact: 05/01/06  
Data Release Frequency: Quarterly

### **NPL Site Boundaries**

#### Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 8  
Telephone: 303-312-6774

EPA Region 4  
Telephone 404-562-8033

### **Proposed NPL: Proposed National Priority List Sites**

Date of Government Version: 11/29/05  
Date Data Arrived at EDR: 01/31/06  
Date Made Active in Reports: 02/27/06  
Number of Days to Update: 27

Source: EPA  
Telephone: N/A  
Last EDR Contact: 03/01/06  
Next Scheduled EDR Contact: 05/01/06  
Data Release Frequency: Quarterly

### **DELISTED NPL: National Priority List Deletions**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 11/29/05  
Date Data Arrived at EDR: 01/31/06  
Date Made Active in Reports: 02/27/06  
Number of Days to Update: 27

Source: EPA  
Telephone: N/A  
Last EDR Contact: 03/01/06  
Next Scheduled EDR Contact: 05/01/06  
Data Release Frequency: Quarterly

### **NPL LIENS: Federal Superfund Liens**

**Federal Superfund Liens.** Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Date Data Arrived at EDR: 02/02/94  
Date Made Active in Reports: 03/30/94  
Number of Days to Update: 56

Source: EPA  
Telephone: 202-564-4267  
Last EDR Contact: 03/06/06  
Next Scheduled EDR Contact: 05/22/06  
Data Release Frequency: No Update Planned

### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/24/05  
Date Data Arrived at EDR: 12/21/05  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 40

Source: EPA  
Telephone: 703-413-0223  
Last EDR Contact: 12/21/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Quarterly

### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (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. 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.

Date of Government Version: 10/24/05  
Date Data Arrived at EDR: 12/21/05  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 40

Source: EPA  
Telephone: 703-413-0223  
Last EDR Contact: 12/21/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Quarterly

### **CORRACTS: Corrective Action Report**

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/29/05  
Date Data Arrived at EDR: 01/11/06  
Date Made Active in Reports: 02/21/06  
Number of Days to Update: 41

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 03/06/06  
Next Scheduled EDR Contact: 06/05/06  
Data Release Frequency: Quarterly

### **RCRA: Resource Conservation and Recovery Act Information**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/15/05  
Date Data Arrived at EDR: 12/28/05  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 33

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 03/01/06  
Next Scheduled EDR Contact: 04/24/06  
Data Release Frequency: Quarterly

## **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/05  
Date Data Arrived at EDR: 01/12/06  
Date Made Active in Reports: 02/21/06  
Number of Days to Update: 40

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342  
Last EDR Contact: 01/12/06  
Next Scheduled EDR Contact: 04/24/06  
Data Release Frequency: Annually

## **HMIRS: Hazardous Materials Information Reporting System**

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/05  
Date Data Arrived at EDR: 01/16/06  
Date Made Active in Reports: 02/21/06  
Number of Days to Update: 36

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 01/16/06  
Next Scheduled EDR Contact: 04/17/06  
Data Release Frequency: Annually

## **US ENG CONTROLS: Engineering Controls Sites List**

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/02/05  
Date Data Arrived at EDR: 08/12/05  
Date Made Active in Reports: 10/06/05  
Number of Days to Update: 55

Source: Environmental Protection Agency  
Telephone: 703-603-8867  
Last EDR Contact: 03/03/06  
Next Scheduled EDR Contact: 04/03/06  
Data Release Frequency: Varies

## **US INST CONTROL: Sites with Institutional Controls**

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05  
Date Data Arrived at EDR: 02/11/05  
Date Made Active in Reports: 04/06/05  
Number of Days to Update: 54

Source: Environmental Protection Agency  
Telephone: 703-603-8867  
Last EDR Contact: 03/03/06  
Next Scheduled EDR Contact: 04/03/06  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **DOD: Department of Defense Sites**

