



**Phase I Environmental Site Assessment**

**Land for Proposed 11th and McDowell Apartments  
Former Medical Buildings and Portions of Residential Lots  
NWC, 11th Street and McDowell Road  
Phoenix, Arizona 85006**

**Prepared for:**

**Fairfield McDowell, LLC  
Attn: Shannyn Henkel  
5255 Mira Sorrento Place, Suite 100  
San Diego, California 92121**

**May 25, 2023**

**Project 28378**

**AAI Start Date May 11, 2023  
AAI Expiration Date November 7, 2023  
KIVA Number 21-4115**



**GEOTECHNICAL ENGINEERING • ENVIRONMENTAL CONSULTING  
CONSTRUCTION TESTING & OBSERVATION**



GEOTECHNICAL ENGINEERING • ENVIRONMENTAL CONSULTING • CONSTRUCTION TESTING & OBSERVATION

May 25, 2023

Project 28378

Fairfield McDowell, LLC  
Attn: Shannyn Henkel  
5255 Mira Sorrento Place, Suite 100  
San Diego, California 92121

**Re: Phase I Environmental Site Assessment  
Land for Proposed 11th and McDowell Apartments  
Former Medical Buildings and Portions of Residential Lots  
NWC, 11<sup>th</sup> Street and McDowell Road  
Phoenix, Arizona 85006**

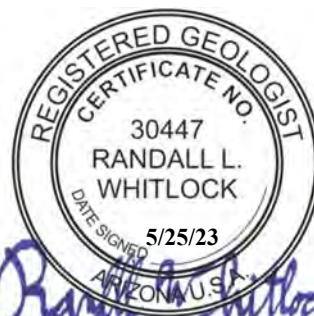
This is our Phase I Environmental Site Assessment (ESA) on the above-referenced subject property. This assessment was performed in conformance with the scope and limitations of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Please present any questions or comments regarding the content of this report to us directly.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully submitted,

**VANN ENGINEERING, INC.**



Randall Whitlock, M.S., R.G.  
Project Geologist, Environmental Services

Copies: Via e-mail only to shannynh@ffres.com



## TABLE OF CONTENTS

SECTION I .....	1
Executive Summary .....	2
1.0 Introduction and Scope of Work .....	4
2.0 Subject Property Description.....	5
3.0 History .....	7
4.0 Site Reconnaissance .....	12
5.0 Regulatory Agency Database Review .....	16
6.0 Tier 1 Vapor Encroachment Screen .....	24
7.0 Findings and Opinions.....	25
8.0 Conclusions .....	26
9.0 References .....	27
10.0 Qualifications of Environmental Professionals .....	30
SECTION II .....	31
Sketch of Description .....	32
Plat Map .....	33
Phase I ESA Owner Questionnaire .....	34
Phase I ESA User Questionnaire.....	35
1946 Sanborn Fire Insurance Map .....	37
Historical Aerial Photographs .....	38
Site Reconnaissance Photographs .....	43
SECTION III.....	50
Air Quality General Permit .....	51







## EXECUTIVE SUMMARY

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 of the land for the proposed 11<sup>th</sup> and McDowell Apartments, consisting of the former medical buildings and portions of the residential lots at the northwest corner of 11<sup>th</sup> Street and McDowell Road in Phoenix, Arizona 85006 (the subject property). Any exceptions to, or deletions from, this practice are described at §1.1 of this report. This ESA included a Tier 1 Vapor Encroachment Screen performed in conformance with ASTM E2600-15.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, de minimis conditions or significant data gaps in connection with the subject property.

The 1912 and 1914 USGS maps plot one building, presumably a single-family residence, on the subject property's southwest corner. The building was demolished by 1930. The 1930 aerial photograph shows houses on the south central and east portions of the subject property. The east house was demolished in the early 1950s. The south central house appears in city directories at 1038 E. McDowell Road and was occupied by an interior design office in the 1950s.

According to Assessor's online information, the seven east adjoining houses along 11<sup>th</sup> Street were built one by one from 1917 to 1925. Some garages or other outbuildings are seen to extend onto the subject property at the west ends of these residential lots in aerial photographs from 1930 onward. The outbuildings seen in the 1930 aerial photograph and 1946 Sanborn fire insurance map have all been replaced at least once.

An additional house is seen on the west portion of the subject property, a larger building is seen on the southeast portion of the subject property and small buildings are seen on the southwest corner of the subject property in the 1937 aerial photograph. The southeast building was a church known at different times as Grace Southern Baptist and Temple Baptist at 1040 E. McDowell Road. The church does not appear in city directories after the early 1950s.

The southwest buildings appear in city directories as Continental Oil Co, RC Heisser Service Station and OJ Moores Service Station at 1028 E. McDowell Road from 1934 through 1947. The 1946 and 1949 Sanborn fire insurance maps label the facility "Gas & Oil" and "Greasing." The buildings were demolished by 1953. The office building at 1026, 1028 and 1030 E. McDowell Road was built in place of the former service station in 1958. The building has been occupied by restaurants and medical, dental and psychiatric professionals. The interior walls, ceilings and floor coverings have been removed from the east half of the building. The office building at 1036 E. McDowell Road was built by 1946. It has been occupied by dental and medical professionals.

A row of nine houses along Dayton Street was built in the 1940s. The houses were demolished in the late 1970s and their former footprints are now part of a paved parking lot with shade canopies.



The house at 1038 E. McDowell Road was demolished in 1959. A professional office building was built in its place in 1970, appearing in city directories with the 1040 E. McDowell Road address formerly used by the church. The church building was demolished and the office building was extended eastward over its footprint in 1973. This office building was the original location of the surgical center.

The current surgical center building was built in 1992 and 1993. It assumed the 1040 E. McDowell Road address. The professional office building was demolished in 1993. All of the former medical buildings on the subject property were vacated in 2020 and remain unoccupied. A construction fence was placed around the open areas of the subject property in 2022.

A site reconnaissance of the subject property and vicinity on May 16, 2023 by Randall Whitlock revealed no evidence of recognized environmental conditions in connection with the subject property.

A review of regulatory agency lists and databases on May 15, 2023 by Randall Whitlock revealed no facilities that may have adversely affected the subject property.

The southwest corner of the subject property was occupied by a service station from circa 1934 to 1952. Gasoline was presumably dispensed from underground storage tanks (USTs). Registration of USTs was not a legal requirement until 1986, so there is no public record of the number, size and location of the USTs. The office building at 1026, 1028 and 1030 E. McDowell Road was built in place of the former service station in 1958. The USTs and product lines were presumably removed prior to construction of the building. Since over 60 years have elapsed since the USTs were removed, significant soil or groundwater contamination is unlikely to remain even if the UST system experienced a release. The former service station is a historical recognized environmental condition.

Our February 13, 2023 Limited Soil Gas Testing report notes analysis of two sub-slab soil gas samples obtained from beneath the office building at the former service station location detected 1,2-dichloroethane above its  $10^{-6}$  Vapor Intrusion Screening Level (VISL) for a residential scenario. Other chemicals included in the analysis were either not detected or found at concentrations well below their VISLs. The report recommends that, as a precaution against vapor intrusion, a 15-mil vapor barrier be placed beneath the slabs on grade of the two buildings with 5 stories of apartments over retail space, which are the proposed new buildings at the soil gas sample locations.

The municipal sanitary sewer line in 11<sup>th</sup> Street was not installed until 1922, after some of the east adjoining single-family residences were built. Remnant septic system components, therefore, may be present in the back yards of these houses, extending onto the subject property. Having received only domestic sewerage these presumed septic systems are unlikely to have adversely affected the subject property. Any abandoned septic system components encountered during redevelopment of the subject property should be abandoned in conformance with Maricopa County Environmental Services Department guidelines.

We have no recommendations for further investigation of the subject property.



## **1.0 INTRODUCTION AND SCOPE OF WORK**

### **1.1 Scope of Work**

On behalf of Fairfield McDowell, LLC, we have performed a Phase I Environmental Site Assessment (ESA) of the land for the proposed 11<sup>th</sup> and McDowell Apartments, consisting of the former medical buildings and portions of the residential lots at the northwest corner of 11<sup>th</sup> Street and McDowell Road in Phoenix, Arizona 85006 (the subject property). We understand this ESA is required by the City of Phoenix.

This assessment has been performed in conformance with the scope and limitations of ASTM Practice E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM Practice E1527-21 incorporates the standards and practices of US EPA's "All Appropriate Inquiries" as set forth in 40 CFR Part 312. The primary purpose of the investigation was to determine if the available information indicates the possible presence of recognized environmental conditions in connection with the subject property.

This ESA does not address any of the non-scope considerations or other business environmental risks noted in the ASTM standard. Sampling and testing of construction materials, soils, soil gases, air or groundwater of the subject property were not part of our investigation, though reports on prior environmental studies are reviewed. This ESA includes a Tier 1 Vapor Encroachment Screen performed in conformance with ASTM E2600-15.

We are aware of no exceptions or deletions from the ASTM standard, except for the following:

- Data failure was encountered in our historical research in that the earliest source is a 1912 USGS map that plots a single building, presumably a house, on the southwest corner of the subject property. Based on our local experience, use of the property prior to 1912 for purposes other than residential, agricultural or grazing is unlikely and this data gap is not significant.

We encountered no data gaps that would affect our ability to identify evidence of recognized environmental conditions at the subject property.

### **1.2 Limitations**

Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable environmental engineering firms practicing in this locality. No other warranty, expressed or implied, is made.

The contents of this report are intended for the sole use of the addressee(s). No other person or entity may rely on this report without the prior written consent of Vann Engineering, Inc.

If any addressee notices a deviation between an actual and reported condition, we should first be contacted for review of the area of concern.



This report is valid as of its date of issuance and does not address changes that may occur afterward.

## **2.0 SUBJECT PROPERTY DESCRIPTION**

### **2.1 Location**

The subject property is the 3.15-acre area defined by the Ament Professional Services Sketch of Description reproduced in Section II. The subject property includes the former medical buildings at the northwest corner of 11<sup>th</sup> Street and McDowell Road and the west portions of seven residential parcels on the west side of 11<sup>th</sup> Street. The single-family residences on these parcels are not part of the subject property.

The street addresses of the former medical buildings are 1026, 1028, 1030, 1036 and 1040 East McDowell Road, Phoenix, Arizona 85006. The single-family residential parcels partially included in the subject property have addresses 1622, 1626, 1630, 1634, 1638, 1642 and 1646 North 11<sup>th</sup> Street, Phoenix, Arizona 85006.

Historic addresses for portions of the subject property also include 1618 North 11<sup>th</sup> Street, 1038 East McDowell Road and 1613-1645 (odd) North Dayton Street.

The subject property includes all of the parcel with Maricopa County Assessor parcel number (APN) 117-25-178 and the west 38.16 feet of the parcels with APNs 117-25-014A, 117-25-015, 117-25-016, 117-25-017, 117-25-018, 117-25-019 and 117-25-020.

The subject property within the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Please refer to the included Topographic Map for the location of the subject property in relation to surrounding landmarks, and to the Plat Map in Section II for its precise location.

