

October 14, 2014



Ivory Development  
3340 North Center Street  
Lehi, Utah 84043

Attn: Mr. Brad Mackay  
P: (801) 407-6841  
E-mail: brad@ivorydevelopment.com

**RE: Phase I Environmental Site Assessment - Holbrook Agricultural Lots  
Approximately 21 North Redwood Road, Lehi, Utah  
Terracon Project #AL147657**

Dear Mr. Mackay:

Attached is an electronic copy of a Phase I Environmental Site Assessment conducted on the Holbrook property, located at Approximately 21 North Redwood Road, Lehi, Utah.

Recommendations for further investigations are presented in Section 10 of this report. Details of each issue are provided in the body of the text and summarized in Sections 8 and 9.

If followed, Terracon believes that these actions should offer a reasonable level of risk reduction to your organization. It is emphasized that the final decision on how much risk to accept always remains with you, since IHI is not in a position to fully understand all of your organization's needs. Clients with a greater aversion to risk may want to take actions that go beyond those listed in Section 9 while others, with less aversion to risk, may want to take no further action.

Terracon would be pleased to provide you with assistance for any of these services and to answer any additional questions you may have regarding this project. Please feel free to contact Kent Wheeler or me at (801) 466-2223.

Sincerely,

A blue ink signature of Alysia M. Watanabe, written in a cursive style.

Alysia M. Watanabe  
Phase I ESA Program Manager

A blue ink signature of Kent Wheeler, written in a cursive style.

Kent Wheeler  
Office Manager

Enclosures



# Phase I Environmental Site Assessment

**Holbrook Agricultural Lots  
Approximately 21 North Redwood Road  
Lehi, Utah**

October 14, 2014  
Terracon Project No. AL147657



**Prepared for:**  
Ivory Development  
Lehi, Utah

**Prepared by:**  
Terracon Consultants, Inc.  
Salt Lake City, Utah

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials

## **Executive Summary**

A Phase I Environmental Site Assessment (ESA) was conducted on the Holbrook property, located at approximately 21 North Redwood Road, Lehi, Utah. Terracon Consultants, Inc. (Terracon) conducted this Phase I ESA at the request of Ivory Development, Lehi, Utah. This Phase I ESA was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

## **Recognized Environmental Conditions**

As part of the Phase I ESA, Terracon evaluated the subject property for known or suspect environmental conditions. The following Recognized Environmental Conditions (RECs, CRECs or historical RECs) were identified.

### **1. Long term agricultural chemical use and storage**

The site has operated as a working farm for at least 74 years. Herbicides are regularly used at the site. The products are mixed on bare ground and the used product containers are stored on bare ground. The use of chemicals over the 74 year span which the property has been farmed could have resulted in accumulations of these materials. As such, the long term use of these potentially regulated substances at the farm represents a REC.

### **2. Petroleum hydrocarbon storage**

Fuel is stored onsite in underground storage tanks for farm vehicles. The USTs are approximately 30 years old and are not equipped with spill/overfill prevention devices nor do they have cathodic protection. In addition, waste oil is stored in an AST without secondary containment. As such, the long term storage of petroleum hydrocarbons at the farmstead represents a REC.

## **Data Gaps**

No data gaps were encountered during this Phase I ESA.

## **Non-scope Considerations**

Non-scope considerations were not evaluated as part of this Phase I ESA.

## **Additional Investigations / Prudent Follow-up Actions**

The following list presents Terracon's professional opinion of prudent follow-up actions for the RECs identified in this report. Details of each issue are provided in the body of the text.

### **1. Limited Site Investigation**

IHI recommends conducting a limited soil and groundwater investigation to determine if impacts are present from the historical impacts associated with the long term agricultural chemical use and storage and petroleum hydrocarbon storage at the site.

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## Abbreviations and Definitions

<b>AAI</b>	<b>All Appropriate Inquiry.</b> That inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.
<b>AULs</b>	<b>Activity or Use Limitations.</b> Both legal (i.e., institutional) and physical (i.e., engineering) controls that place restriction on the use of a site, or access to a site or facility.
<b>AST</b>	<b>Above Ground Storage Tank.</b> Tanks containing hazardous substances or petroleum hydrocarbons.
<b>ASTM</b>	ASTM International. Formerly the American Society for Testing and Materials.
<b>bgs</b>	Below the ground surface.
<b>BER</b>	<b>Business Environmental Risk.</b> A risk which can have a material environmental or environmentally -driven impact on the business.
<b>CERCLA</b>	<b>Comprehensive Emergency Response, Compensation and Liability Act.</b> The federal legislation establishing broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment, as amended by the Superfund Amendment and Reauthorization Act.
<b>CERCLIS</b>	<b>Comprehensive Emergency Response, Compensation and Liability Information System.</b> The list of sites which will be or have been investigated for inclusion on the NPL.
<b>CREC</b>	<b>Controlled Recognized Environmental Condition</b> is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
<b>de minimis</b>	<b>De minimis</b> is defined in ASTM E1527-13 as “Conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies. Conditions determined to be de minimis are not RECs.”
<b>DEQ</b>	<b>Utah Department of Environmental Quality</b>
<b>DERR</b>	<b>Utah DEQ’s Division of Environmental Response and Remediation</b>
<b>DSHW</b>	<b>Utah DEQ’s Division of Solid and Hazardous Waste</b>
<b>DWQ</b>	<b>Utah DEQ’s Division of Water Quality</b>

<b>EPA</b>	<b>U.S. Environmental Protection Agency</b>
<b>EPCRA</b>	<b>Emergency Planning and Community Right-to-Know Act</b>
<b>ERNS List</b>	<b>Emergency Response Notification System List.</b> Reported CERCLA hazardous substance releases or spills in quantities greater than the Reportable Quantity for each particular substance.
<b>Hazardous substance</b>	A substance defined as a hazardous substance (Section 101(14) of CERCLA). In accordance with ASTM E1527-13, this definition includes petroleum products.
<b>Historical REC or HREC</b>	<b>Historical Recognized Environmental Condition</b> is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.
<b>Industrial wastewater</b>	Wastewater generated by a facility's activities (e.g., electroplating, laundry, etc.), which may be treated prior to discharge into the municipal sewer system.
<b>LUST</b>	<b>Leaking Underground Storage Tank</b>
<b>NFA</b>	<b>No further action</b>
<b>NFRAP</b>	<b>No further remedial action planned</b>
<b>NPL</b>	<b>National Priorities List.</b> The federal list of designated “Superfund” sites.
<b>OSHA</b>	<b>Occupational Safety and Health Administration</b>
<b>POLs</b>	<b>Petroleum, oils, and lubricants.</b>
<b>RCRA</b>	<b>Resource Conservation and Recovery Act.</b> The regulations which govern the identification, management, transportation, and disposal of hazardous wastes from “cradle to grave.”
<b>RCRA CORRACTS</b>	RCRA Facilities subject to corrective action.
<b>REC</b>	<b>Recognized Environmental Conditions</b> are defined by ASTM E1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

<b>RSLs</b>	<b>Regional Screening Levels.</b> RSLs are risk-based concentrations derived from standardized equations combining exposure information assumptions with EPA toxicity data. SLs are considered by EPA to be protective for humans (including sensitive groups) over a lifetime; however, SLs are not always applicable to a particular site and do not address non-human health endpoints, such as ecological impacts. The SLs contained in reports are often generic; and derived without site-specific information. They may be re-calculated using site-specific data.
<b>SPCC Plan</b>	<b>Spill Prevention Control and Countermeasure Plan</b>
<b>SWPPP</b>	<b>Stormwater Pollution Prevention Plan</b>
<b>UST</b>	<b>Underground storage tank.</b> Any tank, including underground piping connected to the tank, that contain petroleum or hazardous substances and more than 10% of the tank system is below the ground surface.
<b>VCP</b>	<b>Utah's Voluntary Cleanup Program</b>

## 1.0 INTRODUCTION

On September 16, 2014, Ivory Development retained Terracon Consultants, Inc. (Terracon), to conduct a Phase I Environmental Site Assessment (ESA) of the Holbrook property, located at approximately 21 North Redwood Road, Lehi, Utah. Holbrook Farms LLC and Stephen and Gail 11 LLC, et al. own the property.

### 1.1 All Appropriate Inquiry and the ASTM Standard

The all appropriate inquiry (AAI) rule was developed to establish landowner liability protections (LLPs) for property owners under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, a.k.a. the “Superfund Law”) as innocent landowners, bona fide prospective purchasers, and/or contiguous property owners. A purchaser must perform all appropriate inquiry before acquiring the property, as defined in 40 CFR §312. EPA has determined that the ASTM E1527-13 is consistent with 40 CFR §312, and may be used to demonstrate all appropriate inquiry as part of a User’s due diligence. It should be noted that CERCLA specifically exempts current and past owners from the LLP protections unless all appropriate inquiry was performed prior to the acquisition of the property.

In addition to meeting the AAI standard, EPA requires the purchaser to meet ongoing continuing obligations if they want the protections granted by the LLPs. These continuing obligations are generally stated below.

1. taking reasonable steps to stop any continuing release; prevent any threatened future release; and prevent or limit human, environmental, or natural resource exposure to any hazardous substance released on or from property owned by that person;
2. provide full cooperation, assistance, and access to persons that are authorized to conduct response actions or natural resource restoration at the facility from which there has been a release or threatened release (including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response action or natural resource restoration at the facility);
3. comply with any land use restrictions established or relied on in connection with the response action at the facility;
4. not impede the effectiveness or integrity of any institutional control employed in connection with a response action;
5. comply with any request for information or administrative subpoena issued by EPA;

6. provide all legally required notices with respect to the discovery or release of any hazardous substances at the facility.

This Phase I ESA was prepared consistent with the procedures included in ASTM E1527-13. The standard was established and updated to reflect EPA's requirements for all appropriate inquiry under CERCLA.

## **1.2 Purpose**

This report is intended to permit a User to satisfy one of the requirements to qualify for LLPs from CERCLA liability: that is, this report represents "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." Specifically this report attempts to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), otherwise stated in 40 CFR §312 as "conditions indicative of releases or threatened releases of hazardous substances, as defined in CERCLA" and other non-scope considerations, which may represent business environmental risks (BERs), as defined in the Scope of Work. A complete evaluation of business environmental risk associated with the above described property may necessitate investigations beyond that identified in the Scope of Work.

## **1.3 Detailed Scope-of-Services**

Elements of the Phase I ESA of the Holbrook agricultural property (referred to as the subject property) included the following:

1. **Site Description**  
Includes a general location and description of structure.
2. **User Provided Information**  
Describes the information provided by the Client.
3. **Interview(s)**  
Interviews of selected individuals associated with the subject property and regulatory officials familiar with potential issues identified on the subject and adjoining properties.
4. **Regulatory Review**  
Review of federal, state and county agency records to identify regulatory-listed sites within the prescribed ASTM minimum search distances; and reviews of specific regulatory agency records to collect pertinent information on regulated sites of concern in the vicinity of the subject property, where deemed necessary by Terracon.



**5. Historical Review**

A historical review of the subject property and adjoining areas designed to identify past land uses that may have impacted the subject property. If information is available, the review will go back to 1940 or property development.

**6. Site Reconnaissance**

The site reconnaissance is conducted to visually evaluate the subject property for the presence of environmental conditions.

**7. Written Findings, Opinions, Conclusions, and Recommendations**

The findings, opinions, and conclusions in this report are based on information identified during the performance of this investigation, while any recommendations for additional investigations also attempts to take into account standard industry practice, and Terracon's opinion that greater certainty is needed to understand the risks associated with an REC.

**8. Non-scope Considerations**

No non-scope considerations were requested as part of this ESA.

## **1.4 Significant Assumptions**

As per ASTM E1527-13, Terracon assumes the information obtained from the record review and other third-party sources, including existing reports, is reliable; however, Terracon does not warrant or guarantee that the information provided by these other sources is reliable. In addition, Terracon has assumed that any recommended additional investigations meet the Users risk tolerance. Users with a greater aversion to risk may want to take actions that go beyond those discussed in this report while others, with less aversion to risk, may want to take no further action.

## **1.5 Limitations and Exceptions**

This Phase I ESA was performed consistent with the procedures included in ASTM E1527-13. The ASTM standard recognizes that the level of inquiry is variable, not exhaustive, dependent upon professional judgment, and that no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Accordingly, Terracon's level of diligence and investigative procedure are intended to reduce, but not eliminate, potential uncertainty regarding environmental conditions and RECs at the site.

Specific to this Phase I ESA, lack of evidence of the presence of an REC, CREC, historical REC, or an identified non-scope consideration that represent a business environmental risk, following the completion of the mutually agreed-upon scope of work does not guarantee the absence of such conditions; rather, it indicates only that none were identified by the services provided. Although the limited nature of ASTM scope of work precludes Terracon from

providing a warranty or guarantee regarding the presence or absence of hazardous materials that could potentially affect the subject property, Terracon has performed the work in accordance with a level of diligence typically exercised by environmental consultants performing similar services, and provided opinions on observed environmental condition, using our best professional judgment.

Furthermore, Terracon assumes no responsibility for omissions or errors resulting from inaccurate information provided by sources outside of Terracon or from omissions or errors in public records. As per ASTM E1527-13, this report will remain valid for 180 days from the date of issue.

## **1.6 Special Terms and Conditions**

No special terms or conditions were associated with this report.

## **1.7 User Reliance**

Terracon believes that Ivory Development and its affiliated entities can rely on the information contained in this report. This information was obtained using procedures consistent with ASTM E1527-13 and the information presented in the report represents the conditions of the subject property at the time the Phase I ESA was performed. Section 4.5 of the ASTM E1527-13 outlines the principles on which this reliance is based. This reliance is subject to the terms, conditions, and limitations of the original contract under which the report was prepared.

## **2.0 SITE DESCRIPTION**

The subject property consists of 18 parcels totaling 674 acres located at approximately 2100 North Redwood Road, Lehi, Utah. Location maps are presented in [Appendix 1](#). Parcel maps showing parcel numbers were provided by the Client and are included in [Appendix 2](#). Access to the property is from 2100 North Street, Redwood Road, and 3600 West Street. [Photographs 1](#) through 4 are views of the property from various angles.

### **2.1 Physical Setting**

The subject property is located in Lehi, Utah ([Appendix 1](#): Figures 1 and 2). Surface topography of the subject property slopes gently to the east. The elevation is approximately 5,180 feet above mean sea level at the west end of the property and 4,500 feet above mean sea level at the east end of the property by the Jordan River (USGS Topographic Map, Jordan Narrows, Utah Quadrangle; [Appendix 1](#): Figure 3).

### 2.1.1 Site and Vicinity General Characteristics

The subject property is located in a rural area in Lehi, Utah, with new housing developments to the south. Surrounding properties include other farming tracts, residential areas, a golf course, Camp Williams (a Utah National Guard facility), and a National Security Administration facility.

## 2.2 Current Use of the Property

The subject property is owned and operated by Holbrook Farms. They grow wheat, safflower, hay, and grass. Onsite activities are limited to crop production. Equipment maintenance is performed offsite.

### 2.2.1 Descriptions of Structures and Improvements

Figures 4 and 4a ([Appendix 1](#)) show the general layout of the subject property and a detailed view of the farmstead. There are seven permanent building structures located at the farmstead and one pump house located on a separate parcel, as listed below.

Building	Date of Construction	Size (ft <sup>2</sup> )	Construction Materials	Photo
Residence	1922	1,977	Frame	<a href="#">5</a>
Residence - mobile	1965	1,078	Steel on earth floor	<a href="#">6</a>
Shop	1950s	1,820	Cinder block with wood	<a href="#">7</a>
Equipment storage	1968	1,950	Metal	<a href="#">8</a>
Hay shed	1975	4,800	Metal	<a href="#">9</a>
Personal garage	1995	950	Metal	<a href="#">10</a>
Grain processing	1930s	~150	Concrete	<a href="#">11</a>
Pump house	1972	~150	Metal	<a href="#">12</a>

In addition, there are three small storage sheds in various stages of repair ([Photograph 13](#)) and steel grain storage bins at the farmstead with gravel drive areas between the buildings. Lehi City and Utah County roads (2100 North, 2600 North, 3600 West and Redwood Road) are paved. There are gravel roads transecting the remainder of the property.

The residences and the shop building are heated with propane heaters and the residences are cooled with air conditioning units. None of the other site buildings are heated or cooled.

### **2.2.2 Water Supply and Wastewater Disposal**

There are no services at the subject property. Culinary water is obtained from a private well located on the subject property; irrigation water is supplied by the Jacob-Welby and Utah Lake Distributing canals, which obtains their water from Deer Creek reservoir in Provo Canyon. Sanitary waste is managed with a septic system. There is no industrial waste disposal at the subject property.

### **2.3 Future Use of Subject Property**

According to Mr. Mackay of Ivory Development, the property is being considered for residential development.

### **2.4 Current Uses of the Adjoining Properties**

The adjoining properties are shown on [Map 5, Appendix 1](#). The adjoining properties are predominantly farmland, undeveloped land, or residential properties, with the following exceptions.

- Camp Williams and the National Security Administration (NSA) complex adjoin the subject property to the north and west. Camp Williams is responsible for several regulated sites which are discussed in Section 5. The NSA complex is not identified as a regulated facility. The buildings associated with the NSA complex are over 200 feet from the subject property boundaries.
- A power substation adjoins the property to the north. No indications of releases from the power equipment were observed in the vicinity of the subject property boundaries.

### **2.5 Local Geology and Hydrogeology**

The site is located in the Utah Lake Valley. Groundwater in the Utah Lake Valley occurs in Tertiary and Quaternary basin fill sediments that consist primarily of unconsolidated lacustrine, alluvial fan and fluvial deposits. Coarse-grained sediments (sands, gravels, cobbles) are typically found along the margins of the valley and along river channels. Fine grained, well-sorted sands, silts and clays are found in the center of the valley (Appel and Clark, 1982; Subitzky, 1962).