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/04

Date Data Arrived at EDR: 02/08/05

Date Made Active in Reports: 08/04/05

Number of Days to Update: 177

Source: USGS

Telephone: 703-692-8801

Last EDR Contact: 02/06/06

Next Scheduled EDR Contact: 05/08/06

Data Release Frequency: Semi-Annually

### **FUDS: Formerly Used Defense Sites**

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/05

Date Data Arrived at EDR: 01/19/06

Date Made Active in Reports: 02/21/06

Number of Days to Update: 33

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

Last EDR Contact: 01/19/06

Next Scheduled EDR Contact: 04/03/06

Data Release Frequency: Varies

### **US BROWNFIELDS: A Listing of Brownfields Sites**

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Demonstration Pilots—minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 11/29/05

Date Data Arrived at EDR: 12/05/05

Date Made Active in Reports: 01/30/06

Number of Days to Update: 56

Source: Environmental Protection Agency

Telephone: 202-566-2777

Last EDR Contact: 11/30/05

Next Scheduled EDR Contact: 03/13/06

Data Release Frequency: Semi-Annually

### **CONSENT: Superfund (CERCLA) Consent Decrees**

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/04

Date Data Arrived at EDR: 02/15/05

Date Made Active in Reports: 04/25/05

Number of Days to Update: 69

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Last EDR Contact: 01/26/06

Next Scheduled EDR Contact: 04/24/06

Data Release Frequency: Varies

### **ROD: Records Of Decision**

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/07/05

Date Data Arrived at EDR: 01/06/06

Date Made Active in Reports: 02/21/06

Number of Days to Update: 46

Source: EPA

Telephone: 703-416-0223

Last EDR Contact: 01/04/06

Next Scheduled EDR Contact: 04/03/06

Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/05  
Date Data Arrived at EDR: 11/28/05  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 63

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 10/28/05  
Next Scheduled EDR Contact: 12/19/05  
Data Release Frequency: Varies

## ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85  
Date Data Arrived at EDR: 08/09/04  
Date Made Active in Reports: 09/17/04  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/04  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/03  
Date Data Arrived at EDR: 07/13/05  
Date Made Active in Reports: 08/17/05  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 12/21/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Annually

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02  
Date Data Arrived at EDR: 04/27/04  
Date Made Active in Reports: 05/21/04  
Number of Days to Update: 24

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 03/06/06  
Next Scheduled EDR Contact: 04/17/06  
Data Release Frequency: Every 4 Years

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/17/06  
Date Data Arrived at EDR: 01/24/06  
Date Made Active in Reports: 02/27/06  
Number of Days to Update: 34

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 12/20/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Quarterly

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 01/17/06  
Date Data Arrived at EDR: 01/24/06  
Date Made Active in Reports: 02/27/06  
Number of Days to Update: 34

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 12/20/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03  
Date Data Arrived at EDR: 01/03/05  
Date Made Active in Reports: 01/25/05  
Number of Days to Update: 22

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 03/06/06  
Next Scheduled EDR Contact: 04/17/06  
Data Release Frequency: Annually

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/27/05  
Date Data Arrived at EDR: 02/08/06  
Date Made Active in Reports: 02/27/06  
Number of Days to Update: 19

Source: EPA  
Telephone: 202-564-3887  
Last EDR Contact: 02/08/06  
Next Scheduled EDR Contact: 05/08/06  
Data Release Frequency: Annually

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/18/05  
Date Data Arrived at EDR: 10/31/05  
Date Made Active in Reports: 12/20/05  
Number of Days to Update: 50

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 02/08/06  
Next Scheduled EDR Contact: 04/03/06  
Data Release Frequency: Quarterly

## MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/08/05  
Date Data Arrived at EDR: 12/27/05  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 34

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 12/27/05  
Next Scheduled EDR Contact: 03/27/06  
Data Release Frequency: Semi-Annually

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/09/06  
Date Data Arrived at EDR: 01/16/06  
Date Made Active in Reports: 02/21/06  
Number of Days to Update: 36

Source: EPA  
Telephone: N/A  
Last EDR Contact: 01/03/06  
Next Scheduled EDR Contact: 04/03/06  
Data Release Frequency: Quarterly

