

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
RONSTADT TRANSIT CENTER
215 EAST CONGRESS STREET
TUCSON, ARIZONA**

Prepared For:

CITY OF TUCSON
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January 29, 2007
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File No. 10.204058.11



SCS ENGINEERS

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Ms. Nancy Petersen
City of Tucson
Environmental Services
100 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Subject: Phase I Environmental Site Assessment
Ronstadt Transit Center
215 East Congress Street
Tucson, Arizona

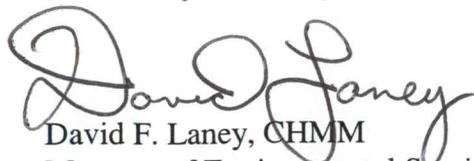
Dear Ms. Petersen:

SCS Engineers (SCS) is pleased to submit this Phase I Environmental Site Assessment report for the above-referenced project located in Tucson, Arizona. SCS appreciates the opportunity to assist you with this project. If you have any questions regarding this report, please feel free to contact Pat Hartshorne at (520) 696-1617.

Sincerely,



Patricia M. Hartshorne, R.G.
Senior Project Geologist



David F. Laney, CHMM
Manager of Environmental Services
SCS ENGINEERS

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EXECUTIVE SUMMARY

The City of Tucson (COT) retained SCS Engineers (SCS) to perform a Phase I Environmental Site Assessment (ESA) of property currently owned by the City of Tucson and occupied by the Ronstadt Transit Center, 215 East Congress Street, Tucson, Pima County, Arizona (site). The Pima County Assessor's Parcel Numbers (APNs) for the site are 117-06-097A and 117-06-185A. The ESA consisted of a site reconnaissance; interviews; review of environmental, historical, and physical records pertaining to activities on and adjacent to the site; and interpretation and reporting of findings.

The site is currently occupied by the Ronstadt Transit Center, which is a hub for intra-city bus transit operated by Sun Tran. The site contains shade canopies, two restroom structures, vending machines, an information booth, ticket kiosks, two cooling towers, driveways, bike lockers, landscaping, and pedestrian walkways. Small amounts of custodial cleaning products may be stored and used on site. One drywell that is used to dispose of condensate from an air conditioner at the information booth is reportedly located beneath a brick sidewalk at the site. Because of its location, it is assumed that no runoff can enter the drywell.

By 1886, the site was occupied by residences, a hall, and vacant land. Numerous commercial, retail, and professional businesses and parking lots have been located on the site since that time. Businesses that potentially used or stored hazardous materials or petroleum products on the site included a gasoline station and battery and electrical service station on the northwest corner of the site; an exterminator, spraying company, and chemical company on the northern portion of the site (these may have only been offices); a machine shop with two gasoline aboveground storage tanks (ASTs), auto and tire repair shops and an "auto laundry," paint stores and repair shop, and bicycle and motorcycle repair shops on the western portion of the site; a gasoline station on the northeast corner of 10th Street and 6th Avenue; a bus depot on the northwest corner of 10th Street and Arizona Avenue; and a machine shop with gasoline power, a printing company, paint stores and sign painting, and printers on the southern portion of the site. The gasoline and automotive service and repair stations and machine shops have the greatest potential to be historical RECs for the site (see locations on Figure 3 in Appendix A).

The initial development of the site likely occurred before sewer systems were installed in this area, which suggests that septic systems, latrines, or other on-site sewage disposal structures may have been present on the site. At least two water wells were associated with the early residential properties on the site.

Adjoining properties are currently and were historically occupied by numerous commercial, retail, and professional businesses, a museum, residences, and parking areas. Businesses that potentially used or stored hazardous materials or petroleum products included an auto electric and battery service shop and a service station northwest of the site; a cleaners and laundry and a gasoline service station north of the site; a railroad depot northeast of the site; a machine shop with gasoline engines, a laundry, auto repair shops, printers, and paint stores east of the site; cleaners south of the site; and a paint shop, auto and taxi livery and garage, and a service station west of the site. Evidence was not identified to indicate that these businesses had a direct environmental impact on the site.



The site was identified in the environmental database listings as a former registered underground storage tank (UST) facility and closed leaking UST (LUST) facility. One 300- or 550-gallon UST was reportedly removed from the western portion of the site in July 1990. Detectable concentrations of hydrocarbons and benzene were detected in soil collected from beneath the UST; subsequent collection and analysis of soil samples from a soil boring at the former UST location did not detect hydrocarbons or BTEX. There was speculation that the original samples had been cross-contaminated at the laboratory. ADEQ closed the LUST file stating that the soil was apparently defined to below the soil cleanup levels in effect at that time.

Other environmental regulatory database listings identified in the vicinity of the site are not likely to have a direct environmental impact on the site, except for known diesel fuel, gasoline, and other contamination from various and multiple co-mingled sources that occurs in the perched groundwater aquifer in portions of the downtown Tucson area and Aviation Parkway/railroad corridor; the regional aquifer has also been impacted in some places. It is also known that the perched aquifer may have formerly occurred at depths as shallow as 25 or 30 feet bgs. Falling levels of contaminated groundwater can create a "smear zone" of soil contamination in the range between the former and existing groundwater depths. Several wells within the same quarter-section as the site have documented free product, hydrocarbon odors, or stained soil. Based on the above information, groundwater beneath the site may also be impacted.

RECOGNIZED ENVIRONMENTAL CONDITIONS

SCS has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 and City of Tucson specifications for the property occupied by the Ronstadt Transit Center (APN 117-06-097A and 117-06-185A). Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed evidence of the following RECs in connection with the site:

- Groundwater beneath the site has likely been impacted by fuel hydrocarbons and possibly volatile contaminants from off-site sources.
- Gasoline and automotive service and repair stations and machine shops that were previously located on the site have the greatest potential to be historical RECs for the site primarily due to the potential for the presence of USTs. No information was found to indicate whether USTs had been removed from the site other than the one UST found during the construction of the Ronstadt Transit Center; this UST appeared to be related to one of the former service stations. These historical businesses could also have had impacts to soil from ASTs or other business practices.