There are two primary aquifer systems in the Utah Lake Valley: 1) the principal aquifer that consists of three hydraulically connected deep confined aquifers and a deep unconfined (water table) aquifer located beneath the valley margins, and 2) a shallow unconfined water table aquifer system. The principal aquifer typically occurs at depths greater than 75 feet below ground surface (bgs) in the valley center, with a maximum aquifer thickness in excess of 1,000 feet (Clark and Appel, 1985). The deep water table aquifer is present at depths below 150 feet

bgs on the margins of the valley where it is the first groundwater encountered. The shallow water table aquifer typically occurs between five and twenty feet bgs (Subitzky, 1962).

Groundwater flow in the water table aquifer is generally toward the discharge areas of Utah Lake, the Provo River, and other surface water canals. Groundwater flow in the deep confined aquifers is towards the valley center from the mountains. Research conducted in 1985 suggested that there is no evidence of a hydraulic connection between the shallow water table aquifers and the principal aquifer (Clark and Appel, 1985), most groundwater professional in the area believe there is at least some limited connection.

The direction of groundwater flow at the subject property is most likely to the west, toward the Jordan River. Based on the proximity of the river the depth to groundwater is likely less than 20 feet below ground surface.

### **3.0 USER OR CLIENT PROVIDED INFORMATION**

As outlined in 40 CFR §312, a User cannot avail themselves of the Landowner Liability Protections (LLPs) provided to property owners who have conducted all appropriate inquiry (AAI), unless they have taken into account the relevant and applicable specialized knowledge and experience of the User. These additional inquiries are required to be conducted by the User and provided to the environmental professional. These inquiries include:

- Identification of environmental liens against the subject property, if not otherwise obtained by the environmental professional;
- Identification of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions, or institutional controls;
- Consideration of the purchase price to the fair market value of the property;
- Specialized knowledge or experience regarding the subject property;
- Commonly known or reasonably ascertainable information regarding the subject property, if not otherwise obtained by the environmental professional; and
- Obvious contamination on the subject property.

The User (Ivory Development) indicated that they did not have any relevant and applicable specialized knowledge or experience regarding the subject property. A copy of their completed User Questionnaire attached in [Appendix 2](#).

#### **3.1 Owner, Key Site Manager, and Occupant Information**

The property is owned by Holbrook Farms, et al. Mr. Stephen Holbrook was identified as the Owner Representative as well as the Key Site Manager. There are no Occupants other than farm workers associated with Holbrook Farms.

### **3.2 Reason for Performing Phase I ESA**

This Phase I ESA was performed to identify the presence of RECs, CRECs, historical RECs, and any requested non-scope considerations, providing Ivory Development with sufficient information to evaluate environmental issues associated with the property, as part of their due diligence.

### **3.3 User/Client/Owner Provided Documents**

No relevant non-public reports were provided by the User, Client, or Owner.

### **3.4 Activity or Use Limitations**

The User (Ivory Development) did not have any knowledge of AULs. The State of Utah maintains a database of sites with activity or use limitations (AULs) associated with leaking underground storage tanks (LUST) sites and Voluntary Cleanup (VCP) sites. The database did not list the subject property. Furthermore, the regulatory database report (Environmental Data Resources, Inc. - EDR) did not find any AULs in any of the Federal or State databases they reviewed for the subject property.

### **3.5 Commonly Known or Obvious Issues**

Neither the User nor Terracon was aware of any commonly known, reasonably ascertainable information or obvious issues that are not identified in the text of this report.

## **4.0 INTERVIEWS**

### **4.1 Interview with Owner**

The property owner, Mr. Stephen Holbrook, was interviewed on October 1, 2014 and completed an Owner Questionnaire ([Appendix 2](#)). He stated his family has owned the property since 1940 and it has been used as a farm the entire time. He stated that he was not aware of any pending, threatened, or past litigation, administrative proceedings, or notices from any governmental entity relating to hazardous substances, petroleum products, or other environmental issues associated with the property. Other information provided by Mr. Holbrook regarding past uses of the property is summarized in Sections 6 and 7.

### **4.2 Interview with Key Site Manager**

Mr. Holbrook was also identified as the Key Site Manager.



### **4.3 Interviews with Occupants**

Mr. Holbrook was also identified as the Occupant.

### **4.4 Interviews with Local Government Officials**

For local agency information on the subject property, Terracon contacted the Lehi Fire Department to determine if they had record of any environmental responses to the subject property. Fire Chief Ricky Evans stated that he was unaware of any incidents at the site, and they had no records on any incidents.

Terracon contacted Mr. Chris Davis, with the Utah Valley Environmental Health Bureau. He had no knowledge of any environmental issues associated with the subject property. Furthermore, he noted that the county was not aware of any abandoned or closed landfills in the immediate area.

Terracon also contacted Mr. Michael Storck, DERR's Project Manager over the Camp Williams CERCLIS site. Mr. Storck referred Terracon to Mr. Robert Price, Utah National Guard, Environmental Resources Management group, for information about the status of this regulatory site. Information provided by Mr. Price is presented in Section 5.

### **4.5 Interviews with Others**

No other interviews were considered necessary for this Phase I ESA.

## **5.0 RECORDS REVIEW**

The following section reviews regulatory databases and reports in the regulatory agencies files (when available and in Terracon's opinion likely to provide relevant information). The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property. In addition, relevant non-regulatory reports provided by the User, Client, property owner or other source, have also been reviewed. Regulatory issues that represent de minimis conditions, recognized environmental conditions (RECs), or historical RECs, are summarized in the Findings of Environmental Conditions (Section 8). Section 9 presents Terracon's Opinions and Conclusions regarding non-de minimis environmental conditions.

### **5.1 Environmental Regulatory Record Sources**

A search report of environmental regulatory lists was obtained from Geo-Search and reviewed by Terracon to identify Federal, State and Tribal regulated facilities in the area. A copy of the database report is included in [Appendix 3](#). A summary of the database report results is provided below.

Regulatory Database Results			
Regulatory Database	Approximate Search Radius	Federal # of sites	State # of sites
NPL- Superfund (listed, delisted, and proposed)	1 mile	0	0
CERCLIS / CERCLIS NFRAP Sites	0.5 miles	1	0
CORRACTS (RCRA Corrective Action) Sites	1 mile	0	NA
RCRA TSD Sites	0.5 mile	0	NA
RCRA Generator Sites	sub & adjoining	0	NA
Sites with Activity and Use Limitations (AULs)	subject	0	0
ERNS Sites	subject	0	NA
Landfill/Solid Waste Disposal Site List	0.5 mile	NA	0
Leaking Underground Storage Tank List	0.5 mile	NA	0
Underground Storage Tank List	sub & adjoining	NA	0
VCP and Brownfields	0.5	NA	0

Additional regulatory research was conducted for selected sites that were considered by Terracon to be potential sources of contamination for the subject property ([Appendix 1](#): Figure 6). In general, additional review was considered warranted due to: 1) close proximity of the site to the subject property; 2) location hydrologically up gradient from the subject property; or 3) facility status reports in the database (such as violations or groundwater impacts), indicating a potential for extensive environmental impacts. Findings from any additional research are discussed in Sections 5.2 through 5.4.

### 5.1.1 Additional Regulatory Sources

In addition, the DERR website's Interactive Map of regulated sites was reviewed for sites within the subject property area.

### 5.1.2 Non-public Environmental Reports

No relevant non-public reports were identified.

## 5.2 Subject Property Findings

The subject property was identified on the Federal Registry System database for Utah (FRSUT). This is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The report did not provide information about the specific regulatory program or area of interest to which the listing refers. This

indicates the listing does not pertain to one of the ASTM databases required for regulatory review. As such, this FRSUT listing does not represent a REC.

### 5.3 Adjoining Property Findings

Camp Williams, a military installation that adjoins the site to the west, was identified as a CERCLIS and a UST site.

**Camp Williams CERCLIS facility** (Facility ID Number UTN000802687) includes several locations being addressed under the Military Munitions Response Program (MMRP). Terracon contacted Mr. Robert Price with the Utah National Guard regarding the CERCLIS listing. He explained there were several locations which were associated with munitions use and disposal, some of which were not located on the Camp Williams property. Only one of the locations is within one-half mile of the subject property. The Southeast Simulated Attack Area is located approximately 0.47 miles north of the subject property (Figure 6: [Appendix 1](#)).

According to the Final Remedial Investigation Report for the Southeast Simulated Attack Area, prepared by Parsons, June 2011, the site was used from the 1950s through the 1980s to train combat engineers in the construction of floating bridges. Training exercises included the use of smoke grenades, pyrotechnics, flares and small arms blanks. The site was investigated between 2008 and 2010. No munitions and explosives of concern (MECs) were discovered and the site was proposed for No Further Action (NFA). DERR concurred and closed the site in 2011. As no impacts were discovered at this CERCLIS site, it does not represent a REC.

One **UST site** (Facility ID 4000049) associated with Camp Williams was identified (Figure 6: [Appendix 1](#)). However, the UST is over 0.4 miles from the subject property boundaries and has had no record of a release. As such, does not represent a REC.

### 5.4 Surrounding Area Findings

No other regulatory sites were identified.

## 6.0 HISTORICAL RECORDS REVIEW

The following section reviews standard historical records to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Non-standard historical records may also have been reviewed to complete the site history. Historical issues that represent de minimis conditions, RECs, or historical RECs, are summarized in the Findings of Environmental Conditions (Section 8). Section 9 presents Terracon's Opinions and Conclusions regarding non-de minimis environmental conditions.

## 6.1 Standard Historical Records Reviewed

The following standard historical records were evaluated to provide historical information on the subject property.

### 1. Recorded Land Titles

Ivory Development did not provide a Chain of Title. Land title records were not practically reviewable, as per ASTM E1527-13.

### 2. Historical Aerial Photographs

Historical aerial photographs for the years 1947, 1950, 1969, 1975, 1981, 1993, 1997, and 2003 were provided by Geo-Search. In addition, aerial photographs from the Google Earth website were reviewed for 2006 and 2010. Copies of the aerials are included in [Appendix 2](#).

### 3. Fire Insurance Maps

Sanborn Fire Insurance Maps were reviewed at the Utah Historical Society Library, Salt Lake City, Utah. The maps did not provide coverage for the subject property.

### 4. Property Tax Cards

Copies of property tax cards were requested from the Utah County Assessor's office. The Assessor's office does not maintain historical tax cards.

### 5. USGS Topographic Maps

The historical topographic maps for the Jordan Narrows Quadrangle, Utah, dated 1951, 1993 and 1999 were reviewed.

### 6. City Directories

Due to the rural nature of the subject property, Polk City Directories were not reviewed for this Phase I ESA.

### 7. Building Department Records

Building permits, plans and records were not available because the City of Lehi does not maintain original building permits or plans for longer than five years.

### 8. Zoning / Land Use Records

The Utah County Planning Department does not have any historical planning maps readily available for review. No other sources of planning maps were identified.

### 6.1.1 Additional Historical Record Sources

Additionally, the property owner, Mr. Stephen Holbrook, provided historical information back to 1940.

## 6.2 Historical Use Information Findings

Presented below is a detailed chronological summary of the subject, adjoining, and area's land uses.

Findings by Decade	
Date(s)	Historical Uses Identified
1940s to 1980s	<p>Aerial photographs from 1947 and 1950 showed the subject property as primarily farmland. The fields appeared cultivated with a variety of crops. A small section of the property along the western border adjacent to the Jordan River appeared to be river bottom land. Redwood Road ran northwest to southeast across the western portion of the property and a railroad line trended northeast to southwest across the eastern portion. Another line, possibly a railroad, trended northwest to southeast through the eastern portion of the subject property, meeting the first railroad at the Jordan River. A canal was visible trending north to south on the east side of Redwood Road and a second canal, also trending north to south, ran through the western central portion of the property. In the approximate center of the property was an uncultivated section of land that appeared to be developed with several buildings, likely a farmstead, and similar to the configuration observed during the site inspection. The topographic map from 1951 identified the westernmost canal as the Provo Reservoir Canal and the more central canal as the Utah Lake Distributing Canal. Both canals are part of the Provo Reservoir Canal system and bring water from the Provo River. The map also indicated the northeast to southwest trending railroad as an old grade. A second linear feature was a northwest to southwest trending feature was not labeled but was indicated as an old grade, possibly an old roadway leading from the nearby Camp Williams military facility to the northwest.</p> <p>The map showed a dirt road and scattered buildings in the approximate center of the property, (similar to where buildings now sit), indicating a farmstead. Mr. Holbrook stated his family had acquired the farm in the 1940s and has used it for growing wheat, safflower, hay, and grass since that time. They have historically applied fertilizers and herbicides including 2-4-D, Banville, and Roundup®. Rarely, they have had to use pesticides. He explained that minor vehicle and equipment repair is conducted on site in the shop building, such as oil changes. More extensive repairs have been performed offsite. He also stated there were two underground storage tanks (USTs) used for gasoline and diesel at the site and thought they had been installed in the 1980s.</p> <p>Adjoining properties appeared predominantly as farms planted in irrigated row crops and bottom land along the Jordan River. In addition, north of the subject property farmstead was another apparent farmstead or group of small buildings and a second small group of buildings located farther to the west. Also to the north of the subject property, on the east side of Redwood Road, was an area of disturbed land.</p> <p>The aerial photographs from 1969, 1975, 1981 showed no significant changes from earlier photographs with the exception of the northwest-to-southeast trending old roadway which appeared to have been graded over in a portion of the subject property.</p>

Findings by Decade	
Date(s)	Historical Uses Identified
1990s	Aerial photographs from 1993 and 1997 showed the subject property essentially unchanged from earlier photographs. Properties to the north appeared changed in several areas. The property immediately north of the farmstead appeared overgrown and no longer cultivated. Farther to the west, on the east side of Redwood Road, was a track which covered several acres. The topographic map from 1993 identified it as the State Public Safety Training Facility. Farther to the west, on the Camp Williams property, the map identified an air strip and heliport. To the south, aerial photographs and topographic maps showed the appearance of several small structures at the location where Redwood Road crosses the property boundary on the south side of the property and again at the east side of the property near the Jordan River. The map indicated the presence of several large structures which appeared to be commercial animal barns. Properties to the east of the subject property were identified on the topographic maps from the 1990s as the Thanksgiving Point Golf Course. To the west was undeveloped land which was part of the Camp Williams facility. No structures on the Camp Williams property appeared within a half mile of the subject property.
2000s	The aerial photograph from 2006 showed the subject property essentially unchanged from previous photographs. The photograph showed increased residential development along the east and southeast sides of the property, east of the Jordan River.
2010s	Photographs from 2010 and 2013 showed the subject property essentially unchanged from previous photographs and similar to how it appeared during the site inspection. A portion of Camp Williams, the north-adjointing property on the west side of Redwood Road, had apparently been graded in preparation for construction. By 2013 it appeared as a large complex of approximately 10 buildings and associated parking and drive areas. According to Mr. Price, the new buildings were developed by the National Security Administration (NSA) on land previously operated by the Utah National Guard. He stated that the exact nature of their operations was not known but that they had very high energy demands and he was aware that emergency generators with fuel storage were used at the site. To south, grading for Highway 85 (2100 North) had begun.

**Summary:** In all the photographs, maps and interview information reviewed, the subject property has been farmland owned by the Holbrook family since the 1940s. The land was used for production of irrigated row crops, with the exception of a centrally located parcel where there was a residence and farm accessory buildings. Historical farming practices include the storage a mixing of herbicides in the maintenance building which can result in impacts to the subsurface, where mixing would be likely to occur. In addition, there has been underground fuel storage at the farmstead for the past 30 years. The chemical storage, mixing and use and underground fuel storage represent an environmental condition.

The long-term use of the site for crop production also carries the potential for the accumulation of pesticides and herbicides in the soil. Based on the limited use of pesticides, and the use of the ground for growing crops that do not require significant uses of pesticides (i.e., wheat,



safflower, hay, and grass), Terracon believes the use of the long-term use of pesticides in the fields is a de minimis environmental condition.

Surrounding properties were generally rural, with the exception of government facilities. Camp Williams is located west and north of the subject property. Facilities associated with this military installation were located over one-half mile from the subject property. The NSA facility also adjoins the subject property to the northwest. Although the facility reportedly stores fuel for generators, the closest building associated with the complex is approximately 200 feet from the subject property boundary and as such, is not likely to impact the subject property. No surrounding historical uses were identified that represent an environmental condition to the subject property.

## **7.0 SITE RECONNAISSANCE**

This section documents observation made during the site inspection. Environmental conditions that warrant some discussion are presented in the following table. For clarity, some minor issues are not discussed if in Terracon's professional opinion they do not represent environmental conditions and can be removed from further consideration. These issues may include small stains, small quantities of hazardous materials, intact and non-leaking equipment used as part of the building infrastructure, housekeeping issues, etc.

Environmental conditions denoted as de minimis conditions may warrant some consideration; however, in Terracon's opinion, they do not present a threat to human health or the environment, and generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agency.

Environmental conditions that represent de minimis conditions or RECs are summarized in the Findings of Environmental Conditions (Section 8). Section 9 presents Terracon's Opinions and Conclusions regarding non-de minimis environmental conditions.

### **7.1 Areas Observed and General Impressions**

On October 1, 2014, Ms. Nancy Saunders, Environmental Assessor, Terracon, performed a visual reconnaissance of the subject property. Mr. Holbrook provided access to the property. Terracon had access to the entire site. As per ASTM E1527-13, this report does not warrant that all areas were closely observed. In general, accessible interior work areas were visually inspected while walking through the facility and the exterior area was visually inspected while traversing the area. Adjoining properties were observed from the subject property as well as from public areas. The inspection concentrated on areas where work activities appeared to have occurred. As part of the inspection, the property boundaries and activities on adjoining properties were specifically observed. Areas that may not have been observed include crawl spaces, ceiling areas, pipe chases, closets, non-suspect spaces, weedy or overgrown areas, and other areas not commonly used by the building occupants.