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/95  
Date Data Arrived at EDR: 07/03/95  
Date Made Active in Reports: 08/07/95  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 03/06/06  
Next Scheduled EDR Contact: 06/05/06  
Data Release Frequency: No Update Planned

## **BRS: Biennial Reporting System**

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03  
Date Data Arrived at EDR: 06/17/05  
Date Made Active in Reports: 08/04/05  
Number of Days to Update: 48

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 09/12/05  
Next Scheduled EDR Contact: 12/12/05  
Data Release Frequency: Biennially

## **STATE AND LOCAL RECORDS**

**SHWS:** This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EPA  
Telephone: 703-413-0223  
Last EDR Contact: 02/27/06  
Next Scheduled EDR Contact: 05/29/06  
Data Release Frequency: N/A

## **SWF/LF: List of Landfills**

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/01/05  
Date Data Arrived at EDR: 11/04/05  
Date Made Active in Reports: 12/16/05  
Number of Days to Update: 42

Source: Department of Environmental Quality  
Telephone: 801-538-6170  
Last EDR Contact: 02/06/06  
Next Scheduled EDR Contact: 05/08/06  
Data Release Frequency: Semi-Annually

## **LUST: Sites with Leaking Underground Storage Tanks**

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/03/06  
Date Data Arrived at EDR: 02/14/06  
Date Made Active in Reports: 03/08/06  
Number of Days to Update: 22

Source: Department of Environmental Quality  
Telephone: 801-536-4115  
Last EDR Contact: 02/14/06  
Next Scheduled EDR Contact: 05/15/06  
Data Release Frequency: Quarterly

## **UST: List of Sites with Underground Storage Tanks**

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/03/06  
Date Data Arrived at EDR: 02/14/06  
Date Made Active in Reports: 03/09/06  
Number of Days to Update: 23

Source: Department of Environmental Quality  
Telephone: 801-536-4115  
Last EDR Contact: 02/14/06  
Next Scheduled EDR Contact: 05/15/06  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **LAST: Leaking Aboveground Storage Tank Sites**

A listing of leaking aboveground storage tank locations.

Date of Government Version: 12/21/05  
Date Data Arrived at EDR: 12/21/05  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 40

Source: Department of Environmental Quality  
Telephone: 801-536-4141  
Last EDR Contact: 12/20/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Varies

## **AST: Listing of Aboveground Storage Tanks**

Date of Government Version: 12/21/05  
Date Data Arrived at EDR: 12/21/05  
Date Made Active in Reports: 01/18/06  
Number of Days to Update: 28

Source: Department of Environmental Quality  
Telephone: 801-536-4100  
Last EDR Contact: 12/20/05  
Next Scheduled EDR Contact: 03/20/06  
Data Release Frequency: Varies

## **SPILLS: Spills Data**

Incidents reported to the Division of Environmental Response and Remediation

Date of Government Version: 12/31/05  
Date Data Arrived at EDR: 02/08/06  
Date Made Active in Reports: 03/08/06  
Number of Days to Update: 28

Source: Department of Environmental Quality  
Telephone: 801-536-4100  
Last EDR Contact: 02/08/06  
Next Scheduled EDR Contact: 05/08/06  
Data Release Frequency: Semi-Annually

## **INST CONTROL: Sites with Institutional Controls**

Sites included on the Brownfields Sites listing that have institutional controls in place.

Date of Government Version: 01/13/05  
Date Data Arrived at EDR: 02/11/05  
Date Made Active in Reports: 03/24/05  
Number of Days to Update: 41

Source: Department of Environmental Quality  
Telephone: 801-536-4100  
Last EDR Contact: 03/03/06  
Next Scheduled EDR Contact: 05/29/06  
Data Release Frequency: Varies

## **VCP: Voluntary Cleanup Sites List**

Date of Government Version: 11/30/05  
Date Data Arrived at EDR: 11/30/05  
Date Made Active in Reports: 01/16/06  
Number of Days to Update: 47

Source: Department of Environmental Quality  
Telephone: 801-536-4100  
Last EDR Contact: 02/27/06  
Next Scheduled EDR Contact: 05/29/06  
Data Release Frequency: Varies

## **DRYCLEANERS: Registered Drycleaners**

A listing of registered drycleaners.