RECOMMENDATIONS

Based on the findings of this Phase I ESA for the site, SCS recommends the following additional environmental investigation of the site:

- A geophysical survey should be performed to identify whether there may be USTs still present on the site. However, the current structures on the site would not allow an adequate survey of the site; if the current structures are demolished, the survey should be performed. Surface soils on the site should also be observed at that time for evidence of staining in the areas of the former gasoline and automotive service and repair stations and machine shops.
- A soil vapor survey may be useful to assess potential on-site contamination that may be present because of existing or former LUSTs or other historical practices and also to assess the potential for vapor intrusion into structures from volatile compounds that may be present in groundwater beneath the site. This type of survey could be performed with the existing structures and pavement or after demolition.



SECTION 1 INTRODUCTION

PURPOSE

The City of Tucson (COT) retained SCS Engineers (SCS) to perform a Phase I Environmental Site Assessment (ESA) of property currently owned by the City of Tucson and occupied by the Ronstadt Transit Center, 215 East Congress Street, Tucson, Pima County, Arizona (site). The Pima County Assessor's Parcel Numbers (APNs) for the site are 117-06-097A and 117-06-185A. A Site Location Map is provided as Figure 1 in Appendix A.

This ESA was conducted to evaluate the potential for recognized environmental conditions (RECs) at the site as defined in the American Society of Testing and Materials (ASTM) Standard E 1527-05 and is intended to fulfill the all appropriate inquiry clause of the "innocent landowner defense" and "bona fide prospective purchaser" clauses of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). ASTM Standard E 1527-05 defines RECs as:

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

DETAILED SCOPE OF SERVICES

This work was performed in accordance with COT Brownfields Contract No. 051033-01 and our Proposal No. 10.026206 (dated May 4, 2006). This ESA was conducted in accordance with the guidelines set forth in the ASTM Standard E 1527-05, and consisted of the following four components:

- *Site Reconnaissance* - A visual reconnaissance of the subject site and surrounding properties;
- *Records Review* - Examination of historical documents and state, local, tribal, and federal regulatory agency records;
- *Interviews* - Interviews with individuals and public officials familiar with the site's history; and



- *Report - Evaluation and Report*

SHELF LIFE OF AAI DOCUMENTS

The AAI rule specifies that all appropriate inquiries (AAI) must be conducted within a one-year period prior to the date a property is acquired. EPA has defined the acquisition date to be the date on which the property title is transferred. To ensure full coverage under the AAI rule, a valid ESA report must be completed within a 12-month period prior to transfer of title.

However, selected ESA report components and supporting information sources must be updated if they were completed more than six months (180 days) prior to title transfer. The specific ESA components with a 180-day shelf life include:

- Site inspection;
- Interviews with knowledgeable persons;
- Review of government regulatory records;
- Search for environmental cleanup liens; and
- Declaration/signature of certifying Environmental Professional.

The AAI date included on the cover of this report indicates the date that research was performed for the different components of this project, whichever is the earliest.

SIGNIFICANT ASSUMPTIONS

Based on documents reviewed, interviews with knowledgeable people, and a site reconnaissance, SCS assumes that information collected during this ESA is accurate and correct. Unless warranted, information collected has not been independently validated as part of this ESA.

LIMITATIONS AND EXCEPTIONS

This report has been specifically prepared for the COT with regard to the assessment of environmental conditions of the site identified as the Ronstadt Transit Center in Tucson, Pima County, Arizona (APNs 117-06-097A and 117-06-185A). This assessment focused on potential sources of hazardous substances or petroleum products that could be considered a REC and a liability due to: (1) their presence in significant concentrations (e.g., above acceptable limits set by the Federal, State, or local government) or, (2) the potential for contaminant migration through exposure pathways (e.g., groundwater). Materials that contain substances that are not currently deemed hazardous by the United States EPA were not considered as part of this study.

Hazardous substances occurring naturally in plants, soils, and rocks (e.g., heavy metals, naturally occurring asbestos, or radon) are not typically considered in these assessments. Similarly, construction debris (e.g., discarded concrete, asphalt) is not considered unless



observation suggests that hazardous substances are likely to be present in significant concentrations or likely to migrate.

The terms “scattered solid waste debris” or rubbish are used to describe wastes such as paper, plastic, glass, food packaging, cans, bottles, and other similar materials. These materials do not represent a REC.

The report has been prepared in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants, under similar circumstances at the time the services were performed, in this or similar localities. No other representations, either expressed or implied, and no warranty or guarantee is made as to the professional advice presented herein. SCS assumes no responsibility for the accuracy of information obtained from, compiled, or provided by third-party sources, such as regulatory agency listings.

DATA GAPS

Certain other limitations could affect the accuracy and completeness of these reports, as follows:

- *Site Access Limitations* – SCS did not enter the two employee restrooms, an apparent custodial room in the employee restroom structure, and a meter room in the public restroom structure, which were locked, or the men’s public restroom. The interior of the information booth was viewed through windows. Lack of access to these areas is not significant and is not likely to affect the conclusions of this report.
- *Physical Obstructions to Observations* – None.
- *Outstanding Information Requests* – None.
- *Historical Data Sources Failure* – The earliest historical records identified for the site were dated 1886 and portions of the site were already developed; however, the site uses at that time consisted of residences, associated outbuildings, and a hall. It is likely that prior uses would be similar to these; if true, earlier undocumented uses of the site would not change the conclusions of this report.
- *Other* – None.

SPECIAL TERMS AND CONDITIONS

SCS and the COT agreed upon the terms and conditions set forth in SCS’s Proposal. If additional services not normally performed as part of a Phase I ESA are included in the scope of services, these additional services are listed in Section 10. This ESA report does not purport to address safety concerns, if any, associated with the use of the subject site or exposure to safety concerns from adjoining facilities. It is the responsibility of the owner and/or the user of this ESA report to establish appropriate safety and health practices and determine the



applicability of regulatory limitations. SCS is not required to identify safety concerns unless otherwise required in the scope of work.

This report does not include assessment of issues described by the ASTM as non-scope unless otherwise noted: asbestos, radon, lead-based paint (LBP), lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (including an assessment of potential vapor intrusion into structures), biological agents, mold, and other issues. Unless specifically included in our scope of services, consideration of other building materials such as water supply plumbing, urea formaldehyde, and pressure-treated lumber are not considered in this report.

This ESA is not a compliance audit for regulatory compliance with Federal, State, and local statutes, laws, rules or regulations.