At the time of the site inspection, the subject property was an active farm. Two residences and several accessory buildings are clustered in the approximate center of the property. The majority of the land is currently cultivated with wheat, safflower, hay, and grass. Some sections along the Jordan River, most notably the southeastern portion of the property, are not used for farming and appear to be possible wetlands.

The farmstead consists of two residences, a maintenance shop/equipment storage building, a vehicle storage building, a hay barn, a detached garage, and a grain processing building. In addition, there are several grain storage bins and several dilapidated wooden structures, some of which are still used for storage of miscellaneous goods ([Appendix1](#): Figure 4).

## 7.2 Site Inspection – Building Interiors

The interior spaces of the buildings and covered areas were inspected for the following potential issues. Issues that were observed and in Terracon's opinion may represent environmental conditions are highlighted in the following table, and are further discussed below.

Potential Environmental Conditions (ECs)	
Buildings and Covered Areas on the Subject Property	Observed
Poor housekeeping issues	
Staining	X
Corrosion	
Sub grade work pits	
Industrial wastewater systems <sup>1</sup>	
Wash downs, carwashes	
Suspect hazardous chemicals and or wastes (storage or use)	X
USTs / ASTs	
Waste oil collection systems	
Paint booths	
Solvent use	
Suspect industrial uses <sup>2</sup>	
Transformers – switches and other PCB concerns	
Sub grade hydraulic equipment	
Leaking hydraulic equipment	
Strong, pungent or noxious odors	
Other identified issues	

1. trench drains, sumps, oil/water separators, clarifiers, etc

2. dry cleaning, vehicle repair, fueling stations, pest/herbicide production / storage, plating, refining, printing, plastics, photo processing, etc.

The following potential environmental conditions associated with the building interiors of the subject property were identified during the site inspection.

### 7.2.1 Staining

A small amount of staining on asphalt was present in the shop building ([Photograph 14](#)). The stains appeared to be hydrocarbon in nature and were typical of unregulated releases from vehicles and equipment. The stains were less than 10 square feet in area. Due to their small area and the generally minimal hazards associated with these materials, Terracon believes these stains do not represent an environmental condition.

### 7.2.2 Hazardous materials and wastes

The following suspect hazardous chemical, products, and wastes were observed in the shop area, in containers greater than 55 gallons, or in containers larger than 5 gallons with an aggregate accumulation exceeding 100 gallons.

Suspect Hazardous Chemicals and/or Wastes						
Qty.	Size (gal.)	Contents*	Storage Practices	Secondary Containment	Release	Photo #
2	55	Motor oil and hydraulic oil	poor	N	Y	<a href="#">15</a>
2	250	Hay inoculant	fair	N	Y	<a href="#">16</a>

POL – Petroleum hydrocarbons, oils, lubricants

Additionally several smaller containers of motor oil, gasoline, and hydraulic oil were observed in the shop area (less than 20 gallons). Petroleum hydrocarbons stored in the shop area in drums and in smaller containers appear to have been released to the floor as evidenced by staining throughout the shop area. However, due to the small volume and the generally minimal hazards associated with these materials, Terracon believes these potentially hazardous substances represent a de minimis condition.

Based on information provided on the product label, the hay inoculant does not appear to be a hazardous substance and as such, its presence does not represent an environmental condition.

## 7.3 Site Inspection – Exterior Areas

The exterior areas were inspected for the following potential issues. Issues that were observed and in Terracon opinion may represent environmental conditions are highlighted in the following table, and discussed below.

Potential Environmental Conditions (ECs)	
Exterior Areas of Subject Property	Observed
Poor housekeeping issues	
Fill materials	
Pits or depressions	
Slag materials	
Potentially regulated debris piles	X
Distressed vegetation	
Staining / Corrosion	
Unpermitted NPDES discharges	
Surface water impoundments <sup>1</sup>	X
Industrial wastewater systems <sup>2</sup>	
Wash downs, carwashes	
Stormwater drains and drywells	
Suspect hazardous chemicals and or wastes (storage or use)	X
Storage of suspect hazardous or regulated wastes	
ASTs or AST systems - fill ports, fueling stations, etc	X
USTs, or UST systems - fill ports, vent pipes, fueling islands, etc.	X
Suspect industrial uses <sup>3</sup>	
Transformers and other PCB concerns	X
Strong, pungent or noxious odors	
Evidence of past releases (MWs, air or water strippers, etc)	
Impacts from adjoining properties	
Other identified issues	X

1. evaporation ponds, lagoons, etc
2. septic systems, dry wells, sumps, oil/water separators, clarifiers, pretreatment tanks, etc.
3. vehicle repair, fueling stations, salvage, recycling, bulk chemical or petroleum storage, feedlots (CAFOs), oil or gas production, etc.

### 7.3.1 Potentially regulated debris piles

Several non-suspect debris piles were observed at the farmstead during the site inspection. The piles were sorted into wood, metal, and miscellaneous household items such as old furniture. Mr. Holbrook stated they do not burn the debris and it is picked up by a recycler or transported to the landfill, as necessary. These debris piles do not represent an environmental condition.

Two piles of empty 55-gallon drums were also observed at the farmstead ([Photograph 17](#)). Approximately 25 55-gallon steel drums and 20 55-gallon plastic drums were piled on bare ground in the central portion of the farmstead ([Appendix 1: Figure 4a](#)). According to Mr. Holbrook, the metal drums stored an aquatic chemical used for algae control in the canal and is supplied by the canal company. They occasionally crush and recycle the steel drums.

The plastic drums formerly contained the herbicides 2-4-D and Roundup<sup>®</sup>. He stated they accumulate the used drums until they have occasion to give them away. He stated the used drums have been stored in this general location for at least 20 years.

Although no significant staining was observed, it is likely that small releases occur from the drums and over a period of 20 years, the chemicals could have accumulated. As such, the drum piles represent an environmental condition.

### **7.3.2 Surface water impoundments**

There is an irrigation water pond ([Photograph 18](#)) located on the southern property boundary just north of 2100 North at 3600 West Street ([Figure 4: Appendix 1](#)). The pond is used to store irrigation water from the canal, then is pumped to the fields during irrigation times. Due to the non-suspect nature of the pond, it does not represent an environmental condition.

### **7.3.3 Suspect hazardous chemicals and or wastes (storage or use)**

Several one-gallon containers of herbicide were observed in the central portion of the farmstead ([Appendix 1: Figure 4a](#); [Photograph 19](#)). According to Mr. Holbrook, the herbicides are purchased in 30-gallon containers which are delivered to an offsite facility. They transfer the product into the one-gallon containers for ease of handling and then bring them to the subject property to be mixed into a spray tank when needed. Although staining was not observed in the vicinity of the one-gallon containers, the long-term use of the location for herbicide mixing may have resulted in the accumulation of chemicals. As such, the area around the herbicide containers represents an environmental condition.

### **7.3.4 Aboveground storage tanks**

One approximately 100 gallon aboveground storage tank (AST) was observed on the subject property during the site inspection ([Photograph 20](#)). According to Mr. Holbrook, the tank is used to store waste oil and hydraulic oil.

No secondary containment was present, and minor staining was present around the AST. Based on the lack of secondary containment and the evidence of releases, Terracon believes the AST represents an environmental condition.

### 7.3.5 Underground storage tanks

Two dispensers for underground storage tanks USTs were observed on the site ([Photograph 21](#); [Appendix 1: Figure 4](#)). According to Mr. Holbrook, the USTs are used to fuel farm vehicles. Details regarding the tanks are presented below.

USTs Present at Site								
Tank #	Install Date	Approx. Size (gal.)	Construction Material	Double/ Single-Walled	Remote fill / dispenser	Product Stored	Registered by State	Leak detection system
1	-1985	1,000	Steel	Single	N	Gasoline	N	No
2	-1985	500	Steel	Single	N	Diesel	N	No

The tanks were installed approximately 30 years ago. As they are farm tanks with a capacity of less than 1,100-gallons, they are exempt from Utah DEQ regulations for registration. They are not fitted with leak detection systems and Mr. Holbrook stated they do not have cathodic protection. Based on the age of the USTs, and the lack of monitoring, they represent an environmental condition.

### 7.3.6 Possible PCB-containing electrical equipment

Two pole-mounted transformers were located on the subject property ([Photograph 22](#)) by the pump house ([Appendix 1: Figure 4](#)). No staining was noted under the transformers and they appeared to be in good condition. Terracon believes transformers in active, well-maintained power grids with no observable release, do not represent an environmental condition.

### 7.3.7 Other Identified Issues – Culinary water well

A water well, used for culinary water, is present on the site ([Photograph 23](#)). The wellhead is protected by a concrete vault. Groundwater wells do not represent environmental conditions; however, if it is taken out of service it should be properly abandoned to prevent the well from acting as a conduit for contaminants to enter the subsurface.

## 7.4 Non-scope Considerations

Non-scope considerations were not evaluated as part of this Phase I ESA.



## 8.0 FINDINGS OF ENVIRONMENTAL CONDITIONS

The following potential environmental issues were identified. Opinions regarding environmental conditions and their potential impact to the subject property are provided in Section 9. Opinions regarding de minimis conditions are presented in the text of the report.

Summary of Environmental Conditions (ECs)				
Potential Issues	REC	CREC	HREC	De minimis
<b>Regulatory issues representing RECs or de minimis conditions</b>				
<b>Section 5 - Subject and surrounding areas</b>				
<i>No recognized or de minimis environmental conditions identified</i>				
<b>Historical issues representing RECs or de minimis conditions</b>				
<b>Section 6 - Subject and surrounding areas</b>				
Subject property (petroleum fuel storage)	X			
Long-term use of pesticides and herbicides in agricultural fields				X
<b>Site Conditions representing RECs or de minimis conditions</b>				
<b>Section 7.2 - Interior areas</b>				
Storage of petroleum hydrocarbons in shop				X
<b>Site Conditions representing RECs or de minimis conditions</b>				
<b>Section 7.3 - Exterior Areas</b>				
Waste oil AST	X			
USTs	X			
Potentially regulated debris piles (herbicide drums)	X			
Long-term storage and mixing of herbicides in central farmstead area	X			

## **9.0 OPINIONS AND CONCLUSIONS REGARDING ENVIRONMENTAL CONDITIONS**

Below, Terracon has presented our professional opinion as to the potential impact of the identified environmental conditions on the subject property. Opinions regarding de minimis conditions are presented in the text of the report.

### **9.1 Recognized Environmental Conditions (RECs and historical RECs)**

Terracon has performed a Phase I Environmental Site Assessment, consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, of the Holbrook Agricultural property, located at approximately 2100 North Redwood Road, Lehi, Utah. Potential data gaps are described in Section 9.2 of this report. Any exceptions to or deletions from this practice are described in Section 9.3. This assessment has revealed no evidence of RECs, CRECs or historical RECs in connection with this property, except the following.

#### **1. Long term agricultural chemical use and storage**

The site has operated as a working farm for at least 74 years. Herbicides are regularly used at the site. The products are mixed on bare ground and the used product containers are stored on bare ground. The use of chemicals over the 74 year span which the property has been farmed could have resulted in accumulations of these materials. As such, the long term use of these potentially regulated substances at the farm represents a REC.

#### **2. Petroleum hydrocarbon storage**

Fuel is stored onsite in underground storage tanks for farm vehicles. The USTs are approximately 30 years old and are not equipped with spill/overfill prevention devices nor do they have cathodic protection. In addition, waste oil is stored in an AST without secondary containment. As such, the long term storage of petroleum hydrocarbons at the farmstead represents a REC.

### **9.2 Data Gaps**

No data gaps were encountered during this Phase I ESA.

### **9.3 Deviation and Exceptions**

There were no deviations or exceptions to the ASTM Standard practice.

### **9.4 Non-scope Considerations**

Non-scope considerations were not evaluated as part of this Phase I ESA.

## 9.5 Additional Investigations / Prudent Follow-up Actions

The following list presents Terracon's professional opinion of prudent follow-up actions for the RECs identified in this report. Details of each issue are provided in the body of the text, and summarized above.

### 1. Limited site investigation

Terracon recommends conducting a limited soil and groundwater investigation to determine if impacts are present from the long term use of the property as an active farm with petroleum hydrocarbon and chemical use.

## 10.0 CERTIFICATIONS AND QUALIFICATIONS

### 10.1 Certifications

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



Kent Wheeler  
Office Manager

### 10.2 Project Personnel Qualifications

#### Kent Wheeler

**M.S. Watershed Sciences, Colorado State University, 1987**

**B.S. Geology, Western State College, 1983**

Utah Licensed Professional Geologist, No. 5274992

Mr. Wheeler has been working on environmental issues related to property transactions since 1988. He has evaluated residential dwellings, retail, commercial, light industrial, heavy industrial properties, raw land, Brownfields sites, NPL/Superfund sites, RCRA facilities, UST/LUST sites, and bulk fuel facilities, including refineries and transfer stations. His responsibilities include reviewing all reports, client interaction, and bid and contract preparation, as well as senior project manager duties on large projects.

**Nancy Saunders, Environmental Assessor**

**Bachelor of Science, University of California, Santa Cruz, Earth Sciences, 1984**

Ms. Saunders has over 20 years of experience investigating and evaluating environmental issues at many types of properties. Currently, she conducts Phase I Environmental Site Assessments in conformance with current ASTM standards which includes research and analysis of regulatory files and historical data regarding LUST, CERCLIS, and NPL sites. She has also had extensive experience with conducting subsurface investigations at LUST sites as well as CERCLIS and NPL sites, and is familiar with various subsurface investigation methods.

## 11.0 CONTACTS AND REFERENCES

### 11.1 Contacts

Davis, Chris, Utah Valley Environmental Health Department; (801) 851-7525.

Evans, Ricky, Lehi City Fire Chief; (801) 768-7130.

Price, Robert, Utah National Guard, Environmental Resources Management, (801) 432-4454.

Storck, Michael, Utah Dept of Environmental Quality; (801) 536-4100.

### 11.2 References

Appel, C.L., D.W. Clark, and P.E. Fairbanks; 1982. Selected Hydrologic Data for Northern Utah Valley, Utah, 1935-1982. USGS Open File Report 82-1023.

Clark, D.W. and C.L. Appel; 1985. Groundwater Resources of the Northern Utah Valley, Utah. Utah Department of Natural Resources-Technical Publication No. 80.

Geo-search Database, <http://www.Geo-search.com/>

Parsons, 2011, *Final Remediation Investigation Report for the Southeast Simulated Attack Area*, prepared for the Utah National Guard, June 2011.

Utah Historical Society, Special Collections Department, Polk City Directory and Sanborn Fire Insurance Map Collections, 300 S. Rio Grande Street, Salt Lake City, Utah.

Utah Department of Environmental Quality, Division of Environmental Response and Remediation, 195 North 1950 West, Salt Lake City, Utah; (801) 536-4100; <http://environmentalresponse.utah.gov>.

## 12.0 PHOTOGRAPHS

### Photograph 1

Subject property: Holbrook Farms  
with farmstead in background of  
photo, from 3600 West Street,  
looking southwest.



### Photograph 2

Holbrook Farms, from the  
farmstead, looking southwest.



### Photograph 3

Subject property: Holbrook Farms  
near the Jordan River, looking  
southwest.





**Photograph 4**

Subject property: southeastern portion of the property along the Jordan River with bottom land visible.



**Photograph 5**

Farmstead residence.



**Photograph 6**

Mobile home residence with camper in the foreground at the farmstead.





**Photograph 7**

Equipment storage and shop building, looking north.



**Photograph 8**

Vehicle storage building, looking north.



**Photograph 9**

Hay shed, looking west.



**Photograph 10**

Personal garage, looking east.



**Photograph 11**

Grain processing building, looking west.



**Photograph 12**

Pump house, looking east.





**Photograph 13**

One of three older buildings used for miscellaneous storage.



**Photograph 14**

Interior of shop building showing stained floor.



**Photograph 15**

Motor oil and hydraulic oil stored in shop building. Minor staining on floor around drums.



**Photograph 16**

2 250-gallon universal storage containers with hay inoculant.



**Photograph 17**

Empty drum storage area in central part of farmstead.



**Photograph 18**

Irrigation pond, looking east.





**Photograph 19**

Small containers of herbicide in area used for mixing.



**Photograph 20**

AST used for waste oil. Note minor staining on ground surface.



**Photograph 21**

Dispensers for gasoline and diesel USTs.



**Photograph 22**

Pole-mounted transformers located near pump house.



**Photograph 23**

Vault around culinary water well.



**Photograph 24**

Adjoining property: Camp Williams driving training track, looking southwest.





**Photograph 25**

Adjoining property: Rocky Mountain Power substation, looking east.



**Photograph 26**

Adjoining property: farmland owned by various entities, from 2600 North, looking north.



**Photograph 27**

Adjoining property: vacant land and Thanksgiving Point golf course, from the subject property looking northeast.





**Photograph 28**

Adjoining property: Cherry Hill Homeowners Association undeveloped land, looking east from subject property.



**Photograph 29**

Adjoining property: Lehi City Park on west side of Jordan River, looking north.



**Photograph 30**

Adjoining property: farmland and residence owned by various individuals, from the subject property looking southwest.



**Photograph 31**

Adjoining property: farmland owned by others, from the subject property looking west.



**Photograph 32**

Adjoining property: Farmland owned by Westerly Properties, LLC, from 2100 North looking southeast.



**Photograph 33**

Adjoining property: residential property, from 2100 North looking west.