Date of Government Version: 03/31/05  
Date Data Arrived at EDR: 03/31/05  
Date Made Active in Reports: 04/19/05  
Number of Days to Update: 19

Source: Department of Environmental Quality  
Telephone: 801-536-4437  
Last EDR Contact: 02/13/06  
Next Scheduled EDR Contact: 05/15/06  
Data Release Frequency: Varies

## **BROWNFIELDS: Brownfields Assessment Sites**

Date of Government Version: 01/13/05  
Date Data Arrived at EDR: 02/11/05  
Date Made Active in Reports: 03/24/05  
Number of Days to Update: 41

Source: Department of Environmental Quality  
Telephone: 801-536-4100  
Last EDR Contact: 03/03/06  
Next Scheduled EDR Contact: 05/29/06  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## TRIBAL RECORDS

### **INDIAN RESERV:** Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/04  
Date Data Arrived at EDR: 02/08/05  
Date Made Active in Reports: 08/04/05  
Number of Days to Update: 177

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 02/06/06  
Next Scheduled EDR Contact: 05/08/06  
Data Release Frequency: Semi-Annually

### **INDIAN LUST:** Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 12/02/05  
Date Data Arrived at EDR: 12/02/05  
Date Made Active in Reports: 01/16/06  
Number of Days to Update: 45

Source: EPA Region 8  
Telephone: 303-312-6271  
Last EDR Contact: 02/20/06  
Next Scheduled EDR Contact: 05/22/06  
Data Release Frequency: Varies

### **INDIAN LUST:** Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/01/05  
Date Data Arrived at EDR: 01/03/06  
Date Made Active in Reports: 01/30/06  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 02/20/06  
Next Scheduled EDR Contact: 05/22/06  
Data Release Frequency: Varies

### **INDIAN UST:** Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/05  
Date Data Arrived at EDR: 12/02/05  
Date Made Active in Reports: 01/16/06  
Number of Days to Update: 45

Source: EPA Region 8  
Telephone: 303-312-6137  
Last EDR Contact: 02/20/06  
Next Scheduled EDR Contact: 05/22/06  
Data Release Frequency: Varies

### **INDIAN UST:** Underground Storage Tanks on Indian Land

Date of Government Version: 11/08/05  
Date Data Arrived at EDR: 11/09/05  
Date Made Active in Reports: 12/16/05  
Number of Days to Update: 37

Source: EPA Region 9  
Telephone: 415-972-3368  
Last EDR Contact: 02/20/06  
Next Scheduled EDR Contact: 05/22/06  
Data Release Frequency: Varies

## EDR PROPRIETARY RECORDS

### **Manufactured Gas Plants:** EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations**

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## **EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners**

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## **OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

### **Electric Power Transmission Line Data**

Source: PennWell Corporation  
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### **AHA Hospitals:**

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### **Nursing Homes**

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **Public Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### **Private Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### **Daycare Centers: Child Care Provider List**

Source: Department of Health

Telephone: 801-538-9299

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### **State Wetlands Data: Wetlands in Utah**

Source: Automated Geographic Reference Center

Telephone: 801-537-9201

### **STREET AND ADDRESS INFORMATION**

© 2006 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## **GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

URBAN PKWY CENTER & PKWY CORNER  
10450 & 10477 S., 1300 W  
SOUTH JORDAN, UT 84095

### **TARGET PROPERTY COORDINATES**

Latitude (North):	40.56160 - 40° 33' 41.8"
Longitude (West):	111.9291 - 111° 55' 44.8"
Universal Transverse Mercator:	Zone 12
UTM X (Meters):	421343.2
UTM Y (Meters):	4490296.0
Elevation:	4435 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