Unless otherwise noted, no sampling or laboratory analyses were performed as part of this Phase I ESA. Although this report may provide recommendations regarding the possibility of RECs specific to this site, positive identification of hazardous substances can be accomplished only through sampling and appropriate laboratory analysis.

USER RELIANCE

This report, entitled *Phase I Environmental Site Assessment, Ronstadt Transit Center, 215 East Congress Street, Tucson, Arizona*, has been prepared for the site at the request and for the exclusive use of the COT. Reliance cannot be transferred without the written permission of the COT and SCS, and only if the other party agrees to the same terms and conditions to which COT and SCS agreed.



SECTION 2 SITE DESCRIPTION AND RECONNAISSANCE

LOCATION AND LEGAL DESCRIPTION

The site consists of two parcels of land occupied by the Ronstadt Transit Center, 215 East Congress Street, Tucson, Pima County, Arizona (site). The site consists of approximately 2.35 acres of land located east of North 6th Avenue, north of East Congress Street, and south of Pennington Street. The site consists of Pima County Assessor's Parcel Numbers [APNs] 117-06-097A and 117-06-185A. The site is located in the southeast quarter of Section 12, Township 14 South, Range 13 East, Gila and Salt River Base Line and Meridian, Tucson, Pima County, Arizona. A Site and Vicinity Map is provided as Figure 2 in Appendix A.

SITE AND VICINITY GENERAL CHARACTERISTICS

The subject site consists of a bus transit center in downtown Tucson. The area around the site consists of commercial and retail businesses, offices, parking, and related urban development.

CURRENT USE OF THE SITE

Methodology and Limiting Conditions

On May 30, August 31, November 8, and December 11, 2006, Ms. Patricia M. Hartshorne, R.G. of SCS performed a visual reconnaissance of the site in order to observe current site conditions and uses. The site was observed by walking throughout the site. SCS did not enter locked rooms in the restroom structures or the men's public restroom; the interior of the information booth was viewed through windows. During the site visits, adjoining properties were also observed. The site and vicinity appeared essentially the same during each site visit. Photographs of the site and adjoining properties are included in Appendix B.

General Site Setting

The topography of the site and vicinity was generally level.

Current Site Uses

The subject site consisted of a hub for intra-city bus transit, operated by Sun Tran. The central portion of the site contained a row of shaded bus shelter canopies, two restroom structures, vending machines, an information booth, ticket kiosks, and two cooling towers, with paved bus driveways extending along the east and west sides of this area. Bus shelters, shade structures, bike lockers, landscaping, and pedestrian walkways were located along the eastern and western portions of the site.



Evidence of Past Site Uses

Evidence of past uses was not observed on the site.

Site Improvements

Structures--

Structures located on the site included bus shelter canopies and shade structures, rows of columns, an information booth, ticket kiosks, and two restroom structures. The structures on the site were constructed of metal and brick with some decorative ceramic tile areas. The two restroom structures and the information booth structure were located beneath shade canopies. The south restroom structure contained two public restrooms and a locked meter room, and consisted of a tiled exterior and an interior with metal walls, sheetrock ceiling system, and painted concrete floor. The north restroom structure contained two locked employee restrooms and a locked apparent custodial room; two custodial wheeled mop buckets were located outside this door during the site visits in November and December 2006. The construction of this building appeared the same as the south restroom structure. The interior of the information booth was not accessed; the exterior of this structure was similar to the restroom structures, and vinyl floor tiles were visible on the floor of the structure.

Roads--

Driveways for buses cross through the site, with entrances and exits on 6th Avenue, Congress Street, and Pennington Street. Pavement on the site consisted of concrete and brick.

Potable Water Supply--

Drinking fountains were located on the site. Tucson Water provides potable water service to the site and site area.

Sewage Disposal System--

Two restroom buildings are located on the site. Pima County Wastewater provides sewage service to this area.

Septic System--

Sewage service is currently provided to the site area by Pima County Wastewater. Visual evidence of old septic systems was not observed.

Heating/Cooling System--

Cooling towers and air conditioning systems are used at the site. Electrical services at the site and site area are provided by Tucson Electric Power Company (TEP). SCS contacted



Southwest Gas Corporation, which stated that there is no natural gas service to the site address.

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Hazardous Substances and Petroleum Products Connected with Identified Uses

Hazardous substances and petroleum products connected with identified uses were not observed at the site. The interiors of the rooms in the employee toilet structure were not observed; however, hazardous materials and petroleum products are not suspected at this property other than potentially small quantities of cleaning or maintenance products.

Hazardous Substances and Petroleum Product Containers (Not Necessarily in Connection with Identified Uses)

No hazardous substances and petroleum product containers were observed on the site.

Unidentified Substance Containers

No unidentified substance containers were observed on the site.

Drums

No drums were observed on the site.

Storage Tanks

No evidence of underground storage tanks (USTs) such as fill ports, vent pipes, and dispensers was observed on the site. No evidence of aboveground storage tanks (ASTs) was observed on the site.

Indications of PCBs

No electrical transformers were observed on the site.

OTHER CONDITIONS OF POTENTIAL CONCERN

Indications of Solid Waste Disposal

No indication of burial of solid waste was identified at the site.

Odors

No strong, pungent, or noxious odors were observed on the site.



Pools of Liquid

Pools of standing liquid were not observed on the site.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the site.

Wastewater and Other Liquid Discharges

No indications of wastewater or other liquid discharges were observed on the site.

Drains and Sumps

Floor drains were observed in the women's restroom in the public restroom structure on the site; it is assumed that the other restrooms on the site also have floor drains. An employee was observed using a mop to cleanup an apparent overflow from the men's restroom on December 11, 2006.

Drywells

No drywells were observed on the site. One drywell was identified in building records and the location was shown on building plans in association with a condensate drain from the information booth. SCS returned to the site to attempt to locate this drywell; however, the drywell is apparently located below the pavement northeast of the booth and there were no observable surface features.

Wells

No groundwater wells were observed on the site.

Stained Soil or Pavement

De minimis stained soil or pavement was observed on driveway areas of the site where buses drive and park. An employee was observed using an absorbent to clean up an oily spot on the pavement on November 8, 2006.