**Photograph 34**

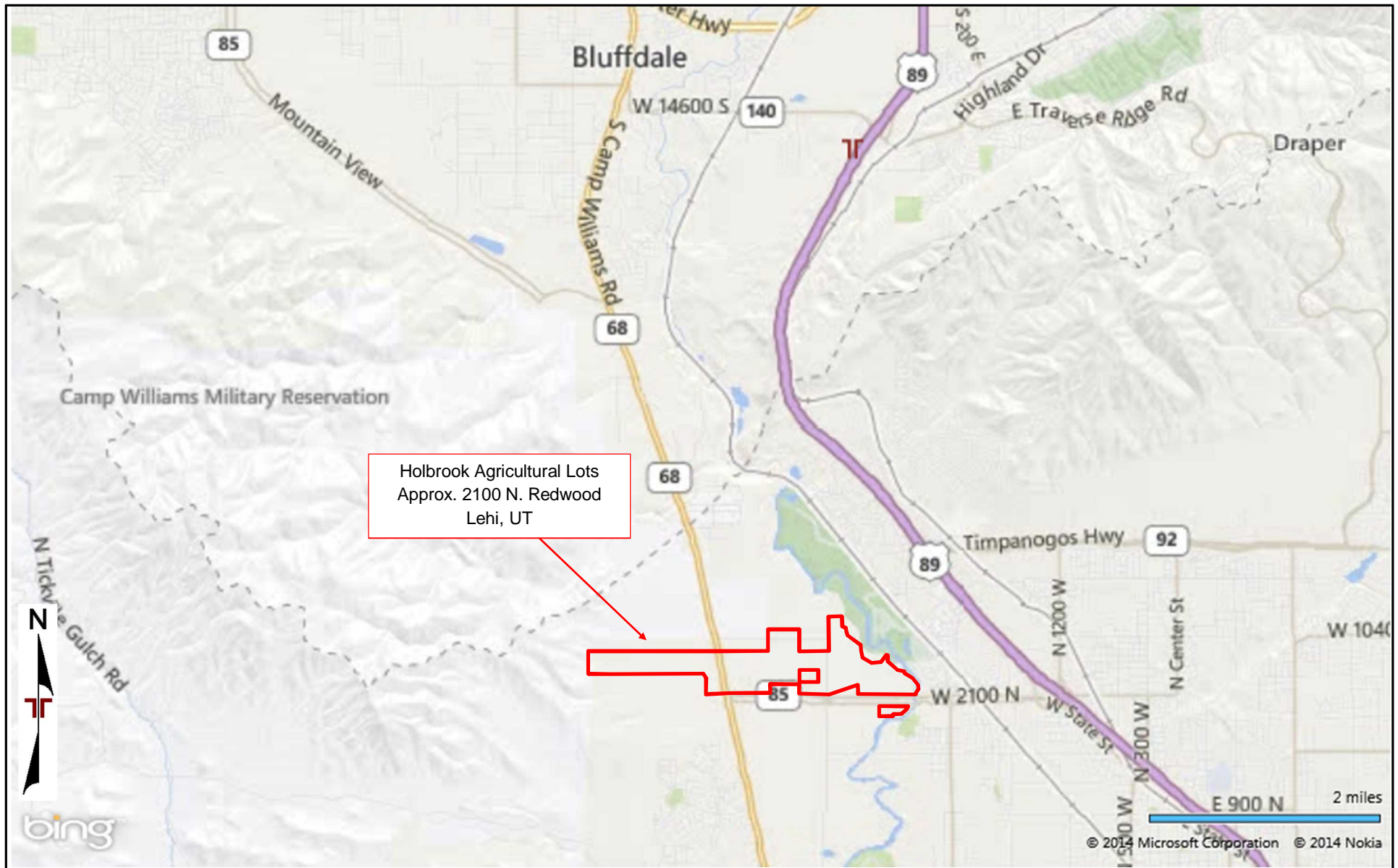
Adjoining property: vacant land owned by Utah Department of Transportation.



## **Appendix 1**

### **Location Maps**





TOPOGRAPHIC MAP IMAGE COURTESY OF  
THE U.S. GEOLOGICAL SURVEY  
QUADRANGLES INCLUDE: JORDAN  
NARROWS, UT (1/1/1999).

DIAGRAM IS FOR GENERAL LOCATION ONLY,  
AND IS NOT INTENDED FOR CONSTRUCTION  
PURPOSES

Project Manager:	NS	Project No.	AL147657
Drawn by:	AC	Scale:	1:24,000
Checked by:	KW	File Name:	Fig2
Approved by:	KW	Date:	10/13/14

**Terracon**

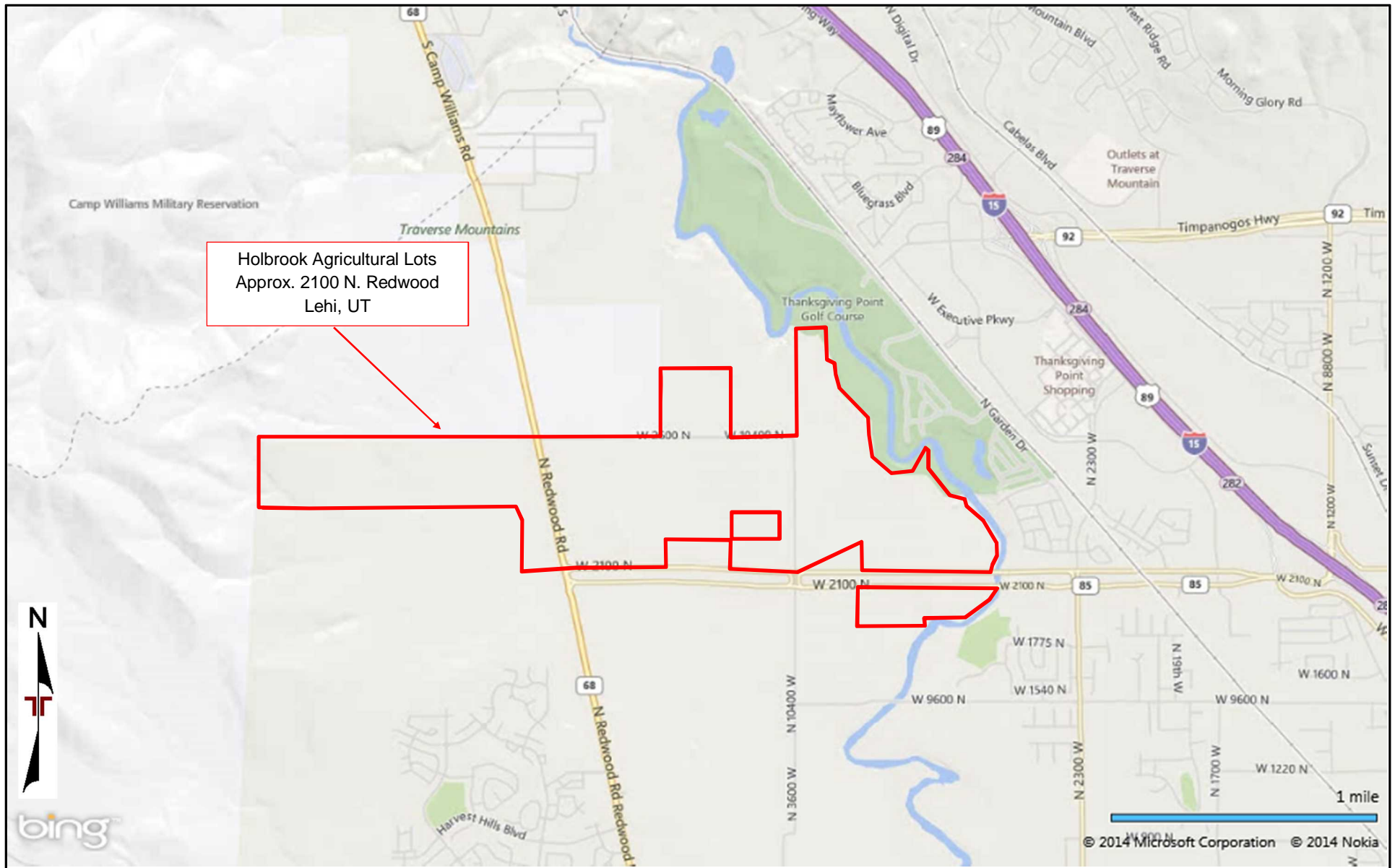
640 E. Wilmington Ave.  
Salt Lake City, UT

## General Location Map

Holbrook Agricultural Lots  
Approximately 2100 North Redwood Road  
Lehi, UT

Figure

1



TOPOGRAPHIC MAP IMAGE COURTESY OF  
THE U.S. GEOLOGICAL SURVEY  
QUADRANGLES INCLUDE: JORDAN  
NARROWS, UT (1/1/1999).

DIAGRAM IS FOR GENERAL LOCATION ONLY,  
AND IS NOT INTENDED FOR CONSTRUCTION  
PURPOSES

Project Manager:	NS	Project No.	AL147657
Drawn by:	AC	Scale:	1:24,000
Checked by:	KW	File Name:	Fig2
Approved by:	KW	Date:	10/13/14

**Terracon**

640 E. Wilmington Ave.  
Salt Lake City, UT

### Detailed Location Map

Holbrook Agricultural Lots  
Approximately 2100 North Redwood Road  
Lehi, UT

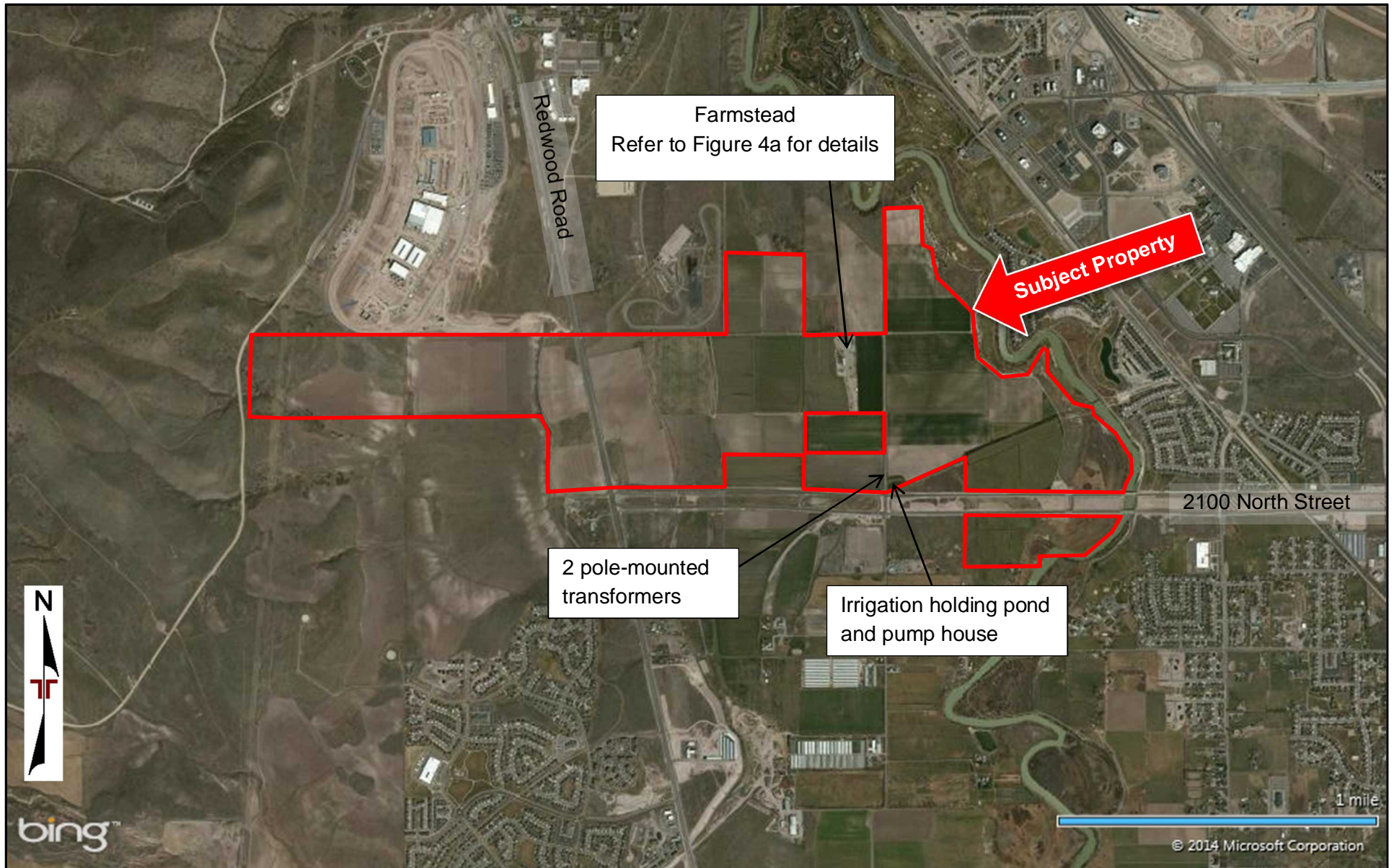
Figure

2









AERIAL PHOTOGRAPHY PROVIDED BY  
MICROSOFT BING MAPS

DIAGRAM IS FOR GENERAL LOCATION ONLY,  
AND IS NOT INTENDED FOR CONSTRUCTION  
PURPOSES

Project Manager:	NS
Drawn by:	NS
Checked by:	KW
Approved by:	KW

Project No.	AL147657
Scale:	AS SHOWN
File Name:	
Date:	10/10/14

**Terracon**  
640 E. Wilmington Ave.  
Salt Lake City, UT

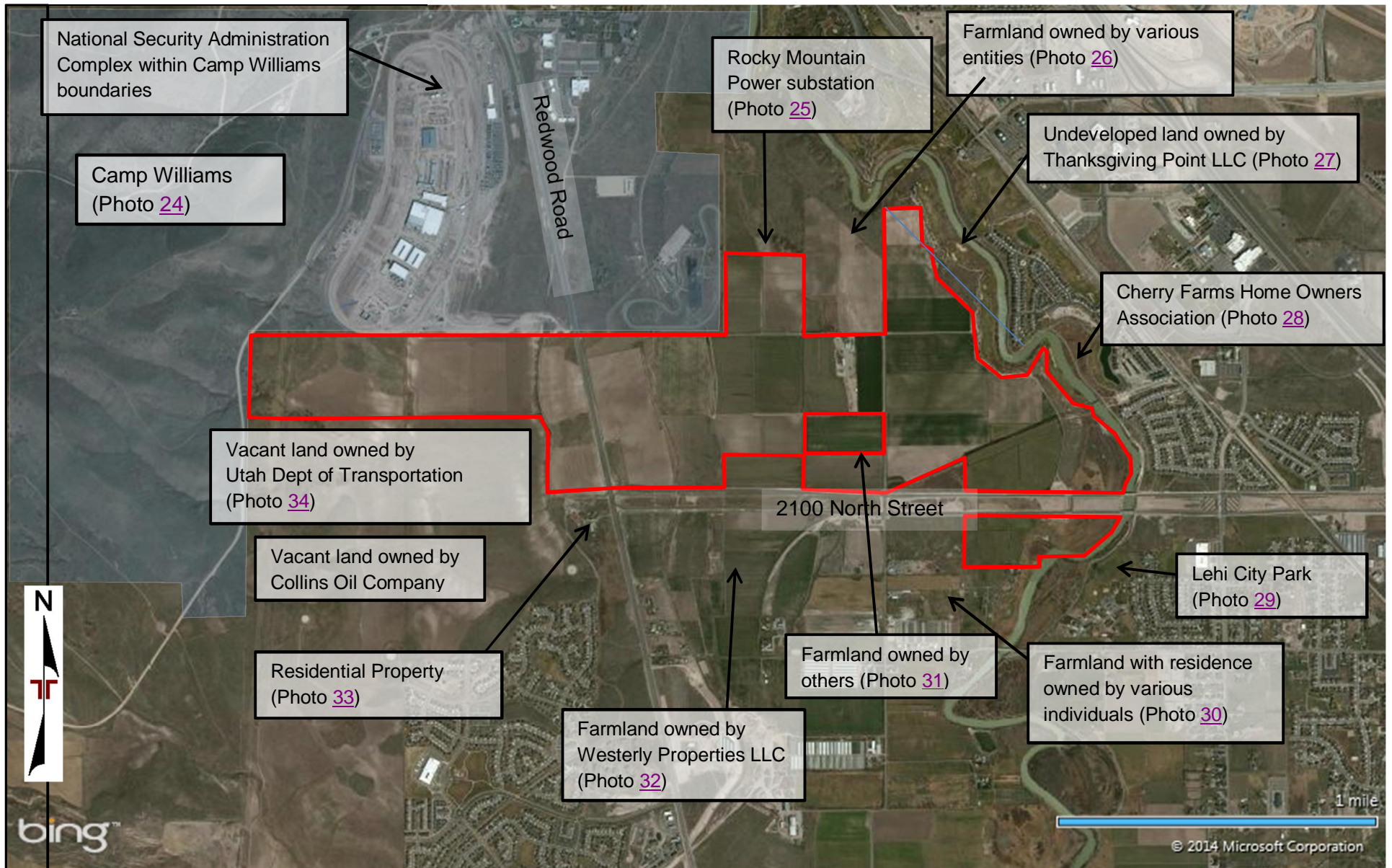
## SITE MAP

Holbrook Agricultural Lots  
Approximately 2100 North Redwood Road  
Lehi, UT

Figure

4





AERIAL PHOTOGRAPHY PROVIDED BY  
MICROSOFT BING MAPS

DIAGRAM IS FOR GENERAL LOCATION ONLY,  
AND IS NOT INTENDED FOR CONSTRUCTION  
PURPOSES

Project Manager:	NS	Project No:	AL147657
Drawn by:	NS	Scale:	AS SHOWN
Checked by:	KW	File Name:	
Approved by:	KW	Date:	