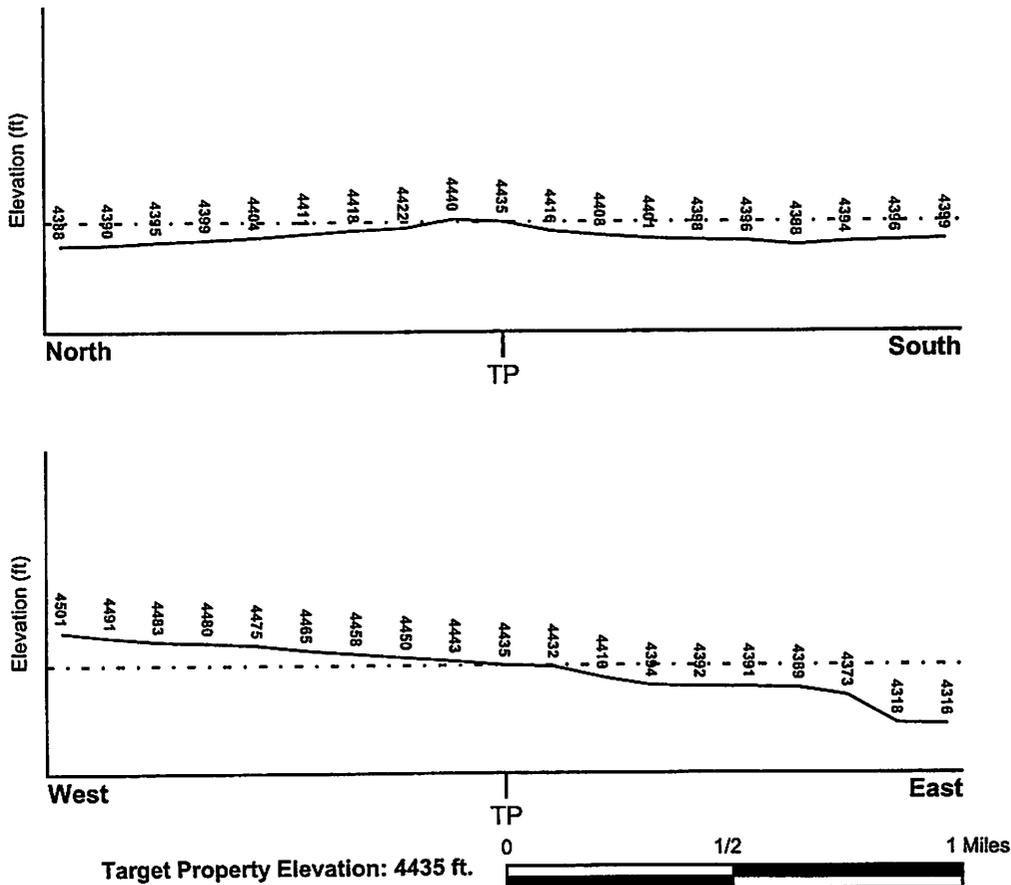
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 40111-E8 MIDVALE, UT  
 General Topographic Gradient: General ESE  
 Source: USGS 7.5 min quad index

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## **FEMA FLOOD ZONE**

Target Property County  
SALT LAKE, UT

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 4901070007C

Additional Panels in search area: 4901070009C

## **NATIONAL WETLAND INVENTORY**

NWI Quad at Target Property  
MIDVALE

NWI Electronic  
Data Coverage  
YES - refer to the Overview Map and Detail Map

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## **AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

## GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

### ROCK STRATIGRAPHIC UNIT

Era: Cenozoic  
System: Quaternary  
Series: Quaternary  
Code: Q (decoded above as Era, System & Series)

### GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: BLUFFDALE  
Soil Surface Texture: silty clay loam  
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.  
Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is 3 to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 0.60 Min: 0.20	Max: 8.40 Min: 7.40
2	9 inches	40 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.20 Min: 0.06	Max: 9.60 Min: 7.80
3	40 inches	62 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.20 Min: 0.06	Max: 9.60 Min: 7.80

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam  
silt loam

Surficial Soil Types: loam  
silt loam

Shallow Soil Types: silty clay loam

Deeper Soil Types: fine sandy loam  
silty clay  
gravelly - very fine sandy loam  
very fine sandy loam