Stains or Corrosion Inside Buildings

No stains or corrosion were observed inside the accessed site buildings; the employee restrooms, assumed custodial room, men's public restroom, and the information booth were not accessed. However, significant staining or corrosion is not anticipated in these structures.



Stressed Vegetation

Unnaturally stressed vegetation was not observed on the site.

GENERAL DESCRIPTION OF ADJOINING PROPERTIES

Commercial properties and parking areas were observed in the areas surrounding the site. Properties adjoining the site at the time of the site reconnaissance are shown on Figure 2 in Appendix A. A brief description of properties adjoining the site, including evidence of past uses, is provided below. Photographs are included in Appendix B.

North

Adjoining the site to the north was Pennington Street. North of the street, north of the site, was a parking lot. North of Pennington Street, northwest of the site, was an unmarked building and Alpha Engineering. The property occupied by the unmarked building contained Qwest communications company vehicles; according to the COT Department of Transportation website, this property is owned by Qwest. Adjoining the site to the northeast was Toole Avenue. East of Toole Avenue, northeast of the site, was a vacant lot and the restored historic railroad depot; this portion of the depot was occupied by the Southern Arizona Transportation Museum.

East

Adjoining the site to the east, from north to south, was the MacArthur Building (offices); a formerly paved parking lot that was being excavated by archaeologists in May 2006 and was a fenced and vacant dirt lot on subsequent site visits, 10th Street, and the Martin Luther King Junior (MLK) Building (former apartments). A construction date marking of 1907 was observed on the MacArthur Building. An emergency generator and utility boxes were located in the southwest portion of the MLK Building property near the site; there was no evidence of leakage or staining associated with the emergency generator. In the northwest portion of the MLK Building property near the site was a pad-mounted electrical transformer; there was no evidence of leakage or staining associated with the transformer.

South

Adjoining the site to the south was Congress Street. South of the street, southeast of the site, were Sharks Nightclub and The District Tavern. South of the street, south of the site, were Arizona Avenue, unmarked building spaces, Biblio (vacant), Got All Your Marbles?, The Red Ant, Iguana Cafe, and Crescent Smoke Shop. South of the street, southwest of the site, was The Chicago Store (instruments and music). Some of the vacant building spaces were under construction during the December 11, 2006 site visit.



West

Adjoining the site to the west was 6th Avenue. West of the street, west of the site, were a parking garage containing Cafe Poca Cosa and Park Wise offices in the bottom floor, the Sears Executive Center Building (vacant, Comda [“The Calendar People”], and ArtFare), The Arizona Building (Curley’s Downtown Barber, vacant space, Pizza Restaurant, Southwestern Intervention Services, Eon Lounge Youth Center, and Downtown Alternative High School), an alley, Full Circle Body Piercing, the Gold Return (pawn shop), and Hydra (clothing store).



SECTION 3 RECORDS REVIEW – ENVIRONMENTAL RECORD SOURCES

INTRODUCTION

Allands was retained by SCS to perform a database search of the standard and additional federal and state environmental record sources for the site, as identified in the table below. The database search was conducted by Allands on June 20, 2006; an update was performed on November 21, 2006. A copy of the most recent Allands Regulatory Database Search Report is included in Appendix C.

The following table lists the reviewed environmental databases, the database compilation dates, the distances searched by Allands from the site boundary, and whether the site or a facility interpreted to be adjacent to the site was identified on each database.

Regulatory Database Search Summary					
Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities	Site	Adjacent to Site
Standard Federal ASTM Environmental Record Sources					
NPL (National Priorities List)	01/06	1.0	0	No	No
Delisted National Priorities List	02/06	0.5	0	No	No
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP)	08/06	0.5	5	No	No
RCRA (Resource Conservation and Recovery Act) Large and Small Quantity Generators	08/06	0.125	2	No	No
RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)	08/06	1.0	0	No	No
RCRA – Non-CORRACTS TSDFs	08/06	0.5	0	No	No
ERNS (Emergency Response Notification System)	08/06	0.125	6	No	No
Standard State ASTM Environmental Record Sources					
WQARF (Water Quality Assurance Revolving Fund) Areas	01/06	1.0	2	No	No
Superfund Program List (replaces ACIDS)	08/04	0.5	1	No	No
Solid Waste Facilities/Landfill Sites - Operating and Closed	05/99 & 5/04	0.5	0	No	No
Registered USTs (Underground Storage Tanks)	05/05	0.125	6	Yes	No
LUSTs (Leaking Underground Storage Tanks) Incident Reports	05/05	0.5	16	Yes	No
Control Registries	08/06	Site and adjoining	0	No	No
Brownfields / Voluntary Remediation Program	08/06	0.5	1	No	Yes
Additional Environmental Record Sources					
RCRA Compliance Facilities	08/06	0.125	0	No	No



Regulatory Database Search Summary					
Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities	Site	Adjacent to Site
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	0.125	7	No	No
ADEQ Drywell Registration Database	08/06	0.125	0	No	No
Arizona Indoor Radon Survey Information	6/16/93	Site area zip code	2 Tests	No	No
Environmental Permits	08/06	Site	0	No	No
Arizona Department of Water Resources Well Registration Database	02/06	Site and adjoining	35	No	Yes

ENVIRONMENTAL RECORD SOURCE FINDINGS

As discussed in Section 4, the regional groundwater flow in the vicinity of the site is generally toward the north. The direction of groundwater flow in the perched aquifer is variable, ranging between southwest to northwest, with major flow components to the west and northwest. Based on the location or groundwater flow direction in relation to the subject site and the status of the environmental database listing, the database listings deemed to be potential RECs are discussed below.

Standard Federal ASTM Environmental Record Sources

Federal CERCLIS/NFRAP List--

Explanation--

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is a comprehensive database and management system, compiled and maintained by the EPA, which inventories and tracks suspected or actual hazardous substances sites under the Superfund program. These sites were reported to the EPA by states, municipalities, private companies, and private persons. Actions that may be taken under CERCLA include a preliminary assessment, remedial investigation, feasibility study, and remedial cleanup. Inclusion of a specific site or area in the CERCLIS database does not represent a determination of any party's liability, nor does it represent a finding that any response action is necessary. Those sites that are on the NFRAP ("No Further Action Planned") list have no further remediation actions planned by EPA.