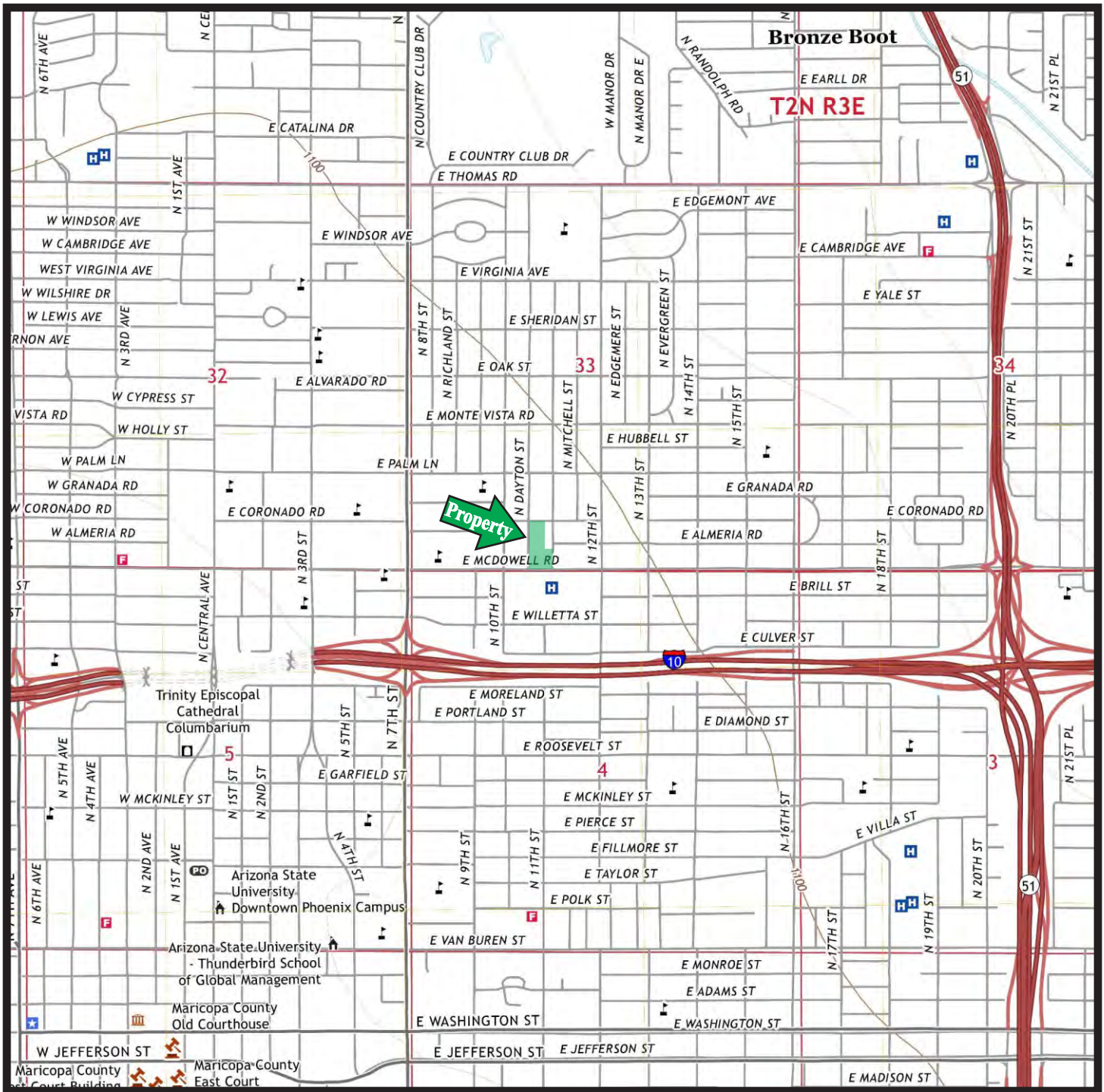
### **2.2 Geology**

The subject property is within the Basin and Range province of Arizona. In this province, crustal extension by normal faulting has produced a series of short, steep mountain ranges alternating with deep basins. Over the course of time, the mountains have worn down and the basins have largely filled with alluvial sediments which can reach thicknesses of several thousand feet.

The subject property is within the Western Salt River Valley, which is bounded on the east by the Papago Pediment and Phoenix Mountains, and on the south by the South Mountains. The Western Salt River merges with Deer Valley to the northwest and the Gila River valley to the west. The nearest rock outcrops are composed of Precambrian metasedimentary rock in the Phoenix Mountains, about six miles northeast, and Tertiary conglomerates in the Papago Buttes, about six miles east of the subject property.







# Topographic Map



**Vann Engineering, Inc.**  
 Project 28378  
 Prepared by RW

Prepared from USGS 7.5 Minute Topographic Map:  
 Phoenix, Arizona 2021

The native surface soil of the subject property is sandy clay. The surface soil is underlain by basin floor sediments derived from weathering and erosion of mountain ranges to the north and east and deposited by intermittent tributaries to the ancestral Salt River. These sediments consist of sand, silt, gravel and clay and are expected to be greater than 1,200 feet thick above crystalline basement rock.

## **2.3 Hydrology**

According to information presented on Arizona Department of Water Resources (ADWR) Hydrologic Map Series Report No. 35, depth to groundwater was about 75 feet and groundwater flow was toward the west at the subject property in 2002/2003.

The ADWR Registry of Wells in Arizona (Wells 55) geographic information system plots Well 55-700285 on the subject property. This well was drilled in 1969 to a depth of 455 feet with a reported depth to water of 95 feet. Latitude/longitude coordinates included in the registration document would place the well in the subject property's south driveway, but notes on the registration form indicate it was drilled on the Good Samaritan Hospital grounds at 1033 E. McDowell Road. Based on this information and other notes in the registration packet that place it in Section 4, it is apparent that this historic well was actually located on the south side of McDowell Road and not on the subject property. The well is reported as destroyed.

Please refer to the included Depth to Water and Altitude of the Water Table map for a larger picture of groundwater flow in the vicinity of the subject property.

## **2.4 Storm Water Drainage**

The subject property was observed with particular attention to the means of disposal of storm water derived on the subject property. In addition, adjoining properties were observed for indications of sources of contamination that could potentially migrate to the subject property via surface storm water or other drainage.

Storm water falling on the most of the subject property will sheet flow to landscaped retention basins along its margins and within the parking lots. Storm water falling on the residential parcels will infiltrate their grass and bare soil lawns. Storm water from adjoining properties is prevented from reaching the subject property by the bordering streets and alleys. The bordering segments of 11<sup>th</sup> Street, Dayton Street and McDowell Road have City of Phoenix storm sewers with curb inlets near the subject property.

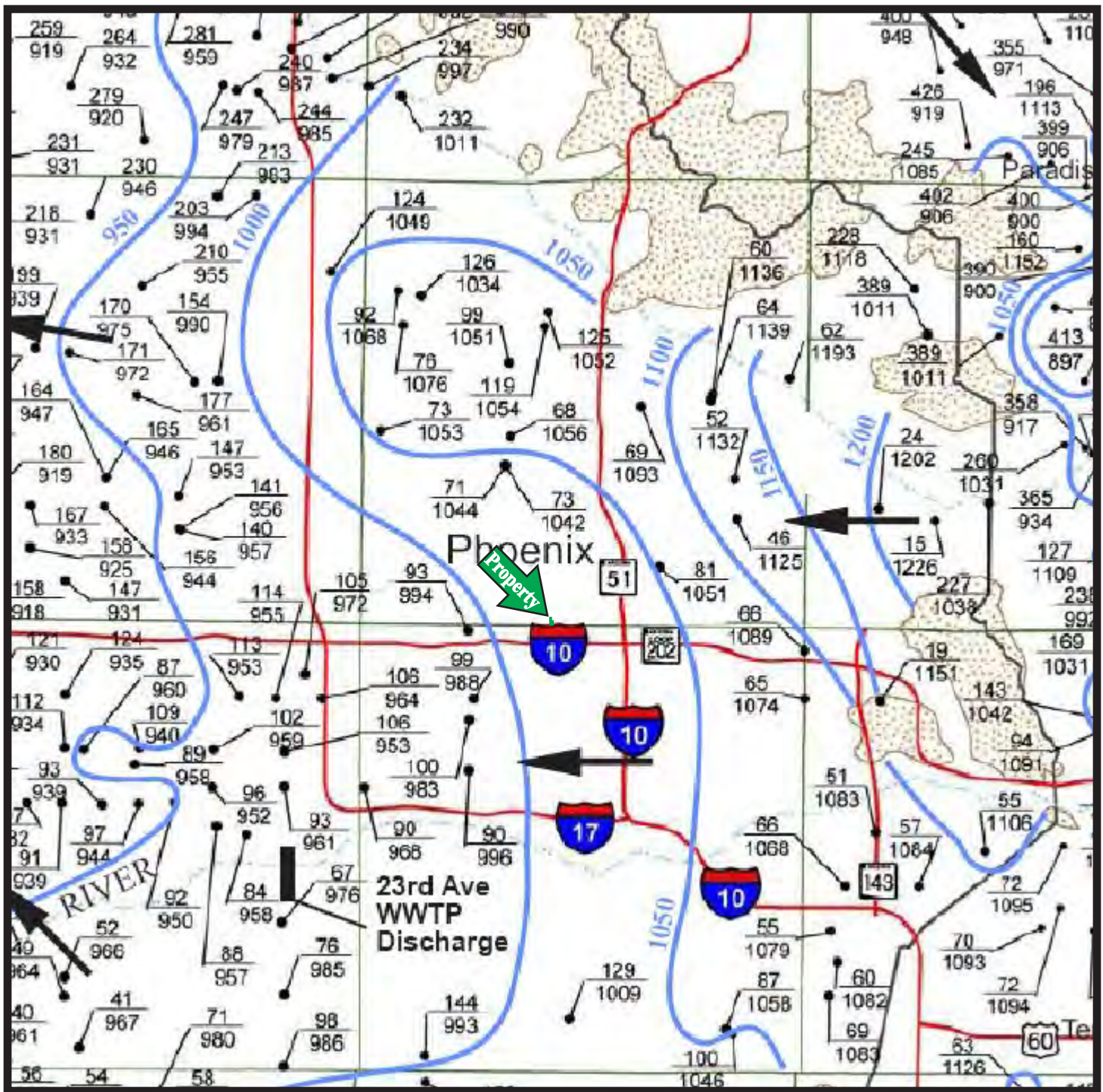
According to FEMA Flood Insurance Rate Map (FIRM) Panel 04013C2210L, effective 10/16/13, the property is shaded Zone X, which is not a 100-year flood zone but is a 500-year flood zone.

## **3.0 HISTORY**




The subject property and vicinity history summarized below was developed through review of historical aerial photographs, USGS topographic maps, city directories and prior environmental








# Depth to Water and Altitude of the Water Table

-  Basin Fill Deposits
-  Hard Rock (not water-bearing)
-  Tribal Land

From ADWR Hydrologic Map Series No. 35

 **1050** WATER LEVEL CONTOUR - Approximate altitude of the water table. Contour Interval is 50 feet. Datum is mean sea level.

 **251**  
**802** WELL - Field checked in 1997-98 and 2002-03  
Top number is depth to water in feet.  
Bottom number is altitude of the water table in feet above sea level

 GROUNDWATER FLOW DIRECTION



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW

Scale 1:125,000



studies as well as interviews in via prepared questionnaires and exchanges of e-mail. Excerpts from historical aerial photographs showing the property and adjoining properties are presented in Section II.

The property is detailed in the 1946 and 1949 Sanborn fire insurance maps, though the 1949 map appears to be an unaltered copy of the earlier map. The relevant portion of the 1946 map is reproduced in Section II.

### **3.1 Ownership**

According to Assessor's online information, the subject property's major parcel is owned by REP, LLLP (given as REP Limited Partnership in some sources) while the seven single-family residence parcels are owned by Eleven Residential, LLC.

The Maricopa County Recorder's website displays a November 22, 2022 Default Judgment stating that REP, LLLP (an Arizona limited liability limited partnership) has paid its mortgage to the late Angus DePinto and that the previous Deed of Trust has been satisfied. The Default Judgment awards full ownership of the parcel to REP, LLLP. No environmental liens, judgments or activity and use limitations are mentioned in the Default Judgment.

According to the Warranty Deeds displayed on the Recorder's website, Eleven Residential, LLC (an Arizona limited liability company) obtained the seven single-family residence parcels that include portions of the subject property from REP, LLLP on December 30, 2015. The deeds do not mention any environmental liens, judgments or activity and use limitations.

### **3.2 Interviews**

Vikki Reed completed the Phase I ESA Owner Questionnaire reproduced in Section II on behalf of Eleven Residential, LLC and REP, LLLP on May 11, 2023. Vikki's answers lead us not to suspect recognized environmental conditions for the property. Vikki provided background information about the subject property during our 2021 site reconnaissance.

Shannyn Henkel of Fairfield McDowell LLC completed the Phase I ESA User Questionnaire reproduced in Section II on May 23, 2023. Shannyn checked "do not know" to all of the questions.