**Terracon**

640 E. Wilmington Ave.  
Salt Lake City, UT

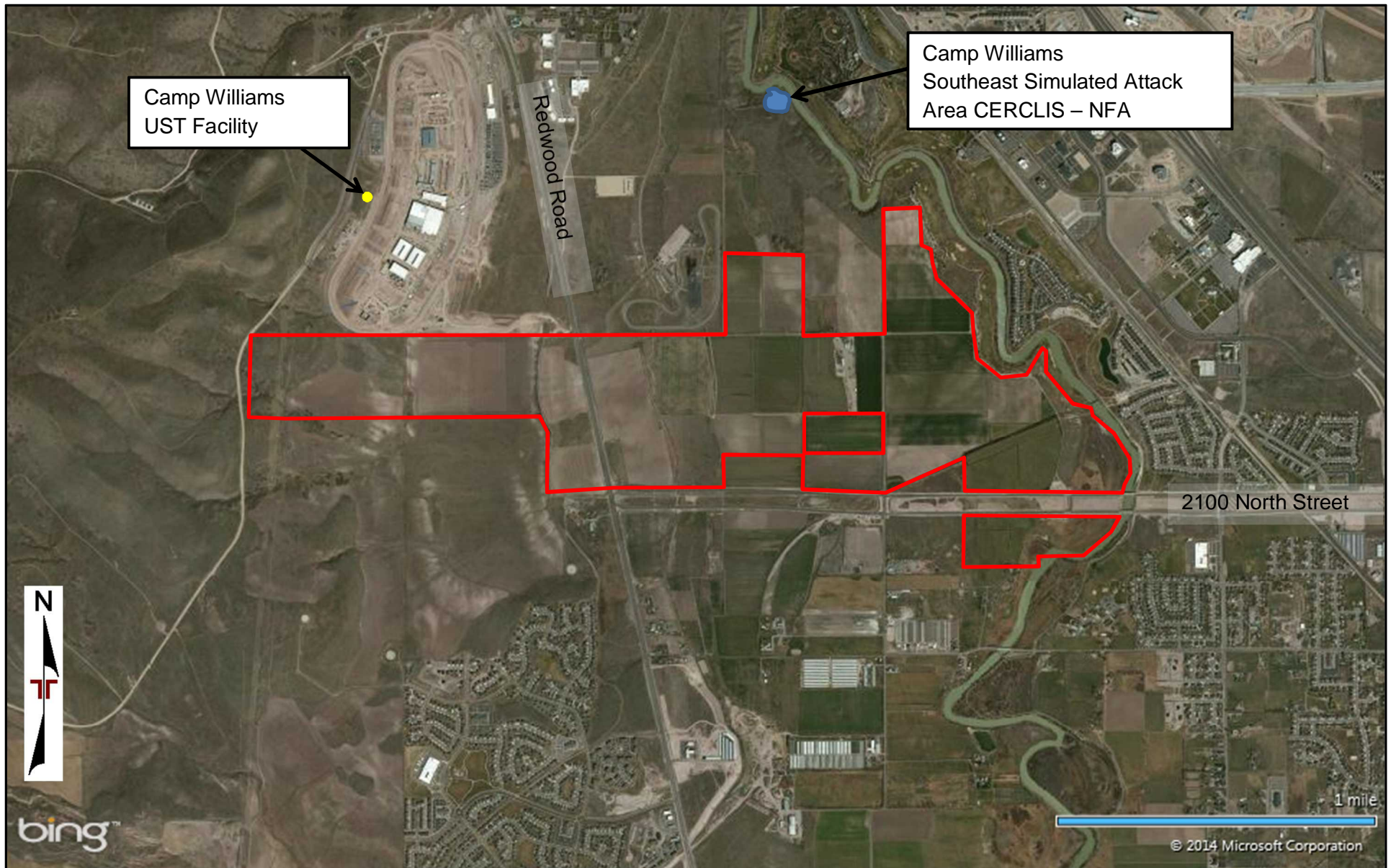
## ADJOINING PROPERTIES MAP

Holbrook Agricultural Lots  
Approximately 2100 North Redwood Road  
Lehi, UT

Figure

5





AERIAL PHOTOGRAPHY PROVIDED BY  
MICROSOFT BING MAPS

DIAGRAM IS FOR GENERAL LOCATION ONLY,  
AND IS NOT INTENDED FOR CONSTRUCTION  
PURPOSES

Project Manager:	NS
Drawn by:	NS
Checked by:	KW
Approved by:	KW

Project No.	AL147657
Scale:	AS SHOWN
File Name:	Fig 5
Date:	10/9/14

**Terracon**  
640 E. Wilmington Ave.  
Salt Lake City, UT

## REGULATED SITES MAP

Holbrook Agricultural Lots  
Approximately 2100 North Redwood Road  
Lehi, UT

Figure

5

## **Appendix 2**

### **User, Owner and Other Third Party Information and Questionnaires**

# Utah County Parcel Map

## Holbrook Farms Map 1



58:005:0003

HOLBROOK FARMS LC...

Value: \$2,020,500 -- 40.41 acres

58:005:0006

KOKA, JEANNETTE ELLEN TURPIN (...)  
UNKNOWN - LEHI

Value: \$1,507,900 -- 71.9 acres

58:006:0082

HOLBROOK FARMS LC...

Value: \$2,337,900 -- 46.76 acres

58:021:0008

HOLBROOK FARMS LC...

Value: \$1,950,000 -- 39 acres

58:020:0008

HOLBROOK FARMS LC...

Value: \$1,000,000 -- 20 acres

58:021:0009

HOLBROOK FARMS LC...  
3733 W 2600 NORTH - LEHI

Value: \$2,543,200 -- 60 acres

58:021:0108

HOLBROOK FARMS LC...

Value: \$1,728,600 -- 34.57 acres

58:020:0178

HOLBROOK FARMS LC...

Value: \$979,400 -- 19.59 acres

58:020:0192

HOLEBROOK FARMS LC...

Value: \$3,362,600 -- 67.25 acres

58:021:0132

STEPHEN AND GAIL 11 LLC (ET AL...)

Value: \$1,449,700 -- 28.99 acres

58:020:0200

STEPHEN AND GAIL 11 LLC (ET AL...)

Value: \$1,162,700 -- 23.25 acres



# Utah County Parcel Map

## Holbrook Farms Map 2



58:004:0046

ERICA...

58:005:0036

UNITED STATES OF AMERICA...

Value: \$0 -- 78.14 acres

58:004:0045

UNITED STATES OF AMERICA...

Value: \$0 -- 50.87 acres

58:005:0039

UNITED STATES OF AMERICA THE...

Value: \$0 -- 78.85 acres

58:005:0003

HOLBROOK FARMS LC...

Value: \$2,020,500 -- 40.41 acres

W 2600 NORTH ST

NSA

W 2600 NORTH ST

58:021:0125

HOLBROOK FARMS LC...

Value: \$7,809,200 -- 156.18 acres

58:021:0008

HOLBROOK FARMS LC...

Value: \$1,960,000 -- 39 acres

58:021:0010

HOLBROOK FARMS LC...

Value: \$1,000,000 -- 20 acres

58:021:0009

HOLBROOK FARMS LC...

3733 W 2600 NORTH - LEHI

Value: \$2,543,200 -- 60 acres

58:021:0108

HOLBROOK FARMS LC...

Value: \$1,728,600 -- 34.57 acres

58:021:0137

STEPHEN AND GAIL 11 LLC (ET AL.)

Value: \$2,219,100 -- 44.38 acres





# Utah County Parcel Map

## Holbrook Map 3



58:020:0200  
STEPHEN AND GAIL 11 LLC (ET AL...  
Value: \$1,162,700 -- 23.25 acres

58:020:0198  
STEPHEN AND GAIL 11 LLC (ET AL...  
Value: \$1,559,900 -- 31.2 acres

W 2100 NORTH ST

58:020:0197  
UTAH DEPARTMENT OF TRANSPORTAT...  
Value: \$0 -- 22.87 acres



W 2100 NORTH ST



58:020:0201  
STEPHEN AND GAIL 11 LLC (ET AL...  
Value: \$598,200 -- 11.96 acres

58:020:0199  
STEPHEN AND GAIL 11 LLC (ET AL...  
Value: \$553,200 -- 14.98 acres

58:020:0184  
STEPHEN AND GAIL 11 LLC (ET AL...  
Value: \$662,400 -- 13.25 acres

41:281:0005  
NIELSON, NANCY R...  
9776 N 10400 WEST - LEHI  
Value: \$1,266,000 -- 18.77 acres

58:025:0019  
SALT LAKE CITY...  
Value: \$0 -- 30.89 acres

58:020:0120  
LEHI CITY CORPORATION...  
Value: \$0 -- 14.99 acres





# Utah County Parcel Map

## Holbrook Map 4



**58:021:0125**  
HOLBROOK FARMS LC...  
-  
Value: \$7,809,200 -- 156.18 acres

**58:021:0134**  
STEPHEN AND GAIL 11 LLC (ET AL...  
-  
Value: \$575,600 -- 11.51 acres

Lehi

**58:021:0106**  
HOLBROOK FARMS LC...  
-  
Value: \$918,600 -- 18.37 acres

**58:021:0137**  
STEPHEN AND GAIL 11 LLC (ET AL...  
-  
Value: \$2,219,100 -- 44.38 acres

**58:021:0140**  
HOLBROOK FARMS LC...  
-  
Value: \$558,900 -- 11.18 acres

**58:021:0135**  
STEPHEN AND GAIL 11 LLC (ET AL...  
-  
Value: \$529,500 -- 10.59 acres

N REDWOOD RD



# ASTM E 1527-13 USER QUESTIONNAIRE

Page 1 of 3

Proposal No: PAL140463

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

Site Name: Holbrook Farms LC, Stephen & Gail 11 LLC parcels

Site Address: 2100 North to 2600 North, Redwood Road, Lehi, Utah

1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)? ☒ No ☐ Yes If yes, please explain.

2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)? ☒ No ☐ Yes If yes, please explain.

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? ☒ No ☐ Yes If yes, please explain.

4) Does the purchase price being paid for this site reasonably reflect the fair market value of the site (40 CFR 312.29)? ☐ No ☒ Yes

If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site (40 CFR 312.29)? ☐ No ☐ Yes If yes, please explain.

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? ☒ No ☐ Yes If yes, please explain.

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)? ☒ No ☐ Yes If yes, please explain.

Please return this form with the signed and completed Agreement for Services.

**ASTM E 1527-13 USER QUESTIONNAIRE**

Page 3 of 3

Proposal No: PAL140463

**Helpful Documents Checklist**

Pursuant to ASTM E 1527-13 § 10.8, do you know whether any of the following documents exist related to the subject property and, if so, whether copies can and will be provided to the environmental professional? Check all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> Environmental site assessment reports  | <input type="checkbox"/> Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property |
| <input type="checkbox"/> Environmental compliance audit reports   |   |
| <input type="checkbox"/> Geotechnical studies   |   |
| <input type="checkbox"/> Reports regarding hydrogeologic conditions on the property or surrounding area | <input type="checkbox"/> Registrations for underground injection systems  |
| <input type="checkbox"/> Registrations for above or underground storage tanks                           | <input type="checkbox"/> Environmental permits/plans, solid waste permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, SPCC plans   |

Brad Mackay

Name (Authorized Client Representative)

Senior Project Manager

Title

Paul Murley

Signature

9/22/2014

Date

Please return this form with the signed and completed Agreement for Services.



**PROPERTY OWNER  
SITE ASSESSMENT QUESTIONNAIRE**

**Please return by email to Nancy Saunders email: saunders@ihi-env.com**

Property Name/Address: Holbrook farms parcels, Lehi, UT

Project #: AL147657

Form Completed By: STEPHEN HOLBROOK  
Address 505 E 300 N LEHI, UT 84043

Date: OCT. 1-14  
Phone No. 801-372-0173

Your relationship to the property (Owner, Owner Representative, Property Manager, Tenant, etc.): OWNER

How long have you owned the property? 1940

How long have you been associated with, or had knowledge of, the property? 1960

**Section 1      Current and Historical Uses of Property**

1. Name(s) of current and any previous occupant(s) or provide a tenant list.

HOLBROOK FARMS

2. Please describe the current use(s) of the property or indicate uses on the tenant list.

FARM - AGRICULTURAL

3. Please describe the past (historic) uses of the property, with approximate dates.

FARM - AGRICULTURAL

4. Has a previous Phase I ESA or other Environmental Investigation been done on the property?  
Please provide a copy of these previous studies.

NO

## Section 2 Potential Environmental Conditions

If you are aware of any of the conditions identified, please answer yes, so that we can clarify all past and present environmental conditions.

Conditions	Yes	No
<b>1. Industrial Uses of Subject or Adjoining Properties</b> Industrial uses including but not limited to: gas/service stations, auto repair or painting, printing, dry cleaners, photo processing, or chrome plating, smelting petroleum refining and/or other chemical manufacturing		✓
<b>2. Agricultural / Silviculture / Aquiculture Uses</b> Crop production, concentrated animal feeding (poultry, cattle, fish, etc.)	✓	
<b>3. Waste Storage or Disposal</b> Junkyard, recycling facility, battery storage, landfill, dump, wastewater lagoon		✓
<b>4. Equipment Use, Storage, or Abandonment</b> Production lines, hydraulic equipment, vehicles, heavy equipment		✓
<b>5. Hazardous Materials</b> (greater than 5-gallon containers or 25-lb bags) Pesticides, paints, solvents, acids, bases, antifreeze, other regulated materials If yes, please list approximate quantities and specify materials on a separate sheet.		✓
<b>6. Petroleum Hydrocarbons</b> (greater than 5 gallon containers) <i>UNDER GROUND TANK</i> <u>Gasoline, diesel, lubricating oil,</u> waste oil, fuel oil, heating oil or bunker oil, kerosene, benzene, toluene, ethylbenzene xylene, aviation or jet fuel <i>55 GAL OIL</i> If yes, please list approximate quantities and specify materials on a separate sheet.	✓	
<b>7. Spills or Releases of Petroleum Hydrocarbons or Hazardous Materials</b> Stained soil, dead vegetation or any other evidence of a petroleum or chemical spill		✓
<b>8. PCBs</b> Transformers, hydraulic equipment		✓
<b>9. Surface Water Issues</b> Pits, ponds, or lagoons associated with wastewater storage		✓
<b>10. Groundwater Issues</b> Monitoring or drinking water wells, injection wells or drains that go directly into the ground <i>HAVE SMALL WATER WELL</i>		✓
<b>11. Wastewater Issues</b> Floor drains and trenches, sumps, oil water separators on the site		✓

Conditions	Yes	No
<b>12. Underground Storage Tanks (USTs) / Above ground Storage Tanks (ASTs)</b> UST / ASTs present or removed – If yes, please specify material stored: gasoline, diesel, fuel oil, used oil, and indicate capacity. <div style="text-align: right; margin-right: 100px;"> <i>500 GAL</i>      <i>1000 GAL</i> </div>		
<b>13. Asbestos Issues</b> Asbestos Survey, Inspection, Operation and Management Plans, Abatement Reports		✓
<b>14. Septic Tanks and Leachfields</b> Currently used or abandoned <div style="text-align: right; margin-right: 100px;"> <i>1 HOME 1 TRILER</i> </div>	✓	
<b>15. Utility Corridors</b> Oil or Gas Pipelines, Right-of-ways, Easements		✓
<b>16. Regulatory Compliance</b> Stormwater Plans, Spill Prevention Plans, Air Permits, Wastewater Discharge Permits, UST Permits, 404 Wetlands Permit. If yes, specify which Plan or Permit.		✓
<b>17. Natural Resource Issues</b> Wetlands and Riparian Areas, Critical Habitat, Threatened and Endangered Species, Historic or Cultural Resources		✓
<b>18. Legal or Regulatory Actions</b> Are you aware of any governmental enforcement actions or environmental liens with regards to the property, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products, involving the property against the owner or any tenant of the property?		✓

I have completed the above questionnaire to the best of my knowledge.