Search Results--

The site and adjoining properties were not identified on the CERCLIS/NFRAP list. Five CERCLIS/NFRAP List sites were identified within 0.5 mile of the site and are listed in the table below.



Facility	Address	NFRAP	Distance/ Gradient Direction	Environmental Concern (Y/N)
Descal-It Products Co	127 S 4th Ave	X	0.2 mi. SE/ Up to Crossgradient	N
Downtown Auto Center	330 N 5th Ave / Approx S of 300 E 7th St		0.2 mi. N/ Down to Crossgradient	N
Universal Waste Control	330 N Fifth Ave	X	0.2 mi. N/ Down to Crossgradient	N
Oliver's Cleaners / 7th St & Arizona Ave	300 E. 7 th Street		0.3 mi. N/ Down to Crossgradient	N
United Fire Auto	335 N 4th Ave	X	0.3 mi. NE/ Up to Crossgradient	N

Three of the CERCLIS sites were designated NFRAP, which indicates that CERCLA investigations by the EPA did not identify significant environmental problems at the facilities, identified concerns have been adequately addressed under CERCLA, or the case has been transferred to another regulatory program. Two of the facilities were not NFRAP facilities (Downtown Auto Center and Oliver's Cleaners / 7th St & Arizona Ave); however, these two facilities did not appear to be located upgradient of the site. The distance of these facilities from the site, NFRAP status, and/or their hydrogeologic locations relative to the site indicate that they are not likely to have contributed environmental impacts to the site.

Federal RCRA Database – Generators--

Explanation--

The Resource Conservation and Recovery Act (RCRA) database is a list of facilities that have obtained an EPA identification number due to their involvement in the generation, transportation, treatment, storage, or disposal of hazardous waste. The database is compiled and maintained by the EPA. RCRA generators are separated into the following categories:

- Large Quantity Generators (LQG) - produce at least 1,000 kilograms (kg) of hazardous waste per month;
- Small Quantity Generators (SQG) - produce more than 100 but less than 1,000 kg of hazardous waste per month;
- Conditionally Exempt Small Quantity Generators (CEG) - produce less than 100 kg of hazardous waste per month;
- Deactivated generator (DAG); and
- Deactivated transporter of hazardous waste (DAT).



These generator categories are further defined in the regulations regarding the types of hazardous wastes generated, and also the lengths of time the hazardous wastes are allowed to be stored at the facility.

RCRA Generator listings do not necessarily indicate a recognized environmental concern. These types of listings are generally indicative of the potential for an environmental concern.

Search Results--

No RCRA facilities were identified on the site. Two RCRA facilities were identified within a 0.125-mile search distance from the site.

Facility	Address	Status	Distance/ Gradient Direction	Environmental Concern (Y/N)
USWest Business Resources	120 E Pennington	N	<0.125 mi. NW/ Down to Crossgradient	N
AT&T Co Tucson	120 E Pennington	CEG	<0.125 mi. NW/ Down to Crossgradient	N

N = Not a generator verified or inactive generator

The unmarked building adjoining the site to the northwest may be associated with the address listed for these two facility listings. The address is not identified on other reviewed environmental databases. Due to the nature of these listings and the hydrogeological location of the facilities relative to the site, these facilities are not expected to be of environmental concern to the site.

U.S. EPA Emergency Response Notification System (ERNS)--

Explanation--

The Emergency Response Notification System (ERNS) serves to store information on oil and hazardous substance releases. Releases are recorded in ERNS when they are initially reported to the Federal Government. ERNS combines data from the National Response Center and the Marine Safety Information System. The ERNS contains records of reported releases from October 1986.

Search Results--

No ERNS listings were identified on the site. Six ERNS listings were identified within a 0.125-mile search distance from the site.

Date	Location	Material	Details	Distance/ Gradient Direction	Environmental Concern (Y/N)
6/15/1992	400 E Toole Ave	Unknown quantity of styrene	Leak from two derailed tank cars	<0.125 mi. E/ Up to Crossgradient	N



Date	Location	Material	Details	Distance/ Gradient Direction	Environmental Concern (Y/N)
7/22/1992	Tucson Yard/ Mp 983.9	300 gal Oil: Diesel	Railcar derailed while being switched in the yard	<0.125 mi. E/ Up to Crossgradient	N
2/27/1993	400 E Toole Ave	1,500 gal Oil, Fuel: No. 2-D	Valve left open at fueling station	<0.125 mi. E/ Up to Crossgradient	N
7/20/1993	SP Rail Yard, 400 E Toole Ave, Track 605	Unknown quantity of anhydrous ammonia	Loose packing gland nut in rail tank car	<0.125 mi. E/ Up to Crossgradient	N
10/15/1995	Tucson Yard	Unknown quantity of anhydrous ammonia	Vapor release from tank car due to unknown causes	<0.125 mi. E/ Up to Crossgradient	N
8/12/1998	Gila Subdivision, Tucson Yard	Unknown quantity of anhydrous ammonia	Tank car - unknown causes	<0.125 mi. E/ Up to Crossgradient	N

All six of these ERNS incidents apparently occurred at railroad facilities east of Toole Avenue that are not directly adjacent to the site; some may be located at railroad facilities south of Broadway Road. Because anhydrous ammonia converts to a gas from the liquid state when released from pressure (such as during transport), the three releases listed for this chemical are not likely to have impacted the site. The three releases of styrene, oil, and fuel are also not likely to have directly impacted the site due to the distance from the site. It is assumed that because these releases were reported to the federal government, they were cleaned up in an appropriate manner. However, there are known impacts to groundwater from diesel fuel and other chemicals in the downtown Tucson area, some of which are apparently associated with historic railroad activities, as discussed under *Soil and Groundwater Quality* in Section 4.

Standard State ASTM Environmental Record Sources

Arizona WQARF Areas--

Explanation--

The Arizona WQARF program is the State version of the Federal Superfund program. The WQARF program was established to remedy sites for which there is an actual or potential threat of impact to waters of the State by hazardous substances.

Search Results--

The site and adjoining properties were not identified within a WQARF Registry area. Two WQARF Registry sites were identified within a 1.0-mile search distance from the subject site.