We contacted Rebecca Hill, Contract Associate Archaeologist for the City of Phoenix Archaeology Office by e-mail to inquire about archaeological resources in the subject property vicinity. Rebecca responded that there are no archaeological resources within the proposed project area, but reminded us that the adjoining single-family residences are part of the Coronado Historic District.

### **3.3 Historical Subject Property Usage**

The 1912 and 1914 USGS maps plot one building, presumably a single-family residence, on the subject property's southwest corner. The building was demolished by 1930. The 1930 aerial



photograph shows houses on the south central and east portions of the subject property. The east house was demolished in the early 1950s. The south central house appears in city directories at 1038 E. McDowell Road and was occupied by an interior design office in the 1950s.

According to Assessor's online information, the seven east adjoining houses along 11<sup>th</sup> Street were built one by one from 1917 to 1925. Some garages or other outbuildings are seen to extend onto the subject property at the west ends of these residential lots in aerial photographs from 1930 onward. The outbuildings seen in the 1930 aerial photograph and 1946 Sanborn fire insurance map have all been replaced at least once.

An additional house is seen on the west portion of the subject property, a larger building is seen on the southeast portion of the subject property and small buildings are seen on the southwest corner of the subject property in the 1937 aerial photograph. The southeast building was a church known at different times as Grace Southern Baptist and Temple Baptist at 1040 E. McDowell Road. The church does not appear in city directories after the early 1950s.

The southwest buildings appear in city directories as Continental Oil Co, RC Heisser Service Station and OJ Moores Service Station at 1028 E. McDowell Road from 1934 through 1947. The 1946 and 1949 Sanborn fire insurance maps label the facility "Gas & Oil" and "Greasing." The buildings were demolished by 1953. The office building at 1026, 1028 and 1030 E. McDowell Road was built in place of the former service station in 1958. The building has been occupied by restaurants and medical, dental and psychiatric professionals. The interior walls, ceilings and floor coverings have been removed from the east half of the building. The office building at 1036 E. McDowell Road was built by 1946. It has been occupied by dental and medical professionals.

A row of nine houses along Dayton Street was built in the 1940s. The houses were demolished in the late 1970s and their former footprints are now part of a paved parking lot with shade canopies.

The house at 1038 E. McDowell Road was demolished in 1959. A professional office building was built in its place in 1970, appearing in city directories with the 1040 E. McDowell Road address formerly used by the church. The church building was demolished and the office building was extended eastward over its footprint in 1973. This office building was the original location of the surgical center.

The current surgical center building was built in 1992 and 1993. It assumed the 1040 E. McDowell Road address. The professional office building was demolished in 1993. All of the former medical buildings on the subject property were vacated in 2020 and remain unoccupied. A construction fence was placed around the open areas of the subject property in 2022.

### **3.4 Historical Adjoining Property Usage**

The 1912 and 1914 USGS maps plot roadways in the McDowell Road and 10<sup>th</sup> Street alignments and a segment of 11<sup>th</sup> Street south of McDowell Road, as well as several small buildings west, south and east of the property.



The 1930 aerial photograph shows houses west, east and northeast of the subject property and several buildings on the south adjoining property that appear to be the original Good Samaritan Hospital. The hospital complex, now known as Banner University Medical Center, has been rebuilt and expanded several times, most recently with demolition of the building immediately south of the subject property in 2020 and its replacement with a parking lot.

The west adjoining multi-tenant medical office building was built in 1975 in place of a complex of smaller commercial buildings built in the 1940s. A row of houses north of the office building dating from the 1930s was demolished in 1975 to make way for the parking lot.

The northwest adjoining property is seen to be a vacant lot in the 1930 and 1937 aerial photographs. According to Assessor's online information, the northwest adjoining single-family residence was built in 1940.

The west of the two north adjoining properties is seen to be a vacant lot in the 1930 and 1937 aerial photographs. According to Assessor's online information, the house was built in 1937. Construction of a new outbuilding east of the house began in late 2021 and is not yet complete.

According to Assessor's online information, the east of the two north adjoining houses was built in 1918.

The east adjoining houses on the west side of 11<sup>th</sup> Street are visible in the 1930 aerial photograph. According to Assessor's online information, they were built one by one from 1917 to 1928. The west portions of their back yards are part of the subject property.

Two houses are seen on the east adjoining property at the southeast corner of 11<sup>th</sup> Street and Almeria Road in the 1930 aerial photograph. The apartment building was built by 1946 in place of the north house. The south house was demolished in 2002 and its former footprint is now part of a parking lot.

The east adjoining commercial building was built between 1937 and 1946. It has been occupied by restaurants, antique shops and medical clinics. It is currently occupied by Phoenix Retina Associates.

### **3.5 Prior Environmental Studies**

On August 30, 2019, J. Bowers & Associates completed a Phase I ESA of a subject site that included all of the subject property and all seven of the single-family residences on the west side of 11<sup>th</sup> Street. The office buildings on the southwest portion of the subject site were noted to be unoccupied. The surgical center building was occupied by Banner Surgical Center, still in operation at the time. Medical wastes were noted to be properly disposed of via Waste Management, Inc. A self-contained emergency generator on a concrete pad was described with no indications of leaks or spills of diesel fuel.

The service station that occupied the southwest corner of the subject site from about 1934 to 1952 was reported as a recognized environmental condition. Since the former service station



location is entirely covered by an office building, a Phase II ESA was not specifically recommended. Mark Lewandowsky of the Arizona Department of Environmental Quality (ADEQ) was quoted as saying, “ADEQ does not require further testing, however; it would be prudent to conduct further investigation of the old gas dispensing area after removing the building to minimize the potential risk from the previous service station activity.”

The subject site was within the East Central Phoenix 32<sup>nd</sup> Street & Indian School Road WQARF Registry site as it was plotted at the time. This was reported as a recognized environmental condition, but not a liability for the subject site. (The current ADEQ map shows the subject property to be outside of this groundwater contaminant plume.)

We completed a Phase I ESA of a subject property that included the medical buildings parcel and the south two of the east adjoining single-family residences on May 21, 2021. This subject property did not include the back yards of the north five single-family residences. All of the medical buildings were seen to be unoccupied. The interior of the east half of the southwest building had been stripped of walls, ceilings and floor coverings. The emergency generator had been removed. The historic service station on the southwest corner of the subject property was discussed but since it had been demolished more than 60 years before, it was not called out as a recognized environmental condition. This ESA is partially an update to the 2021 ESA and restates much of the same historical research.

We completed a Limited Soil Gas Testing report on February 13, 2023. The report notes analysis of two sub-slab soil gas samples obtained from beneath the office building at the former service station location on the subject property detected 1,2-dichloroethane above its  $10^{-6}$  Vapor Intrusion Screening Level (VISL) for a residential scenario. Other chemicals included in the analysis were either not detected or found at concentrations well below their VISLs. The report recommends that, as a precaution against vapor intrusion, a 15-mil vapor barrier be placed beneath the slabs on grade of the two buildings with 5 stories of apartments over retail space, which are the proposed new buildings at the soil gas sample locations.

#### **4.0 SITE RECONNAISSANCE**

A site reconnaissance of the subject property and vicinity was conducted on May 16, 2023 by Randall Whitlock. The subject property was walked and all occupiable spaces of the medical buildings were entered. The residential back yards on the east portion of the subject property were observed through their west fences from the closed alley. Outbuildings in these yards were not entered. Adjoining properties were observed from the subject property and nearby streets.

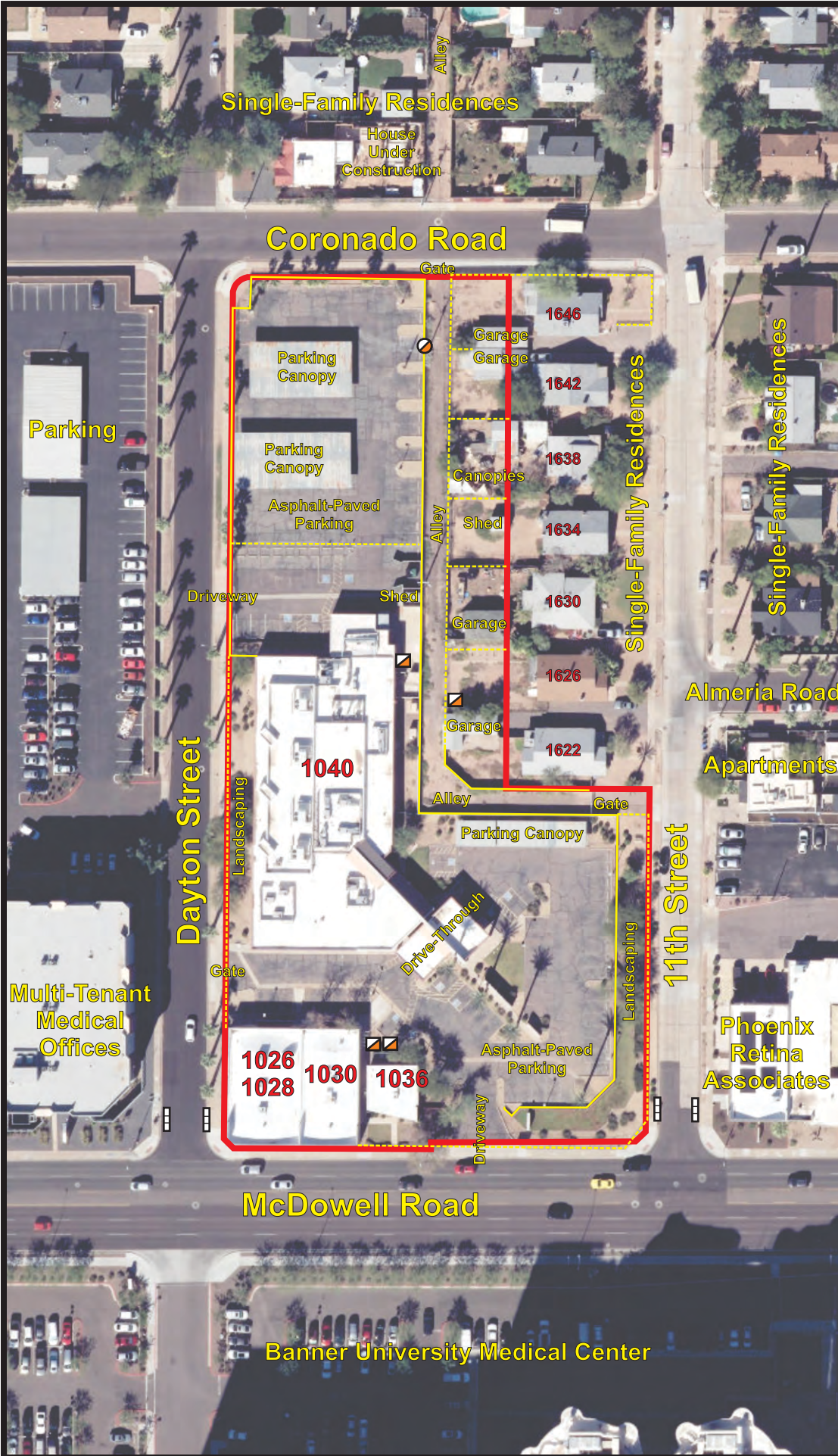
Please refer to the included Site Plan for the locations of described features. Color digital photographs of the subject property and adjoining properties are included in Section II.

##### **4.1 Subject Property**

The subject property is bounded on the south by McDowell Road, on the west by Dayton Street, on the north by Coronado Road and on part of its east side by 11<sup>th</sup> Street. Much of the subject property is enclosed by the masonry and metal fences of the former medical complex and a







1 In = 100 Ft +/-

Base Map  
Maricopa County Assessor Parcel Viewer  
Fall 2022 Aerial Photograph

## Site Plan

Land for Proposed 11th and McDowell Apartments  
Former Medical Buildings and Portions of Residential Lots  
NWC, 11th Street and McDowell Road  
Phoenix, Arizona 85006

May 16, 2023

Key	
Property Boundary	
Pad-Mounted Transformer	
Pole-Mounted Transformer	
Storm Sewer Inlet	
Chain-Link Fence	
Masonry or Metal Fence	



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW

chain-link construction fence installed in 2022. Access to most of the subject property is gained via a driveway from Dayton Street through a padlocked gate in the construction fence. The driveway facing McDowell Road and a second driveway facing Dayton Street are blocked by the construction fence.