Signature: *Steph Holbrook* Date *10-1-14*

Printed name: *STEPHEN HOLBROOK* Company: *HOLLBROOK FARMS LC*



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## ***Historical Aerial Photographs***

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<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000090639>

*Click on link above to access the map and satellite view of current property*

*Target Property:*

***Holbrook Farms Parcels  
Utah County, Utah 84043***

*Prepared For:*

***Terracon Consultants-Salt Lake City***

***Order #: 41193***

***Job #: 90639***

***Project #: AL147567***

***Date: 10/08/2014***



## TARGET PROPERTY SUMMARY

**Holbrook Farms Parcels**  
**Utah County, Utah 84043**

USGS Quadrangle: **Jordan Narrows, UT**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

(-111.911808, 40.420547), (-111.911808, 40.420547), (-111.907090, 40.420547), (-111.907161, 40.426532), (-111.905189, 40.426532), (-111.904063, 40.424912), (-111.903922, 40.423222), (-111.902021, 40.421673), (-111.901810, 40.421462), (-111.901528, 40.419420), (-111.900402, 40.418646), (-111.898148, 40.418716), (-111.896318, 40.416745), (-111.896247, 40.416182), (-111.897022, 40.413365), (-111.897022, 40.412802), (-111.896952, 40.412450), (-111.892938, 40.412520), (-111.893009, 40.412027), (-111.894417, 40.410901), (-111.895473, 40.410549), (-111.897796, 40.410549), (-111.897796, 40.409915), (-111.902162, 40.409915), (-111.902232, 40.415477), (-111.906950, 40.415407), (-111.906879, 40.413365), (-111.911667, 40.413365), (-111.911667, 40.415055), (-111.916525, 40.415055), (-111.916455, 40.413576), (-111.923214, 40.413436), (-111.926875, 40.413154), (-111.926875, 40.416111), (-111.927720, 40.417660), (-111.927650, 40.419280), (-111.927368, 40.420336), (-111.923777, 40.420476), (-111.921876, 40.414914), (-111.921383, 40.414914), (-111.921665, 40.420547), (-111.916455, 40.420547), (-111.916455, 40.424208), (-111.911808, 40.424138), (-111.911808, 40.420547)

County/Parish Covered:

**Utah (UT)**

Zipcode(s) Covered:

**Cedar Valley UT: 84013**

**Lehi UT: 84043**

**Saratoga Springs UT: 84045**

State(s) Covered:

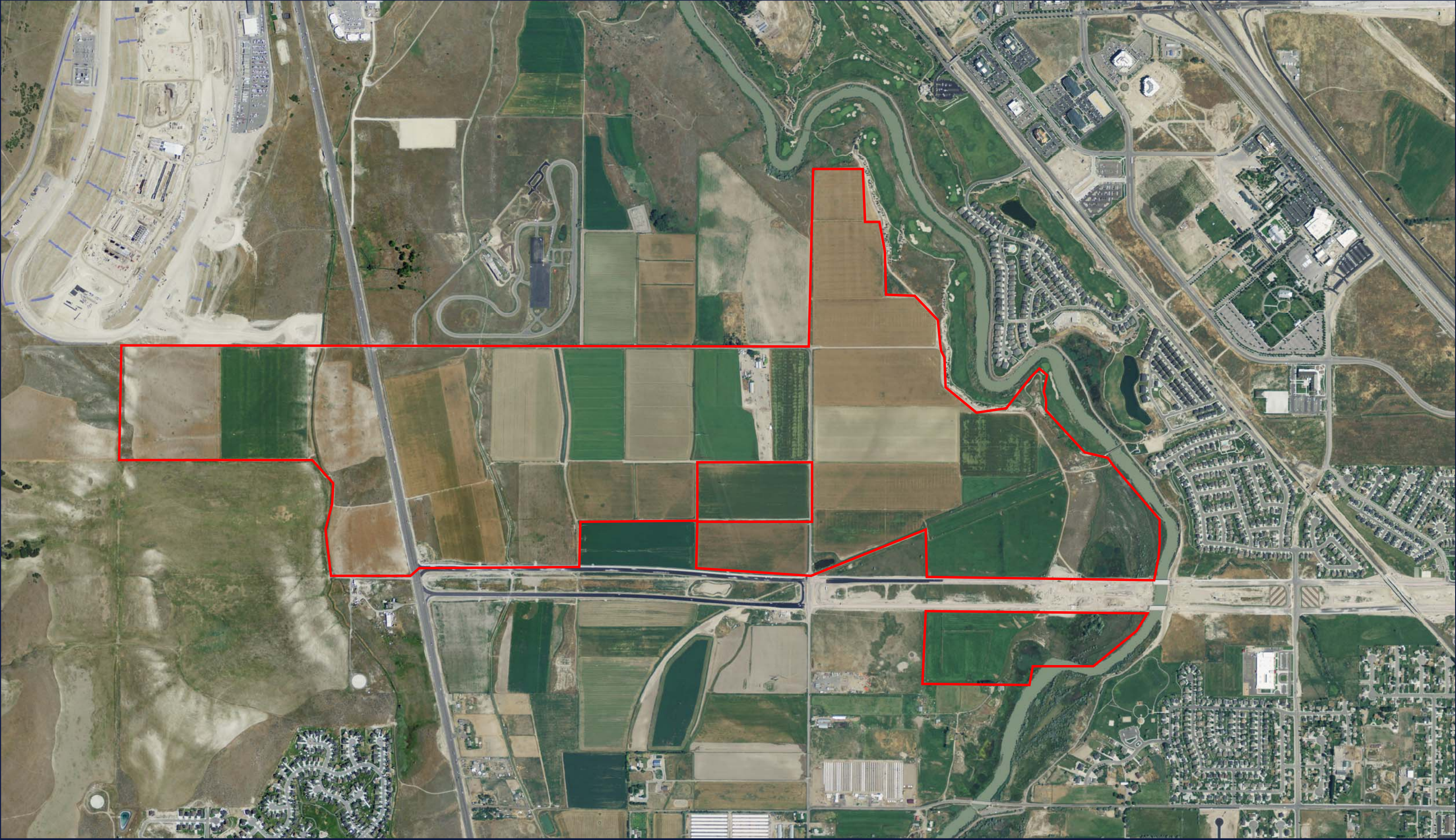
**UT**

**\*Target property is located in Radon Zone 2.**

**Zone 2 areas have a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter).**

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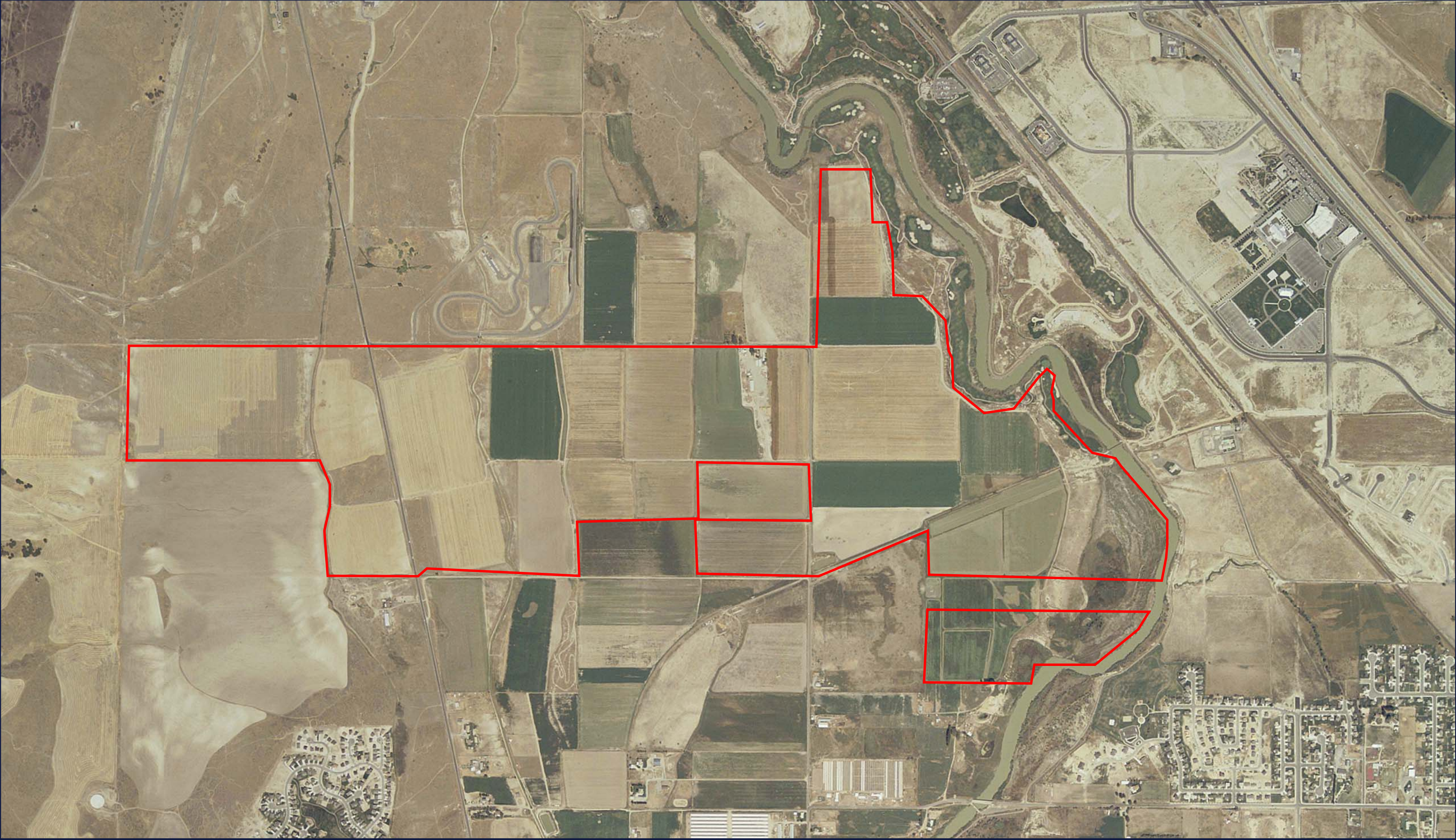


JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USDA  
**DATE:** 2011  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** N/A







JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USDA  
**DATE:** 2003  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** N/A

**GeoSearch**



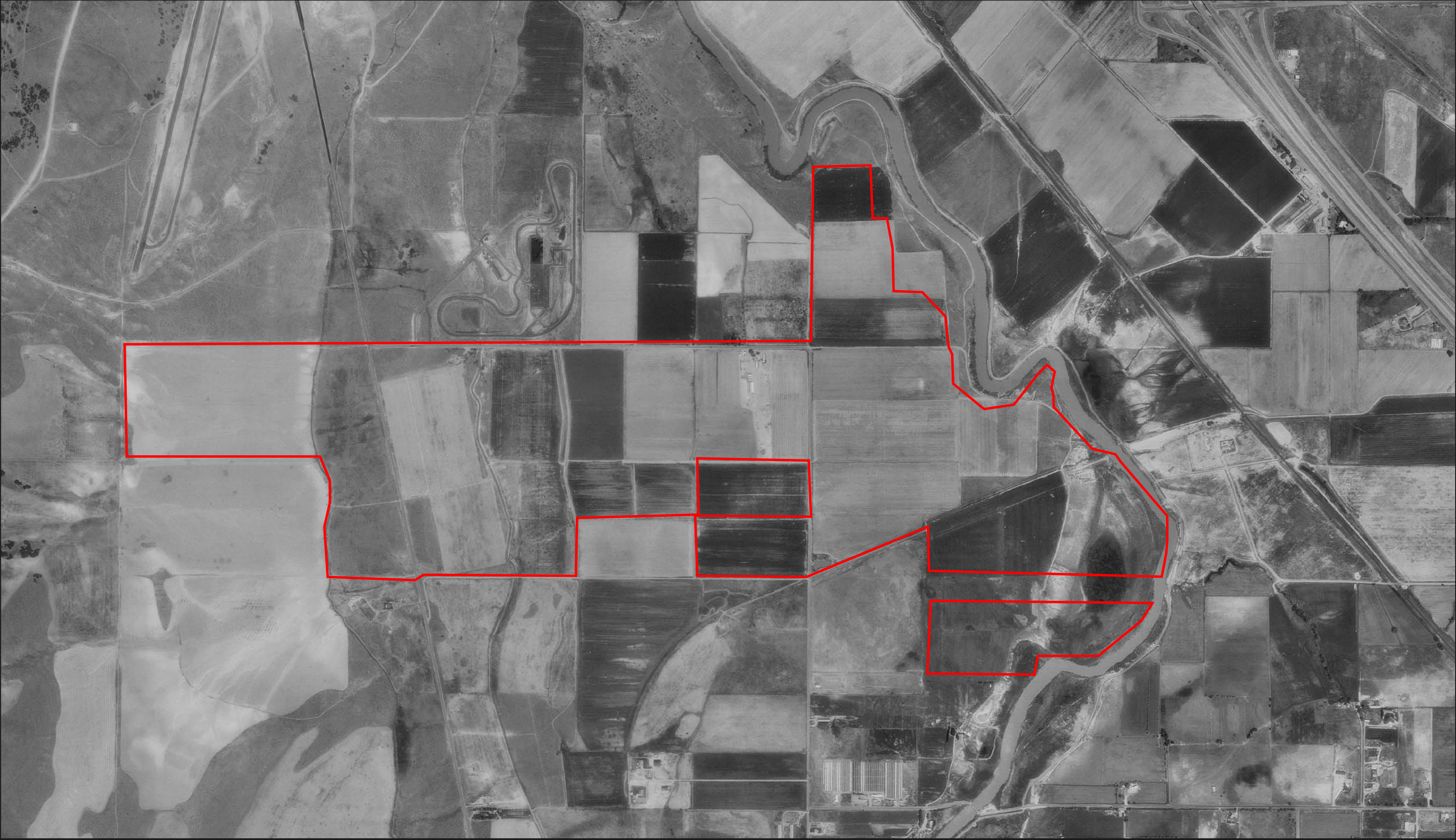


JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 10-04-97  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** N/A

**GeoSearch**





JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 08-14-93  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** N/A

**GeoSearch**







JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 09-20-75  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** 1-25

**GeoSearch**



3120123-69

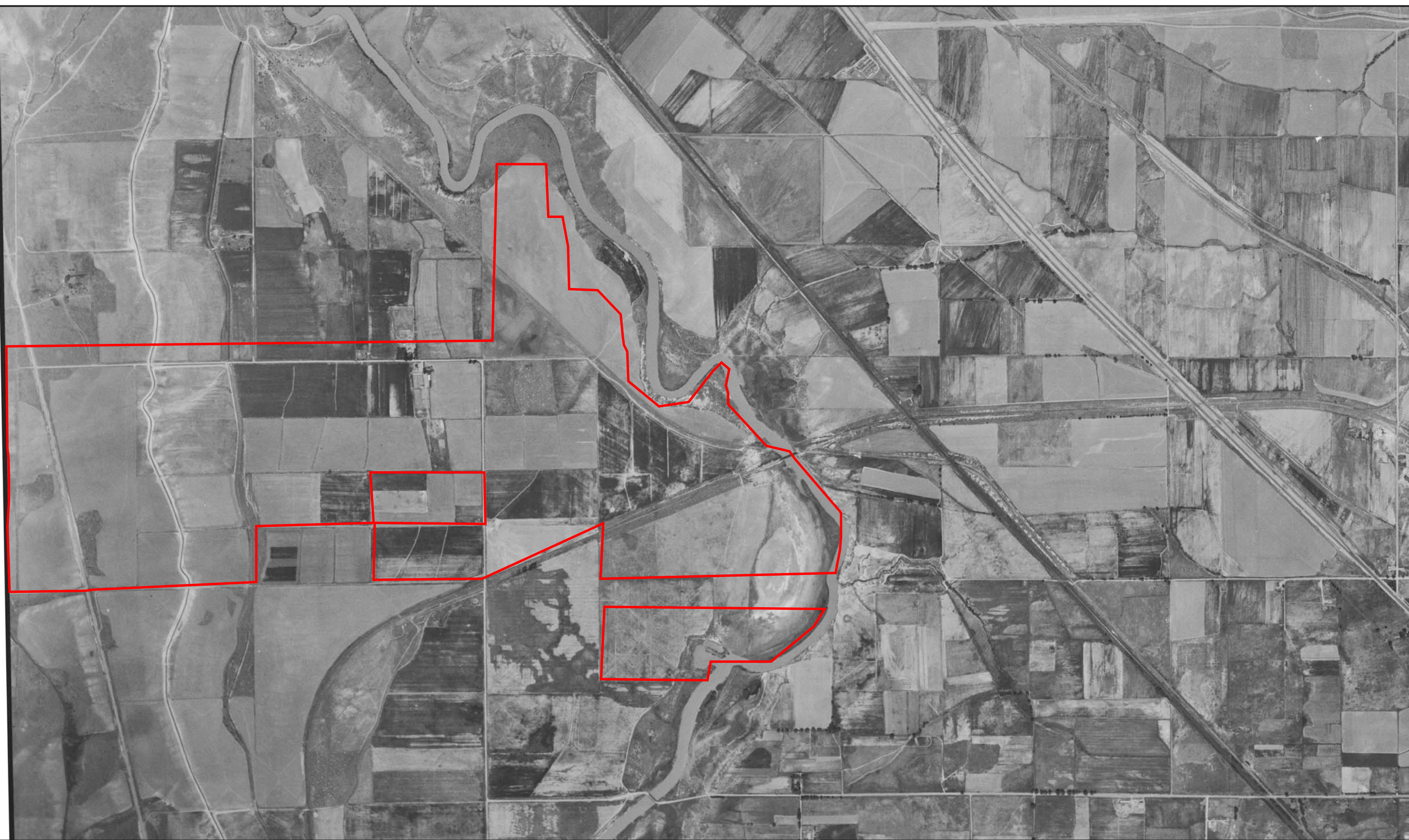


JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 10-23-69  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** 1-383

**GeoSearch**





JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 06-20-50  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** 1-102