WQARF Registry Site	Distance/ Gradient Direction	Environmental Concern (Y/N)
7 th St & Arizona Ave/Oliver's Cleaners	0.2 mi. N/ Down to Crossgradient	N
Park-Euclid	0.7 mi. SE/ Up to Crossgradient	N

Current project summaries for these WQARF study areas are included with the Allands database report in Appendix C. An ADEQ map for the WQARF areas showing the estimated boundary of groundwater contamination plumes are also included in Appendix C. According to the map for the 7th Street & Arizona Avenue WQARF area, the groundwater contamination plume extends toward the northwest, east of the railroad corridor. According to the map for the Park-Euclid WQARF area, the groundwater contamination plume extends toward the north. Therefore, neither of these two WQARF study areas appear to be located hydrogeologically upgradient from the site, and thus are not likely to have a direct environmental impact on the site.

Arizona Superfund Program List--

Explanation--

The Arizona Superfund Program List (SPL) replaced the Arizona CERCLIS Information and Data System (ACIDS) list. This list is maintained by ADEQ, and consists of sites and potential sites subject to investigation under the ADEQ Superfund Programs Section (SPS).

Search Results--

The site was not identified on the ADEQ SPL list. One facility was located within a 0.5-mile search distance from the site.

Facility	Program	Program Status	Program Date	Distance/ Gradient Direction	Environmental Concern (Y/N)
7th St & Arizona Ave / Oliver's Cleaners	WQARF	PENDING PI ON REGISTRY	01/01/1998 04/27/2000	0.2 mi. North/ Down to Crossgradient	N

A Preliminary Investigation resulted in the area being placed on the WQARF Registry. This SPL site is discussed above under *Arizona WQARF Areas*.

Arizona Registered USTs--

Explanation--

ADEQ maintains a list of registered USTs in Arizona that contain or have contained regulated substances, primarily petroleum products. The list includes information, where available, regarding the location, owner, number of registered tanks, contents, capacity, age, tank and piping construction material, and type of piping system.



Search Results--

The site was listed on the UST database. Five other facilities with a total of 13 USTs were identified within a 0.125-mile search distance from the site; none were located on properties that adjoin the site.

Facility	Address	# Tanks	Removed	Distance/ Gradient Direction	Environmental Concern (Y/N)
Ronstadt Bus Transit Center	315 E Congress St	1	07/24/1990	SITE	N
Rich Rodgers South Inc Property	151 E Broadway Blvd	4	05/14/2003	0.1 mi. S/ Up to Crossgradient	N
Vacant	55 E Broadway Blvd	1	04/18/1998	0.1 mi. SW/ Down to Crossgradient	N
Tanner Motor Tours	139 N Scott Ave	5	08/25/1995	0.1 mi. W/ Down to Crossgradient	N
Trailways Inc-Tli Inc	201 E Broadway	1	12/01/1986	0.1 mi. S/ Up to Crossgradient	Y
AT&T Tucson Main Bldg Az0220	126 E Alameda St	2	11/01/1994 06/21/1991	0.1 mi. NW/ Down to Crossgradient	N

The Ronstadt Bus Transit Center on the site was listed as having one 300-gallon gasoline UST removed on July 24, 1990. The ADEQ registered UST Facility ID for the site is 0-006897. The site was also listed as a LUST facility, as discussed in the *Arizona LUSTs* section below.

None of the UST facilities identified were listed with active USTs. Two facilities, Rich Rodgers and Trailways, are potentially hydrogeologically upgradient of the site. The Rich Rodgers and Tanner Motor Tours facilities were also listed as having closed LUST cases with ADEQ and the Trailways Inc. facility was listed as having an open LUST case with ADEQ; these facilities are discussed in the *Arizona LUSTs* section below.

Arizona LUSTs--**Explanation--**

ADEQ maintains a list of LUSTs in Arizona that have had a reported release of regulated substances, primarily petroleum products. The list identifies the owner, location, date of release, and date of closure, if applicable.



Search Results--

One LUST facility was identified on the site. Fifteen other LUST facilities were identified within a 0.5-mile search distance from the site; none were located on a property adjoining the site.

Facility	Address	Date Closed	P Code	Distance/Gradient Direction	Environmental Concern (Y/N)
Ronstadt Bus Transit Center	315 E Congress St	12/28/1992	5R1	SITE	N
Trailways Inc-TLI Inc	201 E Broadway	OPEN	1D	0.1 mi. S/ Up to Crossgradient	Y
Tanner Motor Tours	139 N Scott Ave	08/08/1997 08/08/1997	5R1 5R1	0.1 mi. W/ Down to Crossgradient	N
Rich Rodgers South Inc Property	151 E Broadway Blvd	9/30/2003	5R1	0.1 mi. S/ Up to Crossgradient	N
ADOT Equipment Services Possess	121 S 4th Ave	09/15/1993	5S	0.2 mi. SE/ Up to Crossgradient	N
City of Tucson Possess/Dp Jones	142 or 146 S 6th Ave	05/27/1997	5R1	0.2 mi. N/ Down to Crossgradient	N
Bank One Arizona	2 E Congress St	06/11/1997	5R1	0.2 mi. W/ Down to Crossgradient	N
Oliver's Cleaners	300 E 7th St	02/26/1993	6	0.3 mi. N/ Down to Crossgradient	N
Yellow Cab Company	411 N 5th Ave	OPEN OPEN	1F 1F	0.3 mi. N/ Down to Crossgradient	N
Charlie's Autos Warehouse	331 E 7th St	02/16/1994	6	0.3 mi. NE/ Up to Crossgradient	N
Firestone Mastercare Store	445 N 6th Ave	3/28/2002 3/28/2002	5G1 5G1	0.3 mi. N/ Down to Crossgradient	N
ADOT Equipment Services-Possess	35 E Toole Ave	OPEN OPEN	2 2	0.3 mi. NW/ Down to Crossgradient	N
Wakefield Investments	107 E 6th St	01/27/1989	5R1	0.3 mi. NW/ Down to Crossgradient	N
Police/Fire Fuel Island	260 S Stone Ave	11/9/1999	5S	0.5 mi. SW/ Down to Crossgradient	N
Former Standard Brands Paint	702 E Broadway Rd	03/03/1998	5R3	0.5 mi. SE/ Up to Crossgradient	N
Holmes Tuttle Broadway Ford	800 E Broadway	9/30/1996 9/30/1996	5R1 5R1	0.5 mi. SE/ Up to Crossgradient	N