An inactive L-shaped service alley passes between the medical complex parking lots and the residential lots. There are padlocked metal gates at the Coronado Road and 11<sup>th</sup> Street ends of the alley with signage regarding fire department access. The alley is bounded by the masonry and metal fence of the medical buildings on the west and north. The alley is bounded by the fences of the residential lots on the east. Two gates open onto the alley from the medical complex parking and storage areas. The alley has a surface of gravel and weeds.

The area east of the alley consists of the west 38.16 feet of the back yards of seven single-family residences. These areas are accessed from 11<sup>th</sup> Street via the residences. These areas have surfaces of grass, gravel and weeds. There are several outbuildings of masonry or wood construction, many of which are prefabricated buildings. Five of these are garage or carport structures and one is a prefabricated shed. There are canvas shade canopies over other areas and one yard includes several wooden garden boxes. Concrete footings from former outbuildings were seen in some of the yards.

The southeast building at 1036 E. McDowell Road is a single-story building partially of masonry construction with Transite panels in metal frames forming its south wall. The roof is polyurethane foam with white elastomeric coating over wooden structure. The building is heated and cooled with roof-mounted electrical equipment. The building is empty except for a kitchenette. No chemical storage was noted.

The southwest building with addresses 1026, 1028 and 1030 E. McDowell Road for its individual suites is of masonry construction on slabs on grade with a double barrel roof supported by wooden structure and covered with polyurethane foam and an elastomeric coating. The building is heated and cooled with roof-mounted electrical equipment and a natural gas furnace. The east suite has been stripped of interior walls, ceilings and floor coverings. The west half of the building has walls, ceilings and a kitchenette remaining from its former office use. Chemical storage is limited to a few cans of paint in one closet.

The surgical center building at 1040 E. McDowell Road is a single-story structure above a basement with concrete masonry walls and a flat roof covered with polyurethane foam, metal panels and rubberized canvas. The building includes a drive-through canopy on its southeast corner to serve the former reception area.

The surgical center building is heated and cooled with roof-mounted electric package units. There are remnants of a former heating and cooling system in the basement including natural gas-fueled boilers. Two plastic drums for nonhazardous water conditioner and two cylinders for water softener resin were seen in connection with the boilers. The former basement oxygen storage areas described in the 2019 ESA were seen to be empty.





The surgical center includes former operating rooms, patient rooms, nurse stations, offices, a kitchenette and a locker room. Most furnishings, fixtures and supplies have been removed but some equipment, including lamps, tables and a gurney remain. Chemical storage is limited to the water conditioner drums and a few pails of paint.

The surgical center building has one hydraulic elevator. The elevator equipment is all above-ground, with no underground fluid reservoir. The elevator was maintained by Urban Elevator Service AZ.

The 2019 ESA described an emergency generator on a concrete pad outside the northeast corner of the surgical center building. The generator has been removed. No stains or other indications of fuel spills or leaks were seen on the pad or surrounding soil.

The north and southeast portions of the subject property are asphalt-paved parking lots with metal shade canopies and masonry block monuments. The outer margins of the subject property are landscaped with grass, gravel, bushes and trees.

No stains, corrosion, odors, stressed vegetation, suspect debris or other indications of soil contamination with hazardous substances or petroleum products were physically observed on the subject property.

No subsidence features, pits, drains, sumps, pools of liquid, ponds, lagoons or wastewater discharges were seen on the subject property.

No fill caps, vent pipes, or other evidence of underground storage tanks were seen on the subject property.

No above-ground storage tanks (USTs), totes, drums or other containers for hazardous substances or petroleum products were seen on the subject property.

Drywells are vertical shafts for injection of storm water to the subsurface soils. No drywells were seen on the subject property.

Electricity is provided to the subject property by Arizona Public Service (APS). There are two APS pad-mounted single-phase electrical transformers on the north side of the building at 1036 E. McDowell Road, one pad-mounted single-phase APS transformer in the yard behind the house at 1626 N. 11<sup>th</sup> Street, one APS pad-mounted three-phase transformer outside the northeast corner of the surgical center building and one APS pole-mounted transformer in the alley near the north end of the subject property. Anthony Williams with APS indicated by e-mail in 2021 that all of these transformers are certified non-PCB by their manufacturers.

Natural gas is provided to the subject property by Southwest Gas via meters attached to the buildings.

No water wells were seen on the subject property. Domestic water is provided to the subject property by the City of Phoenix.



No septic system components were seen on the subject property. Sanitary sewer service is provided to the subject property by the City of Phoenix.

The subject property is generally free of trash and debris. There is a prefabricated metal medical waste shed north of the surgical center building, but there are currently no waste bins in the shed. There is a Waste Management, Inc. trash bin in a masonry enclosure north of the medical waste shed. The trash bin was seen to be full of lawn and bush clippings.

## **4.2 Adjoining Properties**

Adjoining properties are used as follows:

- Northwest - Single-family residence at 1802 N. Dayton Street
- North - Single-family residences at 1801 N. Dayton Street and 1802 N. 11<sup>th</sup> Street
- East - Seven single-family residences at 1628-1802 (even) N. 11<sup>th</sup> Street  
- Apartment building at 1101 E. Almeria Road  
- Phoenix Retina Associates at 1102 E. McDowell Road
- South - Banner University Medical Center at 1111 E. McDowell Road
- West - Multi-tenant medical office building at 1010 E. McDowell Road

RCRA hazardous waste registrations on the west and south adjoining properties and a former UST/closed LUST site on the south adjoining property are discussed at §5.7 and §5.6.

Adjoining properties were not observed and are not suspected to be used for activities with the potential for recognized environmental conditions at the subject property.

## **5.0 REGULATORY AGENCY DATABASE REVIEW**

The following databases were reviewed by Randall Whitlock on May 15, 2023. Where available, the internet address of each database is provided as a hyperlink. The date of the most recent update to the database and the ASTM approximate minimum search distance are also provided.

The databases were reviewed directly without using an outside review service. Hence §5.1 through §5.13 constitute the entire documentation of our Regulatory Agency Database Review without the need to reference an appendix or outside report.

Several of the databases are organized by ZIP code. The subject property's ZIP code is 85006. The 85004 ZIP code is within one-half mile. The 85003, 85014 and 85013 ZIP codes are within one mile of the subject property. The databases and contacts referenced below represent current information from the United States Environmental Protection Agency (EPA), Arizona Department of Environmental Quality (ADEQ) and the City of Phoenix at the time of our review.





### **5.1 EPA National Priorities List (NPL) of CERCLA Superfund Sites**

<https://azdeq.gov/emap/> (5/5/23); 1.0 miles

Delisted NPL Sites

<https://azdeq.gov/emap/> (5/5/23); 0.5 miles

EPA publishes the National Priorities List (NPL), which lists federal Superfund sites that pose the greatest risk to human health and the environment due to known contamination with hazardous substances. The areal extents of active NPL sites and delisted NPL sites in Arizona are plotted on the ADEQ eMaps GIS.

The subject property is not within an NPL site.

There is one NPL site within one mile of the subject property. This is the Motorola 52nd Street site. Groundwater within the NPL site is contaminated with trichloroethene (TCE), tetrachloroethene (PCE) and other volatile organic compounds (VOCs) from the former Motorola 52nd Street electronics manufacturing plant and other sources to the east and northeast. The groundwater contamination is well mapped and does not extend to within three-quarters of a mile of the subject property. The Motorola 52<sup>nd</sup> Street NPL site is plotted with orange shading on the included Regulatory Agency Overview Map.

### **5.2 United States Department of Defense Cleanup Sites**

<https://azdeq.gov/emap/> (5/5/23); 1.0 miles

The United States Department of Defense (DOD) has accepted responsibility for cleanup of environmental contamination associated with military bases and facilities. The areal extents of most DOD Cleanup sites in Arizona are plotted on the ADEQ eMaps GIS.

There are no DOD cleanup sites within one mile of the subject property.

### **5.3 Arizona Water Quality Assurance Revolving Fund (WQARF) Registry Sites**

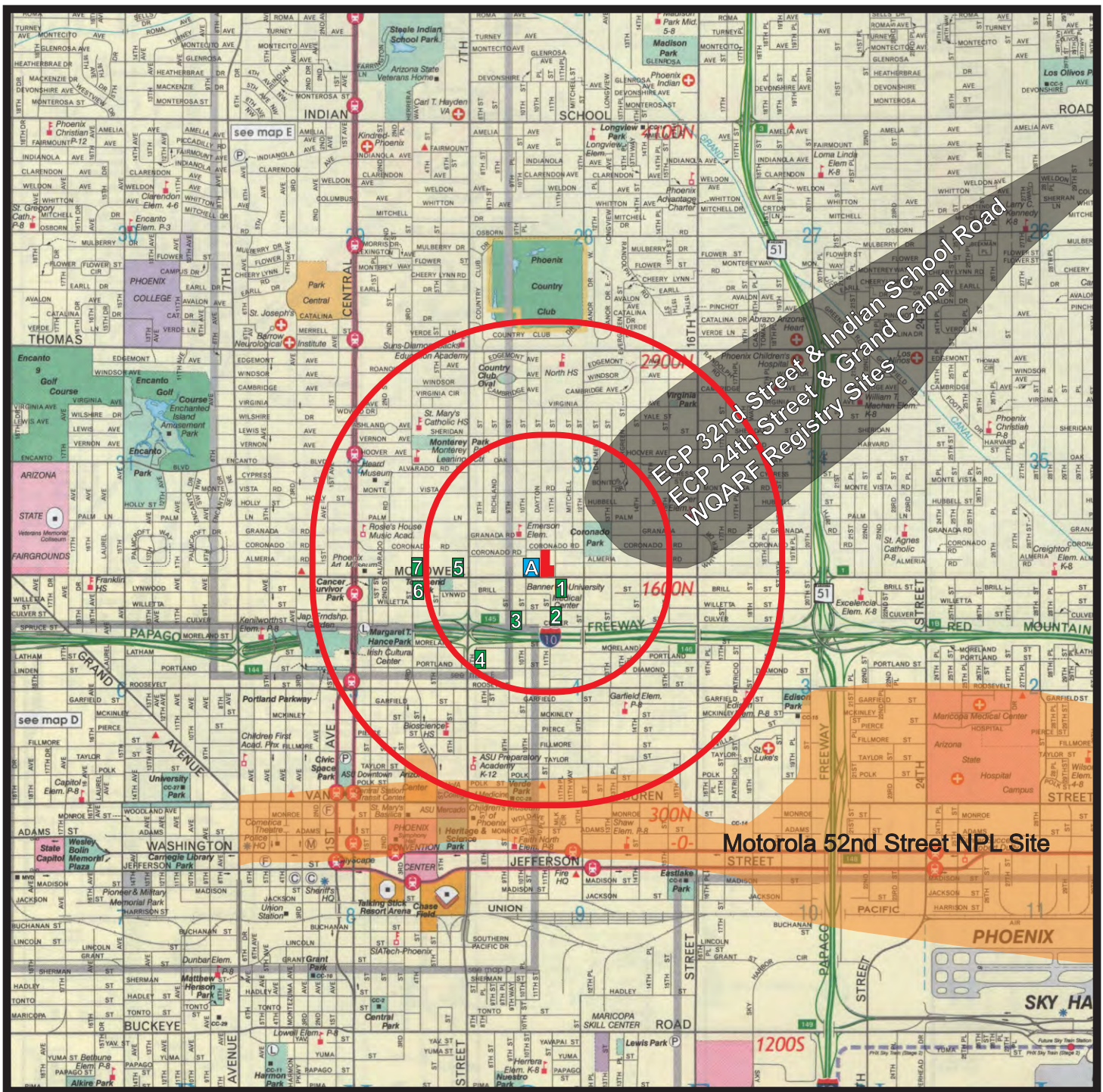
<https://azdeq.gov/emap/> (5/5/23); 1.0 miles

The ADEQ Waste Programs Division maintains information on the Water Quality Assurance Revolving Fund (WQARF) Registry sites. The WQARF program is the state equivalent to the federal Superfund that funds cleanup projects resulting from the release of hazardous substances into the environment. The areal extents of WQARF Registry sites are plotted on the ADEQ eMaps GIS.