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: UT Radon

### Radon Test Results

Zip	Pct. < 4 pCi/L	4-10	10-20	>20	Max pCi/L	Avg	Total Sites
84095	100.0%	0.0%	0.0%	0.0%	3.8	3.1	2

Federal EPA Radon Zone for SALT LAKE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

---

### Federal Area Radon Information for SALT LAKE COUNTY, UT

Number of sites tested: 52

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.670 pCi/L	83%	15%	2%
Basement	2.960 pCi/L	56%	41%	4%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geological Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### **State Wetlands Data: Wetlands in Utah**

Source: Automated Geographic Reference Center

Telephone: 801-537-9201

## HYDROGEOLOGIC INFORMATION

### **AQUIFLOW<sup>R</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### **SSURGO: Soil Survey Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### **PWS: Public Water Systems**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### **PWS ENF: Public Water Systems Violation and Enforcement Data**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### **USGS Water Wells: USGS National Water Inventory System (NWIS)**

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### **Utah Public Drinking Water Well Sources**

Source: Department of Environmental Quality

Telephone: 801-536-4200

#### **Water Rights Database**

Source: Department of Natural Resources, Division of Water Rights

Telephone: 801-538-7408

## OTHER STATE DATABASE INFORMATION

#### **Utah Oil, Gas and Mining Database**

Source: Department of Natural Resources

Telephone: 801-538-5257

### RADON

#### **State Database: UT Radon**

Source: Department of Environmental Quality

Telephone: 801-536-4250

Test Results by Zip Code

#### **Area Radon Information**

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### **EPA Radon Zones**

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### **Airport Landing Facilities: Private and public use landing facilities**

Source: Federal Aviation Administration, 800-457-6656

#### **Epicenters: World earthquake epicenters, Richter 5 or greater**

Source: Department of Commerce, National Oceanic and Atmospheric Administration

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STREET AND ADDRESS INFORMATION

© 2006 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

**QUALIFICATIONS  
OF  
PROJECT  
MANAGER**

## **QUALIFICATIONS OF PROJECT MANAGER**

This Phase I Environmental Site Assessment was conducted by, and the accompanying report was prepared by Mark K. Bayless, an Environmental Professional.

The ASTM Specification E 1527-00 defines an Environmental Professional as, "a person possessing sufficient training and experience necessary to conduct a *site reconnaissance, interviews*, and other activities in accordance with this practice, and from the information generated by such activities, having the ability to develop opinions and conclusions regarding *recognized environmental conditions* in connection with the *property* in question."

# Mark K. Bayless

## STATEMENT OF QUALIFICATIONS

Since January of 1990, Mr. Bayless has been involved in the discipline of environmental consulting. In addition to an expertise in Phase I Environmental Site Assessments, Mr. Bayless has an extensive background in the area of asbestos, lead-based paint, and radon issues.

Mr. Bayless maintains an EPA Asbestos Hazard Emergency Response Act (AHERA) certification for inspecting and testing building materials. He has conducted hundreds of comprehensive and pre-demolition surveys on private residences, schools, military facilities, churches, and commercial structures.

Mr. Bayless has worked for national and international environmental consulting firms and was the Senior Environmental Program Manager for a national firm prior to becoming an Independent Environmental Consultant, then the President of Pinnacle Environmental.

Mr. Bayless has personally conducted hundreds of Phase I Environmental Site Assessments in the Southwest, and throughout the United States for a variety of clients, including major banking and financial institutions, insurance companies, property management companies, churches, local and federal governmental agencies, and investment companies. Mr. Bayless has conducted commercial property evaluations according to ASTM Specification E 1527 on a wide range of real properties including industrial sites, manufacturing facilities, retail sales facilities, apartment complexes, mobile home developments, hi-rise buildings, golf courses, educational facilities, vacant land, agricultural land, farm properties, wrecking yards, gasoline stations, vehicle repair facilities, warehouses, and ranch properties.