P (Priority) Codes:

- 1D Defined soil & GW requires remediation (levels exceed standards for one or more media)
- 1F Free product present on GW and/or SW
- 2 Undefined soil contamination (default for newly reported LUSTs)
- 5G1 Closed soil/GW levels meet RBCA Tier 1
- 5R1 Closed soil levels meet RBCA
- 5R3 Closed soil levels meet RBCA Tier 3
- 5S Closed case for suspected release (false alarm)
- 6 Incident/tank was determined not to be UST jurisdiction and referred to another program

The site's ADEQ LUST ID No. is 1435.01. The ADEQ LUST file for the site was reviewed by SCS. A 550-gallon UST was removed from the site in July 1990; the site address was



reported as 215 or 315 East Congress Street. A map in the file showed the location of the UST as 180 feet north of Congress Street and 24 feet west of the curb on 6th Avenue (the north arrow is incorrect on the figure); this location is in the vicinity of a historical service station.

Soil samples from below the UST contained detectable concentrations of total petroleum hydrocarbons (TPH) and benzene. Subsequent collection and analysis of soil samples from a soil boring at the location of the former UST did not detect TPH or benzene, toluene, ethylbenzene, or xylenes (BTEX) or evidence of environmental impacts. ADEQ closed the site LUST case on December 28, 1992. The closure letter stated that the original samples may have been cross-contaminated at the laboratory. The letter also stated that the depth to groundwater was believed to be more than 100 feet. The file was closed stating that the soil was apparently defined to below the existing suggested soil cleanup levels (SSCLs). A detailed discussion of the site LUST file information is incorporated in the summary under *Interviews With State and/or Local Government Officials* in Section 6, under *Fire Department*. Copies of selected records from the ADEQ file are included in Appendix D.

Three of the facilities listed above have open LUST cases with ADEQ (Trailways Inc., Yellow Cab Company, and ADOT Equipment Services); only the Trailways facility is located potentially hydrogeologically upgradient of the site. Based on the ADEQ priority code for this facility, soil and groundwater at this facility have been impacted and the extent of contamination defined, and remediation is required. Reports by Pima Association of Governments (1992) and Dulaney (1992) stated that free product was found in one of three groundwater monitoring wells installed at the former Trailways bus station; therefore, the release from this LUST facility could potentially have had an environmental impact on the site.

Based on the hydrogeological position relative to the site, the nature of the releases, and/or the closed status of the LUST cases, the other identified LUST facilities do not appear likely to have had an environmental impact on the site.

Additional Environmental Record Sources

Hazardous Material Incidents--

Explanation--

The ADEQ Emergency Response Unit documents chemical spills and incidents that have been reported to the unit. This is generally the Arizona equivalent to the Federal ERNS list. Reported incidents have been compiled into yearly lists, beginning with the year 1984. All lists except for 1987 provide the addresses of the recorded incidents.

Search Results--

No hazardous material incidents were reported for the site. Seven hazardous material incidents were reported for properties located within a 0.125-mile search distance from the site.



Date	Location	Address	Details	Distance/ Gradient Direction	Environmental Concern (Y/N)
8/20/1984	Southern Pacific Transp.	Broadway & Toole	Unknown/Diesel Fuel	<0.125 mi. E/ Up to Crossgradient	N
6/27/1995	Southern Pacific Pipeline	Tucson Yard, Track #226	Copper concentrate, Railcar	<0.125 mi. E/ Up to Crossgradient	N
6/18/1999	Union Pacific Railroad	Tucson Yard, RR MP 986.3	---	<0.125 mi. E/ Up to Crossgradient	N
6/25/1999	Union Pacific Railroad	RR MP 986.3 / Tucson Yard	---	<0.125 mi. E/ Up to Crossgradient	N
6/27/1999	Union Pacific Railroad	RR MP 986.3 / Tucson Yard	---	<0.125 mi. E/ Up to Crossgradient	N
6/30/1999	Farmland Industries	RR MP 983, Tucson Yard	Anhydrous ammonia from RR cars	<0.125 mi. E/ Up to Crossgradient	N
7/25/1999	Union Pacific RR	Tucson Yard, 22nd St. & Campbell	50-75 gal waste oil, wastewater from tank	<0.125 mi. E/ Up to Crossgradient	N

All seven of these incidents apparently occurred at railroad facilities east of Toole Avenue that are not directly adjacent to the site; some may be located at railroad facilities south of Broadway Road. Because anhydrous ammonia converts to a gas from the liquid state when released from pressure (such as during transport), the one release listed for this chemical is not likely to have impacted the site. The three releases of diesel fuel, copper concentrate, and waste oil and wastewater are also not likely to have directly impacted the site due to the distance from the site. Three of the listings did not provide details for the incidents, but are not likely to have directly impacted the site due to the distance from the site. It is assumed that because these releases were reported to the state government, they were cleaned up in an appropriate manner. However, there are known impacts to groundwater from diesel fuel and other chemicals in the downtown Tucson area, some of which are apparently associated with historic railroad activities, as discussed under *Soil and Groundwater Quality* in Section 4.

Brownfields/Voluntary Remediation Program--

Explanation--

ADEQ developed the AZURITE Database, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System listings.

Search Results--

The site was not identified as a Brownfields or Voluntary Remediation Program site. One listing was identified within a 0.5-mile search distance from the site.



Site Name	Address	Status	Date	Distance/ Gradient Direction	Environmental Concern (Y/N)
UPRR Passenger Depot	400 E Toole Ave	Closed	2/11/2002 started 7/18/2002 Closed	<0.1 mi E/ Up to Crossgradient	N

The UPRR Passenger Depot, 400 East Toole Avenue, is located less than 0.1 mile east of the site, and a portion of the depot adjoins the site to the northeast. The work was started in February 2002 and ended in July 2002; the status was listed as closed. According to Mr. David Barraza of COT ES, the COT is responsible for the property from the ground surface to a depth of 50 feet bgs and UPRR is responsible for the subsurface below 50 feet bgs due to the known impacts to groundwater in the railroad corridor. Mr. Barraza stated that no known contamination was identified in soils above 50 feet bgs at the property during the renovation work. As discussed later in this section under *Arizona Department of Water Resources Well Registration Database*, Union Pacific Railroad drilled two wells in 2002 at the Passenger Depot, which is assumed to be the same location as the Brownfields facility discussed above. Petroleum odors were first detected at depths ranging from 58 to 70 feet bgs, and stained soil (black to dark gray) was observed in the two well borings at depths of 73 to 73.5 feet bgs and at 71.5 and 72.5 feet bgs.