The property is not within a WQARF Registry site.

There are two WQARF Registry sites within one mile of the subject property. These are the East Central Phoenix (ECP) 32<sup>nd</sup> Street and Indian School Road and the ECP 24<sup>th</sup> Street and Indian School Road sites. These are plumes of groundwater contaminated with VOCs from historical dry-cleaners that have merged into a single plume downgradient of their sources. These are plotted with gray shading on the included map. Since they are more than one-quarter mile away, the subject property is unlikely to have been adversely affected by these WQARF Registry sites.





# Regulatory Agency Overview Map



1 Mile Radius  
1/2 Mile Radius



- NPL Site
- WQARF Registry Site
- 1-7 LUST Sites
- 1, A RCRA Generator Facilities
- 1 RCRA Compliance Log Facility



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW

Prepared from Metropolitan Phoenix Street Atlas  
39.2 Edition, Wide World Digital



#### 5.4 EPA Superfund Enterprise Management System (SEMS)

<https://www.epa.gov/superfund/superfund-data-and-reports>

List 8R-Active Site Inventory (CERCLIS) (5/26/23); 0.5 miles

List 8R-Archived Site Inventory (NFRAP) (4/26/23); 0.5 miles

State Hazardous Waste Sites

<https://www.azdeq.gov/hazardous-waste-sites> (5/4/22); 0.5 miles

For many years, EPA has maintained the Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), a database of hazardous waste sites under investigation or previously investigated for possible inclusion on the NPL due to known or suspected soil or groundwater contamination. EPA has also maintained the CERCLA No Further Remedial Action Planned (NFRAP) list, an archive database of sites previously investigated under CERCLA for which no further investigation or remediation is proposed. The CERCLIS and NFRAP databases were reformatted in 2014 and 2015 to become part of the EPA Superfund Enterprise Management System (SEMS) and can be downloaded from the URL given above.

There are no CERCLIS, NFRAP or State Hazardous Waste sites within one-half mile of the subject property.

#### 5.5 EPA Brownfields-Cleanups in My Community (CIMC)

<https://www.epa.gov/cleanups/cleanups-my-community>

(Queried 5/15/23); 0.5 miles

Arizona Brownfields Grant Sites

<https://azdeq.gov/emaps/> (5/5/23); 0.5 miles

Active Voluntary Remediation Program Sites

<https://www.azdeq.gov/node/2322> (4/14/23)

Voluntary Remediation Program Sites (Active and Closed)

<https://azdeq.gov/emaps/> (5/5/23); 0.5 miles

ADEQ Remediation and DEUR Tracking System (State and Federal Control Registry)

[https://legacy.azdeq.gov/databases/deursearch\\_drupal.html](https://legacy.azdeq.gov/databases/deursearch_drupal.html)

(Queried 5/15/23); subject property only

Brownfields are sites of soil and groundwater contamination being remediated and reclaimed for commercial use, often with the use of public grants. EPA maintains an online database of brownfields cleanup sites across the nation. ADEQ provides oversight for soil and groundwater cleanup projects on private property and reclamation of brownfield sites under the Arizona Voluntary Remediation Program (VRP). A list of links to activities at active VRP sites is presented on the ADEQ website. Active and closed VRP sites are plotted on the ADEQ eMaps GIS.

ADEQ also maintains a registry of properties in Arizona which have undergone remediation, completed remediation, or filed a Voluntary Environmental Mitigation Use Restriction (VEMUR) or a Declaration of Environmental Use Restriction (DEUR). Both are recorded activity and use limitations (AUL) required to be filed by a property owner who elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to



meet remediation goals. (The DEUR replaced the VEMUR on 7/18/00.) The ADEQ Remediation and DEUR Tracking System is a control registry which records federal AUL as well as those administered at the county and state level.

There are no CIMC sites within one-half mile of the subject property.

There are no ADEQ Brownfields sites within one-half mile of the subject property.

There are no active or closed VRP sites within one-half mile of the subject property.

There are no DEUR or VEMUR listed for the subject property.

## 5.6 Underground Storage Tanks

<https://azdeq.gov/emap/> (Queried 5/15/23)

subject property and adjoining properties

Leaking Underground Storage Tank Sites

<https://azdeq.gov/emap/> (Queried 5/15/23); 0.5 miles

ADEQ maintains databases of facilities with underground storage tanks (USTs) and leaking underground storage tank (LUST) sites. The locations of UST facilities and LUST sites are plotted on the eMaps GIS, which is updated daily. Detailed lists of USTs and LUST sites with closure dates are published via the ADEQ website. These databases are also updated daily and can be searched online at [https://legacy.azdeq.gov/databases/lustsearch\\_drupal.html](https://legacy.azdeq.gov/databases/lustsearch_drupal.html).

The subject property does not appear on the UST Tanks layer of eMaps.

The service station that occupied the southwest corner of the subject property from the 1930s through the early 1950s presumably had USTs for sale of gasoline. Since the station was demolished long before the 1986 legal requirement for UST registration, ADEQ has no record of the number, size or location of the USTs.

The south adjoining Banner University Medical Center appears on the UST Tanks layer for a double-walled fiberglass-reinforced plastic tank of unspecified contents removed in January, 2020 in connection with recent building demolition. Notes in the listing indicate the tank was assumed to be a UST but had minimal piping. The LUST file connected with the UST removal was closed after just three weeks of investigation, suggesting there was minimal soil contamination. Based on this information, the adjoining UST facility is unlikely to have adversely affected the property. Other USTs associated with the medical center complex are more than one-tenth mile from the property.

Including the one discussed above, there are seven LUST sites within one-half mile of the property. These are plotted as follows on the included map:

**LUST Sites**

No.	Facility	Address	Status
1	Banner University Medical Center	1111 E. McDowell Road	1 file; closed



2	Banner Good Samaritan Medical Center	1102 E. Culver Street	5 files; all closed
3	Banner Good Samaritan Medical Center	901 E. Willetta Street	1 file; closed
4	Sinclair #1101	1101 N. 7 <sup>th</sup> Street	1 file; closed
5	Edward Oldsmobile	530 E. McDowell Road	1 file; closed
6	Taco Bell #03-1128	301 E. McDowell Road	1 file; closed
7	City of Phoenix	NEC 3 <sup>rd</sup> St & McDowell Rd	1 file; closed

Closure of a LUST file indicates that investigation of the release and any required cleanup have been completed to the satisfaction of ADEQ. Since all of their files are closed, it is evident that these LUST sites have not adversely affected the property.

## 5.7 RCRA CORRACTS Facilities

<https://enviro.epa.gov/facts/rcrainfo/search.html> (5/3/23); 1.0 miles

### RCRA TSD Facilities

<https://enviro.epa.gov/facts/rcrainfo/search.html> (5/3/23); 0.5 miles

<https://azdeq.gov/emap/> (5/5/23); 0.5 miles

### RCRA Generator and Transporter Facilities

<https://enviro.epa.gov/facts/rcrainfo/search.html> (5/3/23);

subject property and adjoining properties

Under the Resource Conservation Recovery Act (RCRA), EPA maintains a list of facilities involved in the generation, transport, treatment, storage, or disposal of hazardous waste. A database of facilities subject to corrective action under RCRA (CORRACTS facilities), RCRA-registered hazardous waste treatment, storage or disposal (TSD) facilities, and All Handlers was accessed through the EPA online RCRAInfo query utility. RCRA TSD facilities and Large Quantity Generators are plotted on the ADEQ eMaps GIS.

There are no CORRACTS facilities within one mile of the subject property.

There are no TSD facilities within one-half mile of the subject property.

The subject property does not appear as a RCRA generator on the All Handlers layer of the RCRAInfo web site.

There are two RCRA generators listed on adjoining properties. These are plotted as follows on the included map:

### RCRA Generator Facilities

No.	Facility	Address	Category
1	Banner University Medical Center	1111 E. McDowell Road	LQG
A	Affiliated Gynecologists	1010 E. McDowell Road	N

LQG = Large Quantity Generator – More than 1,000 kilograms in any calendar month

N = Not a verified generator or inactive generator

According to the biennial report on the RCRAInfo website, Banner University Medical Center generated 10.9 tons of waste in the 2021 reporting period, consisting of ignitable wastes, metals, chloroform and other substances consistent with disposal of used pharmaceuticals, image



developing solutions and other medical hazardous wastes. Banner University Medical Center appears on the RCRA Compliance Log for violations that occurred in 2001 and 2006. Each of these listings includes a “return to compliance” date, which indicates the issue that led to the violation was resolved to the satisfaction of EPA. Based on this information, this adjoining RCRA generator is unlikely to have adversely affected the property.

Affiliated Gynecologists was a former tenant of the west adjoining multi-tenant medical office building. There is no biennial report for the facility on the RCRAInfo website. We presume the listing was for disposal of used pharmaceuticals or X-ray developing solutions related to this former medical practice.

## **5.8 Municipal and Non-Municipal Landfills**

<https://azdeq.gov/emaps/> (5/5/23); 0.5 miles

Active Municipal, Non-Municipal, Tribal and Private Landfills

[https://static.azdeq.gov/wpd/solidwaste/az\\_open\\_landfills.pdf](https://static.azdeq.gov/wpd/solidwaste/az_open_landfills.pdf)  
(4/18/19); 0.5 miles

Closed Solid Waste Landfills

(Archive 11/03); 0.5 miles

Solid Waste Transfer Stations

<https://azdeq.gov/emaps/> (5/5/23); subject property and adjoining properties

Material Recovery Facilities

<https://azdeq.gov/emaps/> (5/5/23); subject property and adjoining properties

Composting Facilities

<https://azdeq.gov/emaps/> (5/5/23); subject property and adjoining properties

Biohazardous Medical Waste Treatment, Storage, Transfer or Disposal Facilities

<https://www.azdeq.gov/BioMedWaste> (11/7/21);  
subject property and adjoining properties

Special Waste Transporters

[https://static.azdeq.gov/wpd/specialwaste\\_transporters.pdf](https://static.azdeq.gov/wpd/specialwaste_transporters.pdf) (9/20);  
subject property and adjoining properties

Special Waste Receiving Facilities.

[https://static.azdeq.gov/wpd/specialwaste\\_rec\\_facilities.pdf](https://static.azdeq.gov/wpd/specialwaste_rec_facilities.pdf) (6/20);  
subject property and adjoining properties

The ADEQ eMaps GIS includes data layers with the locations of municipal and non-municipal landfills, solid waste transfer stations and composting facilities. ADEQ also publishes lists of active municipal, non-municipal, tribal, private landfills, special waste handlers and special waste receivers that can be queried online. We also consulted an ADEQ archival list of closed landfills.

There are no active or closed landfills within one-half mile of the subject property.

There are no solid waste transfer stations, composting facilities, biohazardous waste facilities or other solid waste facilities on the property or adjoining properties.



**5.9 Drywell Registration List (ADEQ Megasearch)**

<https://megasearch.azdeq.gov/megasearch/> (Queried 5/15/23); subject property only

Drywells – MyDEQ

<https://azdeq.gov/emap/> (5/5/23); subject property only)

Drywell Places – MyDEQ

<https://azdeq.gov/emap/> (5/5/23); subject property only)

Drywell Places – Historical

<https://azdeq.gov/emap/> (5/5/23); subject property only)

ADEQ maintains a list of registered storm water drywells that is searchable online through its “Megasearch” engine. Historical drywells and drywells registered more recently via the MyDEQ and EPA online systems are plotted on three layers of the ADEQ eMaps GIS.

The subject property does not appear on the drywells layer of Megasearch or the drywells layers of eMaps.