**GeoSearch**



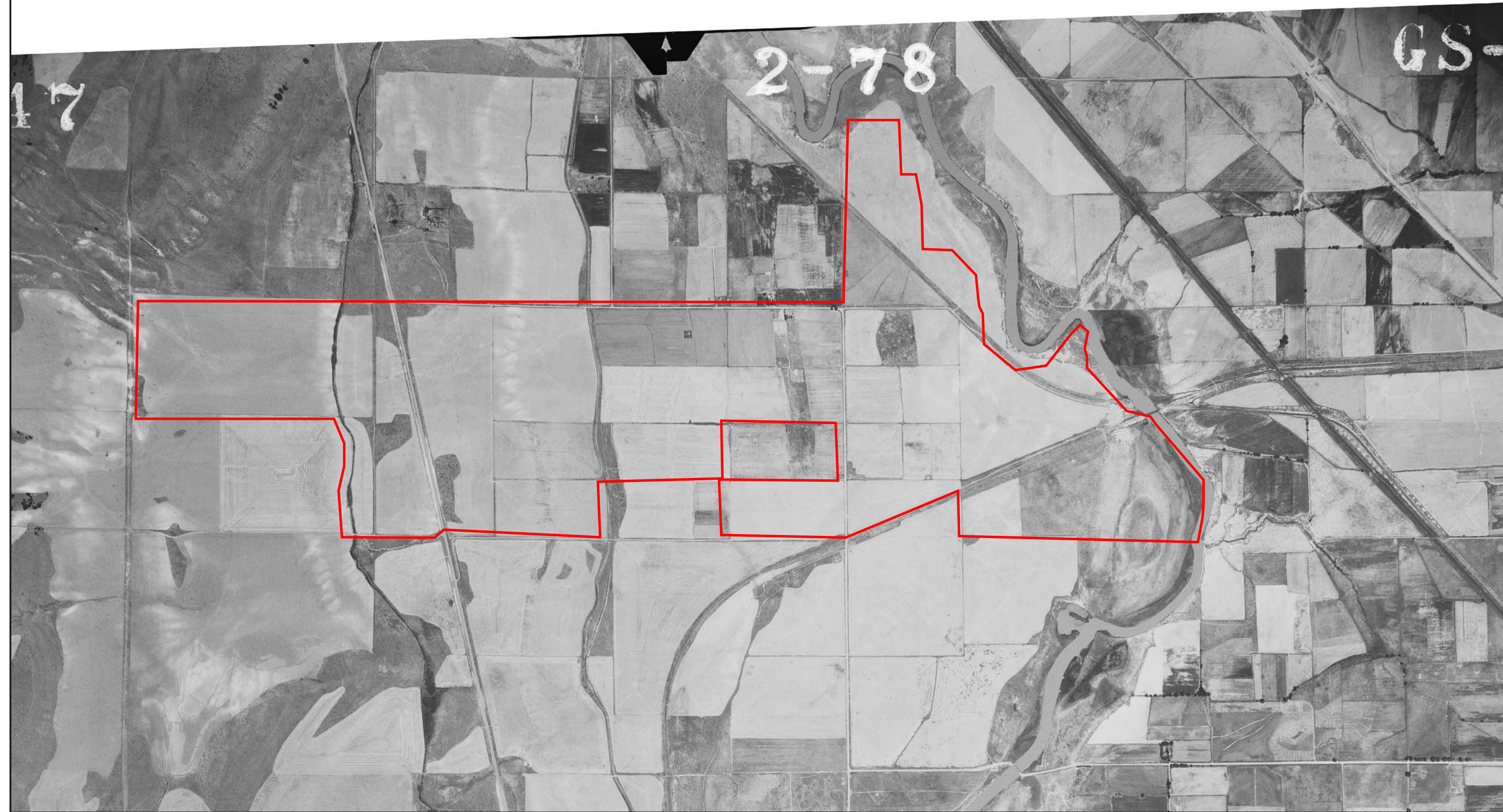


JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 06-20-50  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** 1-102

**GeoSearch**





JOB #: 90639 - 10/8/2014

**SITE:** HOLBROOK FARMS PARCELS  
**SOURCE:** USGS  
**DATE:** 08-14-47  
**COUNTY:** UTAH, UT  
**SCALE:** 1" = 1,000'  
**FRAME #S:** 2-78

**GeoSearch**

## **Appendix 3**

### **Environmental Database Report**





On time. On target. In touch.™

---

## ***Radius Report***

---

[Satellite view](#)

*Target Property:*

***Holbrook Farms Parcels  
Utah County, Utah 84043***

*Prepared For:*

***Terracon Consultants-Salt Lake City***

***Order #: 41193***

***Job #: 90638***

***Project #: AL147567***

***Date: 09/24/2014***

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### **Disclaimer**

*This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquires Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.*

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## Target Property Summary

**Holbrook Farms Parcels**  
**Utah County, Utah 84043**

USGS Quadrangle: **Jordan Narrows, UT**  
Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

(-111.91180, 40.420547), (-111.91180, 40.420547), (-111.90709, 40.420547), (-111.90716, 40.426532),  
(-111.90518, 40.426532), (-111.90406, 40.424912), (-111.90392, 40.423222), (-111.90202, 40.421673),  
(-111.90181, 40.421462), (-111.90152, 40.419420), (-111.90040, 40.418646), (-111.89814, 40.418716),  
(-111.89631, 40.416745), (-111.89624, 40.416182), (-111.89702, 40.413365), (-111.89702, 40.412802),  
(-111.89695, 40.412450), (-111.89293, 40.412520), (-111.89300, 40.412027), (-111.89441, 40.410901),  
(-111.89547, 40.410549), (-111.89779, 40.410549), (-111.89779, 40.409915), (-111.90216, 40.409915),  
(-111.90223, 40.415477), (-111.90695, 40.415407), (-111.90687, 40.413365), (-111.91166, 40.413365),  
(-111.91166, 40.415055), (-111.91652, 40.415055), (-111.91645, 40.413576), (-111.92321, 40.413436),  
(-111.92687, 40.413154), (-111.92687, 40.416111), (-111.92772, 40.417660), (-111.92765, 40.419280),  
(-111.92736, 40.420336), (-111.92377, 40.420476), (-111.92187, 40.414914), (-111.92138, 40.414914),  
(-111.92166, 40.420547), (-111.91645, 40.420547), (-111.91645, 40.424208), (-111.91180, 40.424138),  
(-111.91180, 40.420547)

County/Parish Covered:  
**Utah (UT) , Salt Lake (UT)**

Zipcode(s) Covered:  
**Cedar Valley UT: 84013**  
**Lehi UT: 84043**  
**Saratoga Springs UT: 84045**  
**Riverton UT: 84065**

State(s) Covered:  
**UT**

**\*Target property is located in Radon Zone 2.**

**Zone 2 areas have a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter).**

## Database Findings Summary

### FEDERAL LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	<a href="#">AIRSAFS</a>	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	<a href="#">CDL</a>	0	0	TP/AP
EPA DOCKET DATA	<a href="#">DOCKETS</a>	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSUT</a>	0	0	TP/AP
FACILITY REGISTRY SYSTEM	<a href="#">FRSUT</a>	2	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	<a href="#">HMIRSR08</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	<a href="#">ICIS</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">ICISNPDES</a>	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	<a href="#">LUCIS</a>	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	<a href="#">MLTS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">NPDESR08</a>	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	<a href="#">PADS</a>	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	<a href="#">PCSR08</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
CERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	<a href="#">SSTS</a>	0	0	TP/AP
TOXICS RELEASE INVENTORY	<a href="#">TRI</a>	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	<a href="#">TSCA</a>	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	<a href="#">NLRRCRAG</a>	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	<a href="#">RCRAGR08</a>	0	0	0.1250
HISTORICAL GAS STATIONS	<a href="#">HISTPST</a>	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	<a href="#">CERCLIS</a>	1	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	<a href="#">NFRAP</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
OPEN DUMP INVENTORY	<a href="#">ODI</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	1	0	1.0000
FORMERLY USED DEFENSE SITES	<a href="#">FUDS</a>	0	0	1.0000



## Database Findings Summary

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
SUB-TOTAL		4	0	

## Database Findings Summary

### STATE (UT) LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INSTITUTIONAL ENGINEERING CONTROLS REGISTRY	<a href="#">ICEC</a>	0	0	TP/AP
TIER II FACILITIES	<a href="#">TIERII</a>	0	0	TP/AP
REGISTERED UNDERGROUND STORAGE TANKS	<a href="#">RUST</a>	0	0	0.2500
BROWNFIELD PROPERTIES	<a href="#">BF</a>	0	0	0.5000
CERCLIS SITES	<a href="#">CERCLIS</a>	0	0	0.5000
LANDFILL AND SOLID WASTE DISPOSAL SITES	<a href="#">LFSWDS</a>	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	<a href="#">LUST</a>	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	<a href="#">VCP</a>	0	0	0.5000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
SUB-TOTAL		0	0	

## Database Findings Summary

### TRIBAL LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">USTR08</a>	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">LUSTR08</a>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<a href="#">ODINDIAN</a>	0	0	0.5000
INDIAN RESERVATIONS	<a href="#">INDIANRES</a>	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		4	0	
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## Locatable Database Findings

### FEDERAL LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	2	NS	NS	NS	NS	NS	0
BRS	0.0200		NS	NS	NS	NS	NS	0
CDL	0.0200		NS	NS	NS	NS	NS	0
DOCKETS	0.0200		NS	NS	NS	NS	NS	0
EC	0.0200		NS	NS	NS	NS	NS	0
ERNSUT	0.0200		NS	NS	NS	NS	NS	0
FRSUT	0.0200		NS	NS	NS	NS	NS	2
HMIRSR08	0.0200		NS	NS	NS	NS	NS	0
ICIS	0.0200		NS	NS	NS	NS	NS	0
ICISNPDES	0.0200		NS	NS	NS	NS	NS	0
LUCIS	0.0200		NS	NS	NS	NS	NS	0
MLTS	0.0200		NS	NS	NS	NS	NS	0
NPDES08	0.0200		NS	NS	NS	NS	NS	0
PADS	0.0200		NS	NS	NS	NS	NS	0
PCSR08	0.0200		NS	NS	NS	NS	NS	0
RCRASC	0.0200		NS	NS	NS	NS	NS	0
SFLIENS	0.0200		NS	NS	NS	NS	NS	0
SSTS	0.0200		NS	NS	NS	NS	NS	0
TRI	0.0200		NS	NS	NS	NS	NS	0
TSCA	0.0200		NS	NS	NS	NS	NS	0
NLRRCRAG	0.1250	1	0	NS	NS	NS	NS	0
RCRAGR08	0.1250		0	NS	NS	NS	NS	0
HISTPST	0.2500		0	0	NS	NS	NS	0
BF	0.5000		0	0	0	NS	NS	0
CERCLIS	0.5000		0	0	0	NS	NS	1
DNPL	0.5000		0	0	0	NS	NS	0
NFRAP	0.5000		0	0	0	NS	NS	0
NLRRCRAT	0.5000		0	0	0	NS	NS	0
ODI	0.5000		0	0	0	NS	NS	0
RCRAT	0.5000		0	0	0	NS	NS	0
DOD	1.0000	1	0	0	0	0	NS	1
FUDS	1.0000		0	0	0	0	NS	0
NLRRCRAC	1.0000		0	0	0	0	NS	0
NPL	1.0000		0	0	0	0	NS	0
PNPL	1.0000		0	0	0	0	NS	0
RCRAC	1.0000		0	0	0	0	NS	0

## Locatable Database Findings

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
RODS	1.0000		0	0	0	0	NS	0
SUB-TOTAL		4	0	0	0	0	0	4

## Locatable Database Findings

### STATE (UT) LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ICEC	0.0200		NS	NS	NS	NS	NS	0
TIERII	0.0200		NS	NS	NS	NS	NS	0
RUST	0.2500		0	0	NS	NS	NS	0
BF	0.5000		0	0	0	NS	NS	0
CERCLIS	0.5000		0	0	0	NS	NS	0
LFSWDS	0.5000		0	0	0	NS	NS	0
LUST	0.5000		0	0	0	NS	NS	0
VCP	0.5000		0	0	0	NS	NS	0
NPL	1.0000		0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0



## Locatable Database Findings

### TRIBAL LISTING

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	0.2500		0	0	NS	NS	NS	0
LUSTR08	0.5000		0	0	0	NS	NS	0
ODINDIAN	0.5000		0	0	0	NS	NS	0
INDIANRES	1.0000		0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

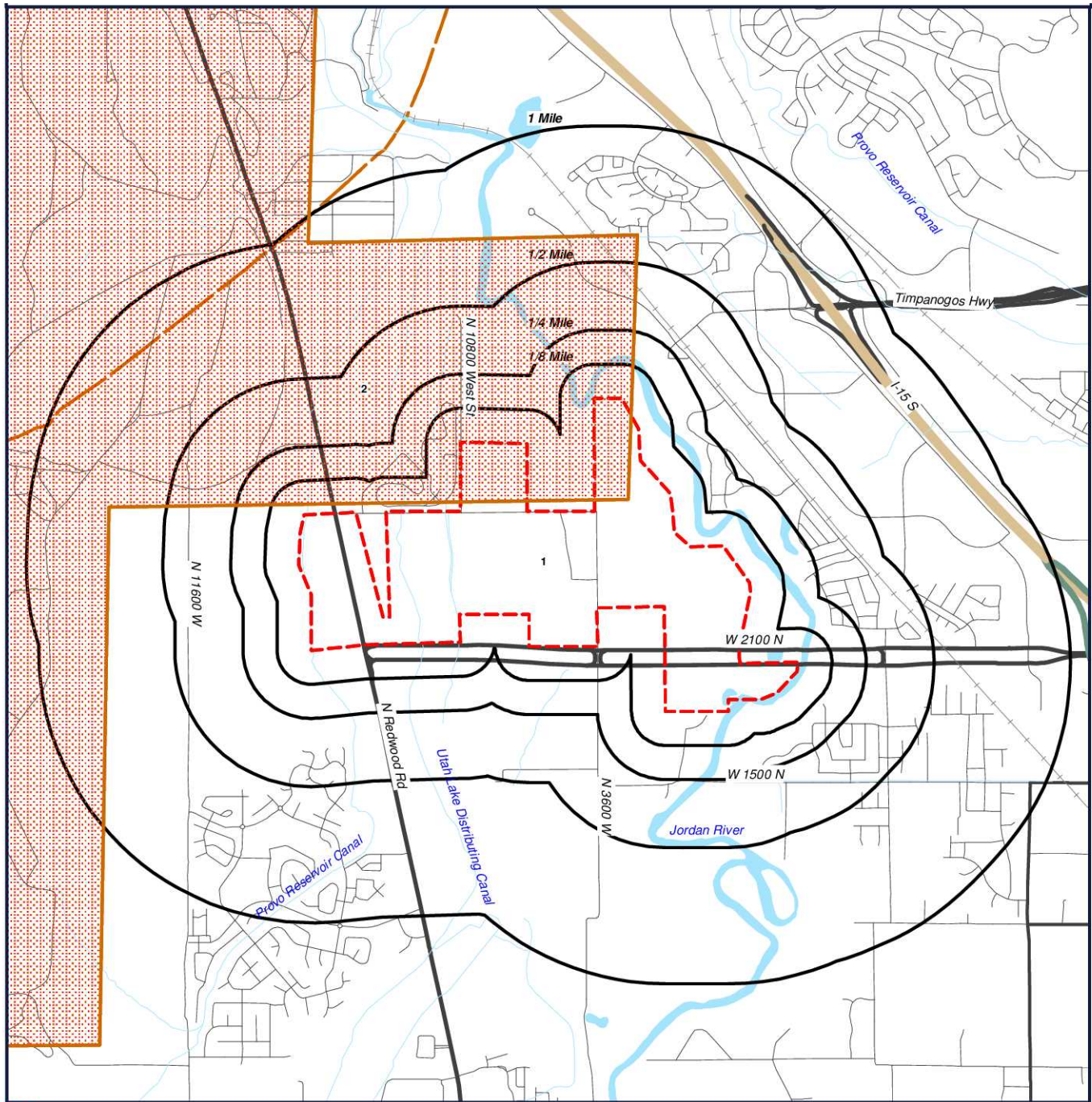
TOTAL		4	0	0	0	0	0	4
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**NOTES:**

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

# Radius Map 1



- Target Property (TP)
- DOD
- FRSUT
- CERCLIS

**Holbrook Farms Parcels**  
**Utah County, Utah**  
**84043**

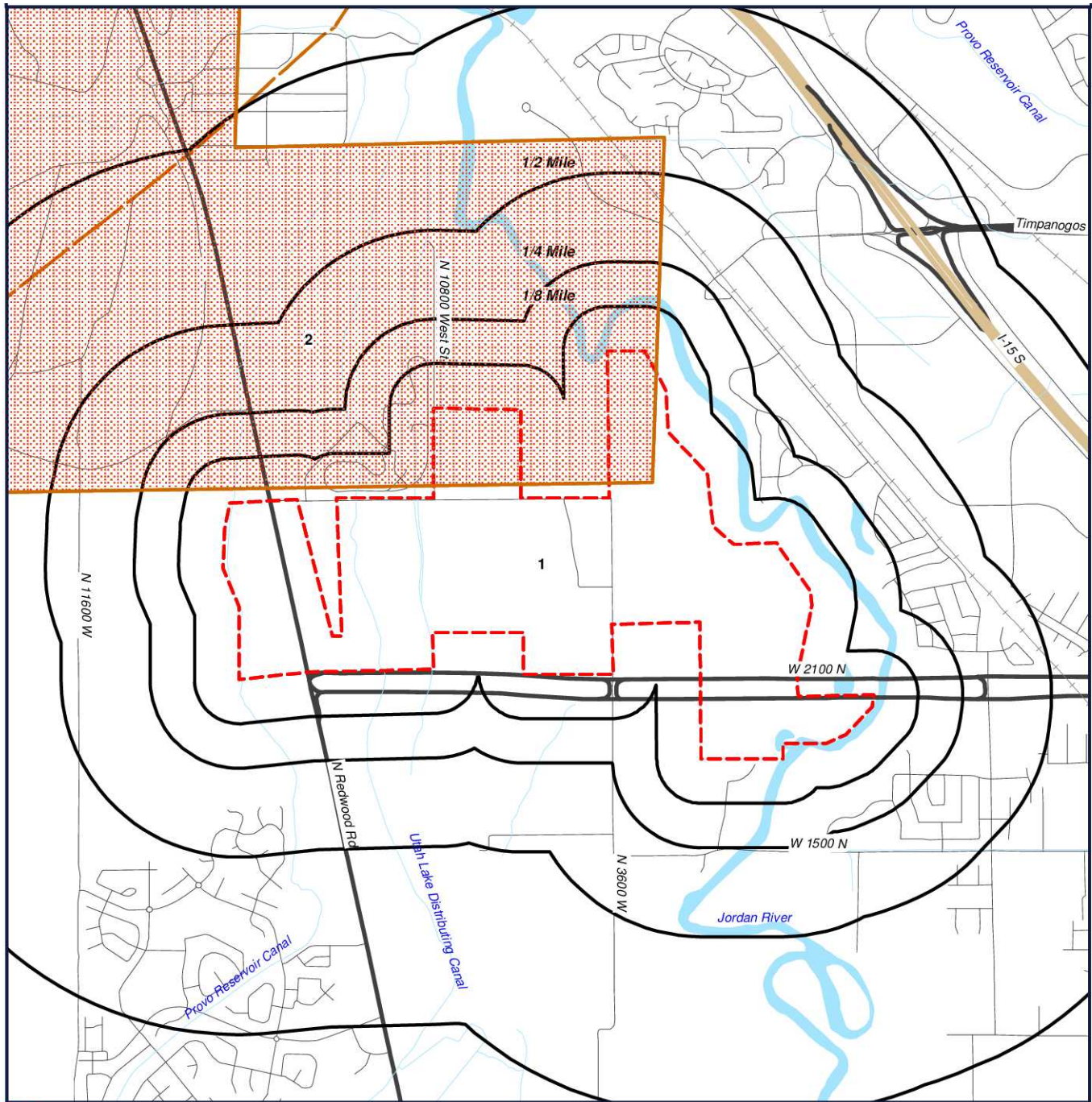


0' 1500' 3000' 4500'  
 SCALE: 1" = 3000'