**5.10 National Response Center, <https://nrc.uscg.mil/> (12/31/22); subject property only**

The US Coast Guard’s National Response Center (NRC) maintains information about hazardous materials incidents and petroleum releases on behalf of the US Department of Transportation, Environmental Protection Agency, Federal Emergency Management Agency, Department of Energy, Department of Defense, Department of the Interior, Department of Health and Human Services, and Federal Railroad Administration. The NRC databases include and supersede the former EPA Emergency Response Notification System (ERNS). The information is published in the form of spreadsheet files, each representing data from a single year. These are available for download from the NRC at the link given above.

The subject property does not appear on the NRC databases.

**5.11 Emergency Response Hazardous Materials Incident Logbook (11/15/01);  
subject property only**

The ADEQ Emergency Response Unit (ERU) has published a log of hazardous materials incident responses by ADEQ and local fire departments from 1983 through 2001.

The subject property does not appear in the ERU Logbook.

**5.12 Air Quality Permits (Queried 4/20/23)**

<https://gis.maricopa.gov/aqd/recordsviewer/>

subject property and adjoining properties

The Maricopa County Air Quality Department has an online geographic information system that displays the locations of facilities with air quality permits.

The subject property has a deactivated, but not yet expired, Air Quality General Permit for its former emergency generator. The permit is reproduced in Section III.



The south adjoining Banner University Medical Center has two closed permits for asbestos abatement operations connected with demolition of some of its former buildings.

### **5.13 State and/or Local Agency Contacts; subject property only**

We contacted the Phoenix Fire Department by FAX in May 2021 to inquire if there have been hazardous materials incidents, hazardous materials storage or UST activities for the subject property's most recently active address of 1040 E. McDowell Road. No hazardous materials incidents or UST activities were reported. Records pertaining to 1040 E. McDowell Road consist of routine fire safety inspection and a permit for storage of compressed gases. Since the subject property has remained unoccupied, we did not repeat the query.

J. Bowers & Associates queried the Phoenix Fire Department in 2019 regarding the subject property's historic business addresses. Several records were returned, but no records of hazardous materials permits, hazardous materials incidents or USTs were provided. In particular, no UST installation permits or other records related to the historical service station at 1028 E. McDowell Road were returned.

We note that the Phoenix Fire Department does not keep property-specific records for single-family residences and the office buildings have been unoccupied since sometime before the 2019 ESA.

We contacted the City of Phoenix Development Services Department by telephone on May 17, 2023 to inquire about historical availability of municipal water and sanitary sewer services to the subject property. According to Josette (surname not recorded), the sewer line in 11<sup>th</sup> Street was installed in 1922 and the water line was installed in 1927. These dates are after construction of the houses on some of the residential lots associated with the subject property.

## **6.0 TIER 1 VAPOR ENCROACHMENT SCREEN**

Our ESA was extended to include a Tier 1 Vapor Encroachment Screen (VES) performed in conformance with the scope and limitations of ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The purpose of the VES was to determine if a vapor encroachment condition (VEC) exists at the subject property.

This Tier 1 VES was performed through a review of historical uses of the subject property and adjoining properties (see §3.3 through §3.5), observations of the subject property and adjoining properties during our site reconnaissance (see §4.1 and §4.2) and through a review of the standard environmental record sources (see §5.0 through §5.13).

The subject property has been occupied by single-family residences, restaurants, medical/professional offices, a church and a surgical center. These uses are unlikely to have involved the storage or use of significant quantities of chemicals of concern (COC) for VEC. The southwest corner of the subject property was occupied by a service station from 1934 to 1952 with presumed storage of COC in the form of gasoline in USTs. The service station was demolished and the southwest building was built in its place more than 60 years ago.





Current and past uses of adjoining and nearby properties include single-family residences, apartments, medical/professional offices and a hospital complex. The hospital complex formerly had several USTs, most of which were over one-tenth mile away, and it is a closed LUST site. As such, it is unlikely to be a VEC for the subject property. Otherwise, significant quantities of COC are unlikely to have been stored or used on nearby properties.

Our review of standard environmental record sources revealed no potential sources of VEC within the Area of Concern of one-third mile around the subject property for non-petroleum COC or one-tenth mile for petroleum COC.

Our February 13, 2023 Limited Soil Gas Testing report notes analysis of two sub-slab soil gas samples obtained from beneath the office building at the former service station location detected 1,2-dichloroethane above its  $10^{-6}$  Vapor Intrusion Screening Level (VISL) for a residential scenario. Other chemicals included in the analysis were either not detected or found at concentrations well below their VISLs. The report recommends that, as a precaution against vapor intrusion, a 15-mil vapor barrier be placed beneath the slabs on grade of the two buildings with 5 stories of apartments over retail space, which are the proposed new buildings at the soil gas sample locations.

## **7.0 FINDINGS AND OPINIONS**

The 1912 and 1914 USGS maps plot one building, presumably a single-family residence, on the subject property's southwest corner. The building was demolished by 1930. The 1930 aerial photograph shows houses on the south central and east portions of the subject property. The east house was demolished in the early 1950s. The south central house appears in city directories at 1038 E. McDowell Road and was occupied by an interior design office in the 1950s.

According to Assessor's online information, the seven east adjoining houses along 11<sup>th</sup> Street were built one by one from 1917 to 1925. Some garages or other outbuildings are seen to extend onto the subject property at the west ends of these residential lots in aerial photographs from 1930 onward. The outbuildings seen in the 1930 aerial photograph and 1946 Sanborn fire insurance map have all been replaced at least once.

An additional house is seen on the west portion of the subject property, a larger building is seen on the southeast portion of the subject property and small buildings are seen on the southwest corner of the subject property in the 1937 aerial photograph. The southeast building was a church known at different times as Grace Southern Baptist and Temple Baptist at 1040 E. McDowell Road. The church does not appear in city directories after the early 1950s.

The southwest buildings appear in city directories as Continental Oil Co, RC Heisser Service Station and OJ Moores Service Station at 1028 E. McDowell Road from 1934 through 1947. The 1946 and 1949 Sanborn fire insurance maps label the facility "Gas & Oil" and "Greasing." The buildings were demolished by 1953. The office building at 1026, 1028 and 1030 E. McDowell Road was built in place of the former service station in 1958. The building has been occupied by restaurants and medical, dental and psychiatric professionals. The interior walls, ceilings and



floor coverings have been removed from the east half of the building. The office building at 1036 E. McDowell Road was built by 1946. It has been occupied by dental and medical professionals.

A row of nine houses along Dayton Street was built in the 1940s. The houses were demolished in the late 1970s and their former footprints are now part of a paved parking lot with shade canopies.

The house at 1038 E. McDowell Road was demolished in 1959. A professional office building was built in its place in 1970, appearing in city directories with the 1040 E. McDowell Road address formerly used by the church. The church building was demolished and the office building was extended eastward over its footprint in 1973. This office building was the original location of the surgical center.

The current surgical center building was built in 1992 and 1993. It assumed the 1040 E. McDowell Road address. The professional office building was demolished in 1993. All of the former medical buildings on the subject property were vacated in 2020 and remain unoccupied. A construction fence was placed around the open areas of the subject property in 2022.

A site reconnaissance of the subject property and vicinity on May 16, 2023 by Randall Whitlock revealed no evidence of recognized environmental conditions in connection with the subject property.

A review of regulatory agency lists and databases on May 15, 2023 by Randall Whitlock revealed no facilities that may have adversely affected the subject property.

## **8.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 of the land for the proposed 11<sup>th</sup> and McDowell Apartments, consisting of the former medical buildings and portions of the residential lots at the northwest corner of 11<sup>th</sup> Street and McDowell Road in Phoenix, Arizona 85006 (the subject property). Any exceptions to, or deletions from, this practice are described at §1.1 of this report. This ESA included a Tier 1 Vapor Encroachment Screen performed in conformance with ASTM E2600-15.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, de minimis conditions or significant data gaps in connection with the subject property.

The southwest corner of the subject property was occupied by a service station from circa 1934 to 1952. Gasoline was presumably dispensed from underground storage tanks (USTs). Registration of USTs was not a legal requirement until 1986, so there is no public record of the number, size and location of the USTs. The office building at 1026, 1028 and 1030 E. McDowell Road was built in place of the former service station in 1958. The USTs and product lines were presumably removed prior to construction of the building. Since over 60 years have elapsed since the USTs were removed, significant soil or groundwater contamination is unlikely to



remain even if the UST system experienced a release. The former service station is a historical recognized environmental condition.

Our February 13, 2023 Limited Soil Gas Testing report notes analysis of two sub-slab soil gas samples obtained from beneath the office building at the former service station location detected 1,2-dichloroethane above its  $10^{-6}$  Vapor Intrusion Screening Level (VISL) for a residential scenario. Other chemicals included in the analysis were either not detected or found at concentrations well below their VISLs. The report recommends that, as a precaution against vapor intrusion, a 15-mil vapor barrier be placed beneath the slabs on grade of the two buildings with 5 stories of apartments over retail space, which are the proposed new buildings at the soil gas sample locations.

The municipal sanitary sewer line in 11<sup>th</sup> Street was not installed until 1922, after some of the east adjoining single-family residences were built. Remnant septic system components, therefore, may be present in the back yards of these houses, extending onto the subject property. Having received only domestic sewerage these presumed septic systems are unlikely to have adversely affected the subject property. Any abandoned septic system components encountered during redevelopment of the subject property should be abandoned in conformance with Maricopa County Environmental Services Department guidelines.

We have no recommendations for further investigation of the subject property.

## **9.0 REFERENCES**

### **9.1 Location**

United States Geological Survey  
Phoenix, Arizona Quadrangle  
7.5 Minute Series 2021

Sketch of Description for 11<sup>th</sup> Street & McDowell Road  
1040 E. McDowell Road Phoenix, Arizona  
Ament Professional Services, July 11, 2021

Maricopa County Assessor Parcel Map 826-33-03-04

Maricopa County Assessor Parcel Viewer  
<https://maps.mcassessor.maricopa.gov/>

### **9.2 Geology**

Geologic Map of Maricopa County  
Arizona, Arizona Bureau of Mines, 1957

Cooley, M.E., Map Showing Distribution and Estimated Thickness  
of Alluvial Deposits in the Phoenix Area, Arizona  
United States Geological Survey Map I-845-C, 1973



Wellendorf, Cathy, James Bales and Troy Péwé,  
Geologic Map of the Tempe Quadrangle  
Arizona Bureau of Geology and Mineral Technology, 1986

Johnson, Julia K., Stephen J. Reynolds, and David A. Jones  
Geologic Map of the Phoenix Mountains, Central Arizona  
Arizona Geological Survey Digital Geologic Map DGM 28, 2003

Kamilli, Robert and Stephen M. Richard, Geologic Highway Map of Arizona  
Arizona Geological Society and Arizona Geological Survey, 1998

United States Geological Survey MapView  
<https://ngmdb.usgs.gov/maps/mapview/>

### **9.3 Hydrology**

Rascona, S.J., Maps Showing Groundwater Conditions in the Phoenix AMA  
November 2002-February 2003, Hydrologic Map Series Report No. 35  
Arizona Department of Water Resources, 2005

Arizona Water Atlas, Volume 8: Active Management Area Planning Area  
Arizona Department of Water Resources, April 2010

Arizona Department of Water Resources  
Registry of Wells in Arizona (Wells 55)  
<https://azwatermaps.azwater.gov/wellreg>

### **9.4 Surface Water Drainage**

FEMA Flood Insurance Rate Map 04013C2210L, 10/16/13

FEMA Flood Map Service Center  
<https://msc.fema.gov/portal/home>

### **9.5 History**

United States Geological Survey  
Phoenix, Arizona Quadrangle  
15 Minute Series, Dated:

1912                      1914                      1952

Sanborn Fire Insurance Maps, Library of Congress Collection  
<https://www.loc.gov/collections/sanborn-maps/?fa=location:arizona%7Clocation:phoenix>  
Maps Dated:

1911                      1915                      1946                      1949



Maricopa County Historical Aerial Photography  
<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>  
 Aerial Photographs Dated:

1/29/30	1937	2/17/49	3/26/53	2/15/59
1/2/69	2/17/76	12/15/79	1982	11/8/86
6/91	1/21/93	12/2/96	12/13/98	1/28/00
3/13/01	12/19/01	12/6/02	12/9/03	11/30/04
1/29/06	11/7/06	6/4/07	10/26/07	11/3/08
5/08	10/31/09	6/8/10	10/27/10	10/13/11
10/7/12	9/29/13	11/11/14	11/13/15	9/24/16
9/23/17	11/5/18	10/16/19	10/18/20	11/3/21

City Directories of Greater Phoenix (various publishers)  
 Arizona Memory Project and Vann Engineering, Inc. Collections, Dated:

1930	1935	1940	1945	1950
1955	1961	1990	1992	1993

United States Geological Survey, Phoenix, Arizona Quadrangle  
 7.5 Minute Series Dated:

1952	1967	1973	1982	2011
2014	2018	2021		

Historical Aerials by NETR Online, <http://www.historicaerials.com>  
 Aerial Photographs Dated:

1953	1955	1958	1961	1962
1964	1965	1966	1967	1968
1969	1970	1971	1972	1973
1974	1975	1977	1978	1979
1980	1981	1982	1983	1984
1985	1986	1987	1988	1989
1990	1991	1992	1993	1994
1995	1997	1998	1999	2000
2002	2004	2007	2009	2010
2013	2015	2017	2019	

United States Geological Survey, Phoenix, Arizona Orthophotoquad, 1971

Maricopa County Assessor Parcel Viewer  
<https://maps.mcassessor.maricopa.gov/>  
 Fall 2022 Aerial Photograph

## 9.6 Contacts

Shannyn Henkel, Fairfield McDowell, LLC (858-626-8261; [shannynh@ffres.com](mailto:shannynh@ffres.com))  
 Vikki Reed, REP, LLLP ([vikkireedstudio@gmail.com](mailto:vikkireedstudio@gmail.com))



Rebecca Hill, City of Phoenix Archaeology Office  
(602-534-2412; rebecca.hill@phoenix.gov)  
Anthony Williams, Arizona Public Service (anthony.williams@aps.com)  
Rosa Arguelles, Phoenix Fire Prevention  
(602-261-8025; pfd.prevention.records@phoenix.gov)  
“Josette,” City of Phoenix Development Services Department (602-262-6551)

### **9.7 Prior Environmental Studies**

Phase I Environmental Site Assessment: 1040 E. McDowell Road  
Parcels #117-25-014A thru 117-25-020 and 117-25-178, Phoenix, Arizona  
J. Bowers & Associates, LLC Project JBA 2424, August 30, 2019

Phase I Environmental Site Assessment: 4.09-Acre Property  
NWC, 11th Street and McDowell Road, Phoenix, Arizona 85006

Limited Soil Gas Testing, 4.09-Acre Property  
NWC, 11th Street and McDowell Road, Phoenix, Arizona 85006  
Vann Engineering, Inc. Project 28378, February 13, 2023

### **10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

Vann Engineering, Inc. (<https://vannengineering.com>), formerly Foree & Vann, Inc., has provided Phase I Environmental Site Assessments in this locality since 1986.

This assessment was performed by Project Geologist Randall Whitlock, who has a Master of Science degree in Geology and is a Registered Geologist in the state of Arizona (Certificate No. 30447). Mr. Whitlock has completed more than three thousand Phase I Environmental Site Assessments and other environmental studies since 1991.

The report was reviewed by Environmental Services Department Manager Stanley G. O’Sick, who has an Associate of Science degree in Chemistry, a Bachelor of Science in Engineering degree, and is a Registered Professional Engineer (Civil) in the state of Arizona (Certificate No. 26867). Mr. O’Sick has prepared and reviewed Phase I Environmental Site Assessments since 1990.





# SKETCH OF DESCRIPTION FOR: 11TH ST & MCDOWELL RD 1040 E MCDOWELL RD PHOENIX, ARIZONA

## LEGAL DESCRIPTIONS FOR PROPOSED PARCELS

### PARCEL "A" ( PROPOSED TAKE PARCEL):

THAT PORTION OF LOT 4, FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 4, FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA.

THENCE NORTH 89°13'14" WEST, A DISTANCE OF 101.65 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°13'14" WEST, A DISTANCE OF 23.17 FEET;

THENCE NORTH 45°23'20" WEST, A DISTANCE OF 21.07 FEET;

THENCE NORTH 00° 00'23" WEST (RECORD) NORTH 00°00'13" WEST (MEASURED), A DISTANCE OF 35.07 FEET;

THENCE SOUTH 89°18'22" WEST, A DISTANCE OF 38.16 FEET;

THENCE SOUTH 00°00'13" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND IN ADDITION TO:

THE WEST 38.16 FEET OF LOTS 5 THROUGH 10 OF FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY ARIZONA.

CONTAINING 13283.87 SQUARE FEET +/-, OR 0.30 ACRES +/-

### PARCEL "B" , (PROPOSED COMBINED PARCEL)

A PROPOSED COMBINATION OF THE FOLLOWING PARCELS:

PARCEL 3, LOT 1, OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION AMENDED", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-1275151 IN BOOK 651 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH AND INCLUDING PROPOSED PARCEL "A" (PROPOSED TAKE PARCEL):

SAID PROPOSED COMBINED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, FRANCES HEIGHTS, AMENDED:

THENCE SOUTH 00° 00'39" EAST, A DISTANCE OF 236.09 FEET (RECORD) 263.43 FEET (MEASURED) ALONG THE WESTERLY RIGHT OF WAY LINE FOR 11TH STREET;

THENCE NORTH 44°36'33" WEST, A DISTANCE OF 9.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR MCDOWELL ROAD;

THENCE CONTINUING ALONG THE THE NORTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD THE FOLLOWING COURSES AND DISTANCES. NORTH 89°13'46" WEST , A DISTANCE OF 140.34 FEET:

THENCE SOUTH 00°00'23" EAST, A DISTANCE OF 4.50 FEET;

THENCE NORTH 89°13'46" WEST, A DISTANCE OF 135.35 FEET (RECORD) 135.42 FEET (MEASURED);

THENCE LEAVING THE NORTHERLY RIGHT OF WAY FOR MCDOWELL ROAD NORTH 45°23'07" WEST, A DISTANCE OF 9.83' TO THE EASTERLY RIGHT OF WAY LINE FOR DAYTON STREET;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY FOR DAYTON STREET NORTH 00°00'00" WEST, A DISTANCE OF 579.62' (RECORD) 579.97' (MEASURED);

THENCE 18.67 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET, AND A DELTA ANGLE OF 89°08'34" TO THE SOUTHERLY RIGHT OF WAY LINE FOR CORONADO ROAD;

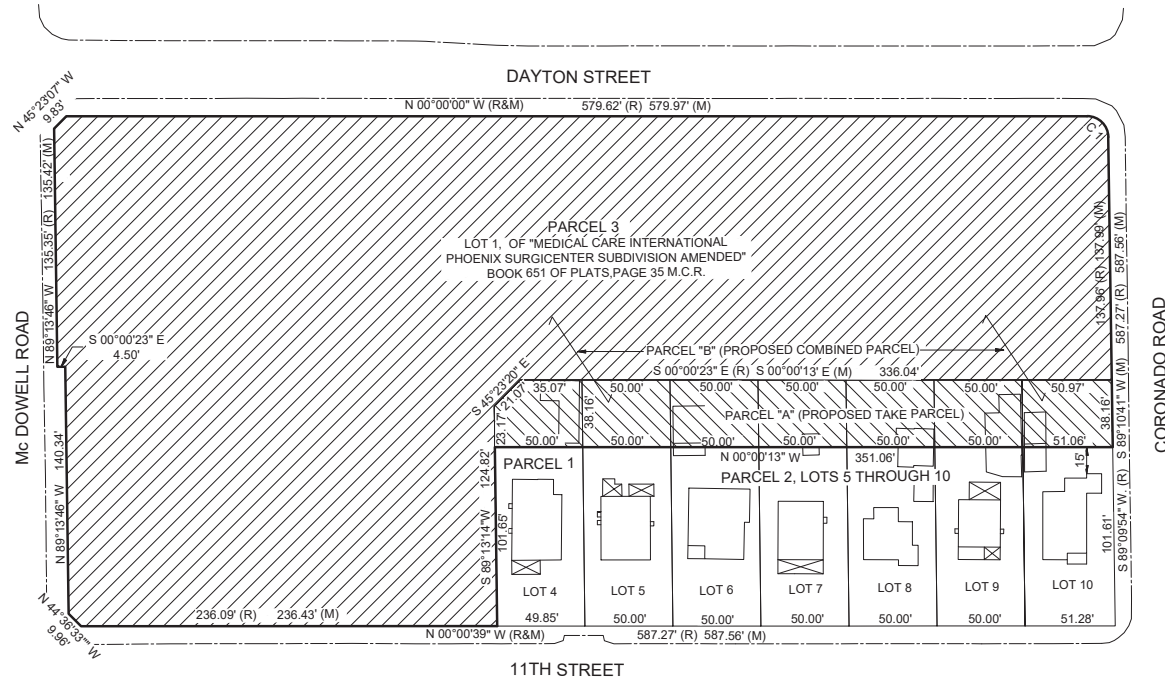
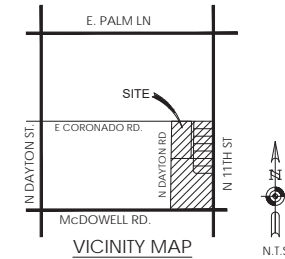
CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR CORONADO ROAD SOUTH 89°09'54" WEST (RECORD) SOUTH 89° 10'41" WEST (MEASURED) A DISTANCE OF 176.15 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 00°00'13" EAST, A DISTANCE 351.06 FEET TO THE SOUTHERLY LINE OF LOT 4, FRANCES HEIGHTS, AMENDED;

THENCE ALONG THE SOUTH LINE OF LOT 4, NORTH 89°13'14" EAST, A DISTANCE OF 101.65' TO THE POINT OF BEGINNING.

CONTAINING: 137038.30 SQUARE FEET +/-, OR, 3.15 ACRES +/-

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



## LEGAL DESCRIPTIONS PER TITLE REPORT

### PARCEL NO. 1:

LOT 4, FRANCES HEIGHTS, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

LESS AND EXCEPT FROM SAID LOT 4: ALL THAT PORTION INCLUDED WITHIN THE FINAL PLAT OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 350 OF PLATS AT PAGE 40, AND THE FINAL PLAT OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION AMENDED" ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-1275151 IN BOOK 651 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

### PARCEL NO. 2:

LOTS 5 THROUGH 10, FRANCES HEIGHTS, AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED IN BOOK 7 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

### PARCEL NO. 3:

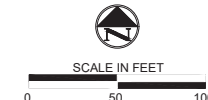
LOT 1, OF "MEDICAL CARE INTERNATIONAL PHOENIX SURGICENTER SUBDIVISION AMENDED", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-1275151 IN BOOK 651 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C 1	18.67	12.00	89°08'34"

## SURVEYOR'S NOTE (S)

THIS SKETCH OF DESCRIPTION IS FOR GRAPHIC REPRESENTATION ONLY OF PROPOSED REVISED LOT LINES AND IS FOR INFORMATIONAL USE ONLY AND NOT INTENDED FOR DESIGN PURPOSES. THIS SKETCH IN NO WAY CONSTITUTES A LEGAL SURVEY OF THE PROPERTIES SHOWN.



18206 N 19TH AVE  
SUITE 28  
PHOENIX, AZ 85023  
WWW.AMENTPRO.COM  
OFFICE: 480-656-0191  
INFO@AMENTPRO.COM



11TH ST &  
MCDOWELL RD

FRH REALTY LLC

SKETCH OF  
DESCRIPTION

DATE	DESCRIPTION
07/11/2021	SKETCH



CHECKED BY: KDR

DRAWN BY: KDR

TITLE:  
SKETCH OF  
DESCRIPTION

SHEET No.

1 of 1

PROJECT No.  
21067





# Plat Map

SE4 SW4 Section 33, T2N R3E



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW

Prepared from Maricopa  
County Assessor's Map  
826-33-03-04

**Phase I Environmental Site Assessment Owner Questionnaire**

These questions, to be answered by the property owner or owner's agent, are required by ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. (All answers are to the best of your knowledge.)

1. Are you aware of any uses or conditions, past or present, which may have resulted in contamination of the soils or groundwater of the property with hazardous substances or petroleum products?

\_\_\_ Yes \_\_\_ No X Do Not Know

2. Are you aware of any pending, threatened or past litigation, administrative proceedings, or notices from any governmental entity regarding hazardous substances or petroleum products in, on or from the property?

\_\_\_ Yes \_\_\_ No X Do Not Know

3. Are you aware of any permits, registrations, or reports (prior ESA, soils report, hydrology study, risk assessment, etc.) on the property?

\_\_\_ Yes \_\_\_ No X Do Not Know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Person Responding to Questionnaire:

Signature: 

Printed Name: Vikki Reed, General Partner

Representing: REP LLLP, an Arizona limited liability limited partnership

Date: May 11, 2023



### **Phase I Environmental Site Assessment User Questionnaire**

The following questions, to be answered by the User of the Phase I Environmental Site Assessment, are required by ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. (All answers are to the best of your knowledge.)

---

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

☐ Yes ☐ No ☒ Do Not Know

2. Activity and Use Limitations (AULs) include engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law. In Arizona, an AUL is most often in the form of a Voluntary Environment Mitigation Use Restriction (VEMUR) or Declaration of Environmental Use Restriction (DEUR). These are filed to prevent properties with known contamination issues from being redeveloped with sensitive uses, such as homes or schools.

Are you aware of any AULs against the property?

☐ Yes ☐ No ☒ Do Not Know

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

☐ Yes ☐ No ☒ Do Not Know

4. Does the purchase price being paid for the property reasonably reflect its fair market value?

☐ Yes ☐ No ☒ Do Not Know

If there is a difference, have you considered whether the lower purchase price may be because contamination is known or believed to be present at the property?

☐ Yes ☐ No ☒ (Not Applicable)





5. Are you aware of commonly known or reasonably ascertainable information about the property that would help us to identify conditions indicative of releases or threatened releases? (For example, do you know about the past uses of the property, specific chemicals that exist or once existed at the property, spills or other chemical releases that have taken place at the property, or any environmental cleanups that have taken place at the property?)

☐ Yes ☐ No ☒ Do Not Know

6. Are you aware of any obvious indicators that point to the presence or likely presence of contamination at the property?

☐ Yes ☐ No ☒ Do Not Know

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Person Responding to Questionnaire:

Signature: Shannyn Henkel

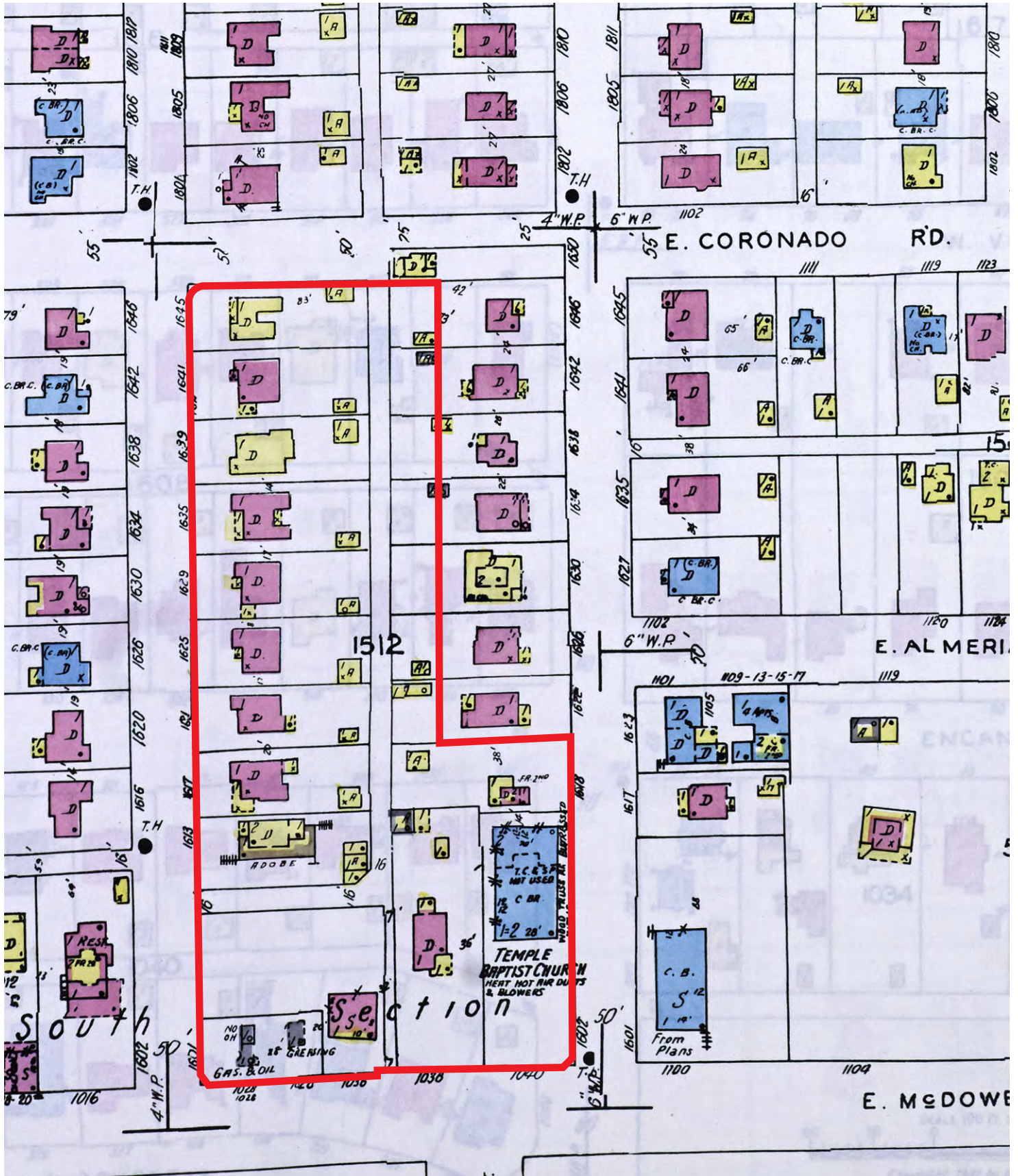
Printed Name: Shannyn Henkel

Representing: FRH Realty

Date: May 23, 2023



Sanborn Fire Insurance Map  
(Library of Congress Collection)  
1946 Edition, Page 281





# Historical Aerial Photographs



Maricopa County Historical Aerial Photography 1/29/30



Maricopa County Historical Aerial Photography 1937



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW

## Historical Aerial Photographs



Maricopa County Historical Aerial Photography 2/17/49



Maricopa County Historical Aerial Photography 2/15/59



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW



# Historical Aerial Photographs



Maricopa County Historical Aerial Photography 1/2/69



Maricopa County Historical Aerial Photography 2/17/76



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW



## Historical Aerial Photographs



Maricopa County Historical Aerial Photography 11/8/86



Maricopa County Historical Aerial Photography 12/2/96





# Historical Aerial Photographs



Maricopa County Historical Aerial Photography 11/7/06



Maricopa County Historical Aerial Photography 10/16/19



**Vann Engineering, Inc.**  
Project 28378  
Prepared by RW





Photos 1, 2, 3 - View of the subject property, looking west, northwest and north from its southeast corner inside the fence.



Photos 4, 5 - View of the subject property, looking northeast across Dayton Street and east along McDowell Road.



Photos 6, 7 - View of the subject property, looking southeast across Coronado Road and south along Dayton Street.







Photos 8, 9 - View of the subject property, looking south and southwest across Coronado Road.



Photos 10, 11 - View of the subject property, looking southwest and west across 11th Street.



Photo 12 - View of the surgical center building, looking southeast from the north parking lot.



Photo 13 - View of the surgical center building, looking northwest from the southeast parking lot.







Photo 14 - View of landscaping on the west side of the surgical center building, looking north.



Photo 15 - View of the surgical center lobby.



Photo 16 - View of a recovery room in the surgical center building.



Photo 17 - View of water heaters and water softeners in the surgical center building mechanical room.



Photo 18 - View of water conditioner drums in the surgical center building mechanical room.



Photo 19 - View of an operating room in the surgical center building.







Photo 20 - View of the 1036 building, looking southwest.



Photo 21 - View of the 1036 building, looking northwest.



Photo 22 - View of the interior of the 1036 building.



Photo 23 - View of the 1026-1030 building, looking southwest.



Photo 24 - View of the interior of the 1026 suite



Photo 25 - View of the kitchenette in the 1026 suite.







Photo 26 - View of the interior of the 1030 suite, looking southwest.



Photo 27 - View of the north parking lot, looking northwest.



Photo 28 - View of the masonry garage at 1622 N. 11th Street.



Photo 29 - View of the alley between the surgical center and the residential lots on the east portion of the subject property, looking north.



Photo 30 - View of the garage/carport at 1630 N. 11th Street.



Photo 31 - View of the garage at 1646 N. 11th Street.







Photo 32 - View of the former medical waste shed near the northeast corner of the surgical center building.



Photo 33 - View of the northwest adjoining single-family residences, looking northwest across Coronado Road and Dayton Street.



Photo 34 - View of the north adjoining single-family residences, looking northeast across Coronado Road.



Photo 35 - View of the north adjoining residence with outbuilding under construction, looking northwest across Coronado Street and an alley.



Photo 36 - View of the east adjoining single-family residences, looking southwest across 11th Street.



Photo 37 - View of the east adjoining single-family residences, looking northwest across 11th Street.







Photo 38 - View of the east adjoining office building, looking northeast across 11th Street.



Photo 39 - View of the east adjoining Phoenix Retina Associates medical office building, looking northeast across 11th Street.



Photos 40, 41 - View of the south adjoining Banner University Medical Center, looking southeast and south across McDowell Road from the subject property.



Photo 42 - View of the west adjoining medical office building, looking west across Dayton Street along McDowell Road.



Photo 43 - View of the west adjoining medical office building parking lot, looking northwest from its driveway.





**Air Quality Department  
3800 N Central Ave, Suite 1400  
Phoenix, AZ 85012**

**Philip A. McNeely, Director**



**Permit Number: G05180  
Issue Date: 07/15/2005  
Expiration Date: 08/04/2024**

**Air Quality General Permit  
Authority to Operate and/or Construct  
External Fuel Burning Operation**

**BANNER SURGERY CENTERS LLC  
1021 E WILLET TA ST  
PHOENIX, AZ 85006**

**PREMISES:**

**SURGICENTER  
1040 E MCDOWELL RD  
PHOENIX  
(602) 258 - 1521**

**SOURCES:**

**FUEL BURNING COMMERCIAL**

This Authority to Operate (ATO) is issued in accordance with the Maricopa County Air Pollution Control Regulations, Rules 200, 230, and 353, and Section 49-480 of the Arizona Revised Statutes.

The attached Permit Conditions are incorporated into and form an integral part of this Authority to Operate under the General Permit. To maintain this ATO, you will pay an annual fee based on the date the ATO was issued to you.

If the Control Officer determines that additional monitoring, sampling, modeling and/or control of emissions from the facility may reasonably be needed to provide for the continued protection of public health, safety and/or welfare, the Control Officer will amend the provisions of the Permit.

This ATO may be subject to revocation for cause including nonpayment of fees, noncompliance with Arizona Revised Statutes, Maricopa County Air Pollution Control Regulations or the attached Permit Conditions, or if the Control Officer determines that significant misrepresentation exists in the application and/or supporting documentation filed to obtain this ATO. There are civil and criminal penalties you may be subject to for violation of the permit conditions or any Federal Regulations, State Regulations, and Maricopa County Air Pollution Control Rules and Regulations that pertain to this facility.

For any questions regarding this permit, please contact Maricopa County Air Quality Department at (602) 506-6010