[Click here to access Satellite view](#)



## Radius Map 2



- Target Property (TP)
- DOD
- FRSUT
- CERCLIS

**Holbrook Farms Parcels**  
**Utah County, Utah**  
**84043**



0' 1150' 2300' 3450'  
 SCALE: 1" = 2300'

[Click here to access Satellite view](#)



# Ortho Map



-  Target Property (TP)
-  DOD
-  FRSUT
-  CERCLIS

**Quadrangle(s): Jordan Narrows  
Holbrook Farms Parcels  
Utah County, Utah  
84043**

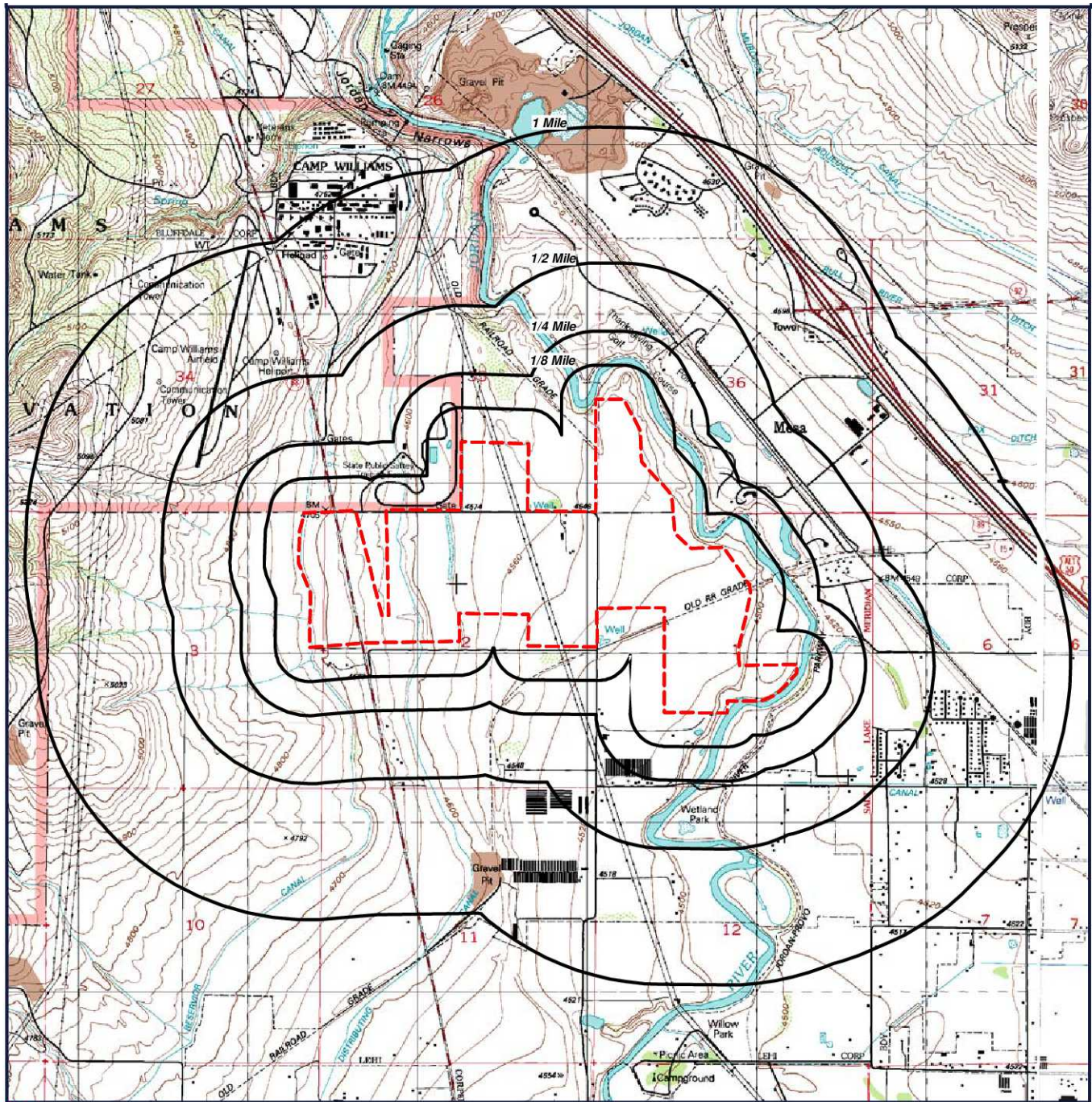


0' 1150' 2300' 3450'  
SCALE: 1" = 2300'

[Click here to access Satellite view](#)



# Topographic Map



 Target Property (TP)

**Quadrangle(s): Jordan Narrows**  
**Source: USGS, 2001**  
**Holbrook Farms Parcels**  
**Utah County, Utah**  
**84043**



0' 1500' 3000' 4500'  
SCALE: 1" = 3000'

[Click here to access Satellite view](#)

## Report Summary of Locatable Sites

Map ID#	Database Name	Site ID#	Distance From Site	Site Name	Address	City, Zip Code	PAGE #
<a href="#">1</a>	FRSUT	110002166450	TP	HOLBROOK FARMS	505 E 300 N	LEHI, 84043	<a href="#">15</a>
<a href="#">2</a>	DOD	29781	0.001 W	CAMP WILLIAMS			<a href="#">16</a>
<a href="#">2</a>	FRSUT	110030826417	0.001 W	CAMP WILLIAMS	FIVE MILES WEST OF LEHI, UT	LEHI, 84043	<a href="#">17</a>
<a href="#">2</a>	CERCLIS	UTN000802687	0.001 W	CAMP WILLIAMS	FIVE MILES WEST OF LEHI, UT	LEHI, 84043	<a href="#">18</a>



## Facility Registry System (FRSUT)

[MAP ID# 1](#)

Distance from Property: 0.00 mi. X

### **FACILITY INFORMATION**

REGISTRY ID: 110002166450

NAME: HOLBROOK FARMS

LOCATION ADDRESS: 505 E 300 N

LEHI, UT 840431924

COUNTY: UTAH

EPA REGION: 8

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

**HOLBROOK FARMS**

PROGRAM/S LISTED FOR THIS FACILITY

**CIM - UTAH - COMMON IDENTIFIER MECHANISM**

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

**NO SIC DATA REPORTED**

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

**NO NAICS DATA REPORTED**

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## *Department of Defense Sites (DOD)*

[MAP ID# 2](#)

Distance from Property: 0.00 mi. W

ID#: 29781

NAME: **CAMP WILLIAMS**

DOD BRANCH: **ARMY DOD**

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[Back to Report Summary](#)

## Facility Registry System (FRSUT)

[MAP ID# 2](#)

Distance from Property: 0.00 mi. W

### FACILITY INFORMATION

REGISTRY ID: 110030826417

NAME: **CAMP WILLIAMS**

LOCATION ADDRESS: **FIVE MILES WEST OF LEHI, UT  
LEHI, UT 84043**

COUNTY: **UTAH**

EPA REGION: **8**

FEDERAL FACILITY: **NOT REPORTED**

TRIBAL LAND: **NOT REPORTED**

ALTERNATIVE NAME/S:

**MTA CAMP WILLIAMS**

PROGRAM/S LISTED FOR THIS FACILITY

**CERCLIS - COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY INFORMATION SYSTEM**

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

**NO SIC DATA REPORTED**

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

**NO NAICS DATA REPORTED**

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## CERCLIS Sites (CERCLIS)

[MAP ID# 2](#)

Distance from Property: 0.00 mi. W

### FACILITY INFORMATION

EPA ID#: **UTN000802687**

SITE ID#: **0802687**

NAME: **CAMP WILLIAMS**

ADDRESS: **FIVE MILES WEST OF LEHI, UT  
LEHI, UT 4043**

COUNTY: **UTAH**

NATIONAL PRIORITY LISTING: **N - NOT ON THE NPL**

FEDERAL FACILITY CLASSIFICATION: **Y - FEDERAL FACILITY**

NON-NPL STATUS: **AC - ASSESSMENT COMPLETE - DECISION NEEDED**

NON-NPL STATUS DATE: **03/09/11**

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: **NO INFORMATION AVAILABLE**

### SITE DESCRIPTION

**CAMP W. G. WILLIAMS, UTAH WAS DECLARED A FEDERAL MILITARY RESERVATION IN 1914, BUT HAS BEEN USED FOR ENCAMPMENTS SINCE 1854. THE STATE ESTABLISHED A CAMP FOR THE UTAH NATIONAL GUARD IN 1928, NAMED IN HONOR OF BRIGADIER GENERAL W. G. WILLIAMS. CAMP WILLIAMS ALSO BECAME A SUB-POST AND TRAINING SITE FOR FORT DOUGLAS DURING WORLD WAR II. (FROM UTAH HISTORY ENCYCLOPEDIA). SITE IS ON DOD MMRP ACTIVE ARMY INSTALLATIONS-SI PRIORITY BY FY (05).**

SITE HISTORY - **NO SITE HISTORY INFORMATION AVAILABLE -**

### ACTIONS

TYPE: **DS - DISCOVERY**

START DATE: **NR**

COMPLETION DATE: **02/17/2006**

ACTION TYPE DEFINITION:

**THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.**

TYPE: **RX - FEDERAL FACILITY PRELIMINARY ASSESSMENT REVIEW**

START DATE: **06/30/2006**

COMPLETION DATE: **01/31/2007**

ACTION TYPE DEFINITION:

**QUALITY ASSURANCE REVIEW OF A PRELIMINARY ASSESSMENT (PA) REPORT SUBMITTED BY ANOTHER FEDERAL AGENCY.**

TYPE: **TY - FEDERAL FACILITY SITE INSPECTION REVIEW**

START DATE: **04/30/2007**

COMPLETION DATE: **08/25/2008**

ACTION TYPE DEFINITION:

**QUALITY ASSURANCE REVIEW OF A SITE INSPECTION (SI) REPORT SUBMITTED BY ANOTHER FEDERAL AGENCY.**

CONTAMINANTS - **NO CONTAMINATION INFORMATION AVAILABLE -**

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT - **NOT AN INSTITUTIONAL CONTROL SITE -**

[Back to Report Summary](#)

## ***Environmental Records Definitions - FEDERAL***

### **AIRSAFS**

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 04/28/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

### **BRS**

Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

### **CDL**

Clandestine Drug Laboratory Locations

VERSION DATE: 09/06/13

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

### **DOCKETS**

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

### **EC**

Federal Engineering Institutional Control Sites

VERSION DATE: 01/14/14

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

## ***Environmental Records Definitions - FEDERAL***

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

### **ERNSUT**

Emergency Response Notification System

VERSION DATE: 07/27/14

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

### **FRSUT**

Facility Registry System

VERSION DATE: NR

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

### **HMIRS08**

Hazardous Materials Incident Reporting System

VERSION DATE: 01/10/14

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

### **ICIS**

Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 08/01/12

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.



## ***Environmental Records Definitions - FEDERAL***

**ICISNPDES**

Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 08/01/12

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

**LUCIS**

Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**MLTS**

Material Licensing Tracking System

VERSION DATE: 01/30/13

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

**NPDES08**

National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.

**PADS**

PCB Activity Database System

VERSION DATE: 06/01/13

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

**PCSR08**

Permit Compliance System

VERSION DATE: 08/01/12

## ***Environmental Records Definitions - FEDERAL***

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**RCRASC** RCRA Sites with Controls

VERSION DATE: 01/14/14

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

**SFLIENS** CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

**SSTS** Section Seven Tracking System

VERSION DATE: 12/31/09

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

**TRI** Toxics Release Inventory

VERSION DATE: 12/31/12

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

**TSCA** Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

## ***Environmental Records Definitions - FEDERAL***

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

### **NLRRCRAG**

No Longer Regulated RCRA Generator Facilities

VERSION DATE: 04/10/14

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

**Large Quantity Generators:** Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

**Small Quantity Generators:** Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

**Conditionally Exempt Small Quantity Generators:** Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

### **RCRAGR08**

Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 04/10/14

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides 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



## ***Environmental Records Definitions - FEDERAL***

data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

**HISTPST** Historical Gas Stations

VERSION DATE: 07/01/30

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**BF** Brownfields Management System

VERSION DATE: 04/15/14

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment.

**CERCLIS** Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/25/13

## ***Environmental Records Definitions - FEDERAL***

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

**DNPL** Delisted National Priorities List

VERSION DATE: 10/25/13

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**NFRAP** No Further Remedial Action Planned Sites

VERSION DATE: 10/25/13

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

**NLRRCRAT** No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 04/10/14

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

**ODI** Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

**RCRAT** Resource Conservation & Recovery Act - Treatment, Storage & Disposal Facilities

VERSION DATE: 04/10/14

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource

## ***Environmental Records Definitions - FEDERAL***

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) and the Biennial Reporting System (BRS).

**DOD** Department of Defense Sites

VERSION DATE: 12/01/05

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

**FUDS** Formerly Used Defense Sites

VERSION DATE: 06/01/14

The 2012 Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

**NLRRCRAC** No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 04/10/14

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

**NPL** National Priorities List

VERSION DATE: 10/25/13

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

**PNPL** Proposed National Priorities List

VERSION DATE: 10/25/13



## ***Environmental Records Definitions - FEDERAL***

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

**RCRAC** Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 04/10/14

This database includes hazardous waste sites listed with corrective action activity in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides 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) and the Biennial Reporting System (BRS).

**RODS** Record of Decision System

VERSION DATE: 07/01/13

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

## ***Environmental Records Definitions - STATE (UT)***

**ICEC** Institutional Engineering Controls Registry

VERSION DATE: 06/20/14

The Utah Department of Environmental Quality is required to maintain a record of the properties subject to environmental institutional controls established under Utah Code, Title 19, Chapter 10. This list Leaking Underground Storage Tank sites, CERCLA/Superfund Branch Sites, and Voluntary Cleanup sites that have environmental controls established under this statute and pursuant to Utah Code Ann. §§ 57-25-101 et seq and controls established prior to the enactment of this statute. The controls have been recorded by the owner of the real property in the county recorder's office in the county where the real property is located.

**TIERII** Tier II Facilities

VERSION DATE: 06/02/14

This database contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). This data is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The DERR assumes no responsibility or liability for the accuracy of the location of these facilities. This database also includes some Tier II facility information from the Utah Automated Geographic Reference Center (AGRC) for informational purposes. Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

**RUST** Registered Underground Storage Tanks

VERSION DATE: 06/30/14

The Utah State Underground Storage Tank program of the Department of Environmental Quality provides this list of underground storage tank sites.

**BF** Brownfield Properties

VERSION DATE: 06/02/14

This database of brownfields (targeted) and other brownfield (non-targeted) properties is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped open land, and both improves and protects the environment. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

**CERCLIS** CERCLIS Sites

VERSION DATE: 06/05/14

This database of Comprehensive Environmental Response, Compensation, and Liability System sites is

## ***Environmental Records Definitions - STATE (UT)***

maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The CERCLA Branch of the DERR performs site investigations of potentially contaminated sites within the State of Utah to determine whether or not they pose a threat to human health and the environment and should be included on the Federal Superfund National Priorities List. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

**LFSWDS** Landfill and Solid Waste Disposal Sites

VERSION DATE: 05/27/14

This list of permitted solid waste facilities is provided by the Utah Department of Environmental Quality.

**LUST** Leaking Underground Storage Tanks

VERSION DATE: 06/30/14

The Utah State Underground Storage Tank program of the Department of Environmental Quality provides this list of leaking underground storage tank sites. The primary goal of this program is to protect human health and the environment from leaking underground storage tanks. The UST staff oversees UST notification, installation, inspection, removal, and compliance with State and Federal UST regulations concerning release prevention and remediation.

**VCP** Voluntary Cleanup Program Sites

VERSION DATE: 06/04/14

This list of Voluntary Cleanup Program sites is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The DERR assumes no responsibility or liability for the accuracy of the location of these facilities. In 1997, the Utah Voluntary Cleanup Program (VCP) was created to promote the voluntary cleanup of contaminated sites. The VCP is intended to encourage redevelopment of Brownfields and other impacted sites by providing a streamlined cleanup program. This database also includes some Voluntary Cleanup information from the Utah Automated Geographic Reference Center (AGRC) for informational purposes. Locations are based on coordinates derived from maps and GPS data.

**NPL** National Priorities List

VERSION DATE: 07/07/14

The National Priorities List (NPL) is provided by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). Before a cleanup of a hazardous waste site can take place under Superfund, it must be included on the National Priority List. The NPL is a published list of hazardous waste sites that are eligible for extensive, long-term cleanup action under the Superfund program. When no responsible party can be found, listing on the NPL allows EPA and the State to access the Superfund Trust fund to pay for site cleanup. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.



***Environmental Records Definitions - STATE (UT)***

## ***Environmental Records Definitions - TRIBAL***

**USTR08**                      Underground Storage Tanks On Tribal Lands

VERSION DATE: 11/25/13

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**LUSTR08**                      Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 11/25/13

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**ODINDIAN**                      Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

**INDIANRES**                      Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.