Arizona Home Indoor Radon Survey--

Explanation--

Through funds provided by EPA, the Arizona Radiation Regulatory Agency conducted a statewide radon survey, testing more than 2,000 homes in Arizona for the presence of radon gas in 1987 and 1988. A second phase of the survey, conducted by county health departments in 1988 and 1989, tested more than 500 homes in counties on the Colorado Plateau (Coconino, Navajo, Apache), the area nearby the cities of Payson and Prescott, and the Camp Verde area. EPA has established 4 picocuries per liter (pCi/l) as a general guideline for the maximum acceptable, long term, indoor-radon concentration. All of Arizona is within Zone 2 of EPA's Map of Radon Zones, which includes areas of moderate potential for radon (from 2 to 4 pCi/l).

Search Results--

Two tests were conducted for the zip code area that includes the site (85701). Neither test exceeded 4 pCi/l. Radon is of little concern for structures without basement or below grade spaces, and which are constructed on a sound concrete pad. Only site-specific radon testing can determine actual levels of radon at a particular location.



Arizona Department of Water Resources Well Registration Database--

Explanation--

The Arizona Department of Water Resources (ADWR) Well Registration Database contains information provided to the ADWR Operations Division by well drillers and/or owners of wells.

Search Results--

Thirty-five registered well listings were identified in the Allands report; all but one was located in the same section as the site. Owners identified for the listings were Union Pacific Railroad, Yellow Cab, Bridgestone/Firestone, Arizona Department of Transportation (ADOT), City of Tucson, ADEQ, Continental Trailway, and GRC Consultants. Water uses were listed as test, none, and monitoring. Nineteen listings had water level information with depths ranging from 55 to 78 feet below ground surface (bgs) and one water level was listed as 160 feet bgs.

SCS also reviewed registered well listings on the ADWR Fortis registered well database website for the section that contains the site. Approximately 109 registered well listings were identified for the quarter-section that contains the site; of these, 12 were located in the quarter-quarter-quarter sections that contain the site, and are discussed below.

- Two of the wells were owned by ADEQ and were monitoring wells located at the former Trailways facility at 114 East Broadway Road; one well was drilled in 1992 and the water level was 78.5 feet bgs. The second well was drilled in 1995, the water level was 76 feet bgs, and the well was abandoned in 1999.
- Three wells were listed as being originally owned by Southern Pacific Railroad; these were transferred to ADOT. All three were drilled in 1986 or 1989, but one of the borings was abandoned and no well was installed. The two wells had water levels of 66 and 68.5 feet bgs. The boring log for one well noted diesel odors at approximately 68.0 to 70.5 feet bgs.
- Seven wells were listed as being owned by Union Pacific Railroad (one was transferred to ADEQ); three of the listings did not have driller's logs. Two wells were drilled in 1999 and two were drilled in 2002 at the Passenger Depot. Estimated depths to water in these four wells ranged from 70.5 to 80 feet bgs. Petroleum odors were first detected at depths ranging from 58 to 70 feet bgs, and stained soil (black to dark gray) was observed in two well borings at depths of 73 to 73.5 feet bgs and at 71.5 and 72.5 feet bgs.



SECTION 4 RECORDS REVIEW – PHYSICAL SETTING SOURCES

STANDARD PHYSICAL SETTING SOURCE – USGS 7.5-MINUTE TOPOGRAPHIC MAP

The United States Geological Survey (USGS) 7.5-minute topographic map containing the site, *Tucson, Arizona*, was obtained and reviewed to evaluate the topographic characteristics of the site area. Map versions dated 1957 (photorevised in 1971 and 1975), 1983, and 1992 were reviewed. Also reviewed was a topographic layer on the Pima County website, which showed elevation contours at 2-foot intervals on the site.

The maps showed the elevation on the site as approximately 2,388 to 2,391 feet above mean sea level. The topography of the site area slopes toward the west-northwest at a gradient of approximately 50 feet per half mile. The ephemeral Santa Cruz River is located approximately three-quarter mile west of the site. A copy of a topographic map of the site area is provided in the All Lands regulatory database report in Appendix C.

OTHER PHYSICAL SETTING SOURCES

Summary of Local Geology

The site is within the Basin and Range Physiographic Province, which is characterized by broad alluvial-filled basins bounded by steep, fault-block mountains. The Tucson Basin is a structural depression within the Basin and Range Physiographic Province. The Tucson Basin fill deposits are characterized by three stratigraphic units (from bottom to top): the Pantano Formation, the Tinaja beds, and the Fort Lowell Formation. Overlying the Fort Lowell Formation are younger, well-preserved surficial alluvium terrace deposits.

The Pantano Formation is thousands of feet thick, and consists of conglomerate, sandstone, mudstone, gypsiferous mudstone, volcanic flows and tuffs, landslide debris, and megabreccia lenses. The Tinaja beds are also thousands of feet thick, and the upper, middle, and lower units consist of silty gravel, conglomerate, volcanic flows and tuffs, gypsiferous and anhydritic clayey silt and mudstone, and sand and clayey silt in the central portion of the basin, grading to gravel and sand near the mountains at the edges of the basin. The Fort Lowell Formation is generally 300 to 400 feet thick, and consists of unconsolidated to moderately consolidated sediments grading from silty gravel at the basin margins to a sandy silt and clayey silt in the center of the basin. The surficial alluvium terrace sediments are generally thin (averaging 30 to 70 feet in thickness) and silty, and become younger and lower in relief closer to the Santa Cruz River (Anderson 1987; McKittrick 1988; Murphy and Hedley 1984).

Summary of Regional Groundwater Information

The site is located within the Tucson sub-area of the Upper Santa Cruz Basin area, in the Tucson Active Management Area. The Pantano Formation, Tinaja beds, and Fort Lowell



Formation form a single aquifer; however, the primary source of groundwater in the Tucson sub-area is the Fort Lowell Formation. The site is located approximately three-quarter mile east of the Santa Cruz River. Depth to groundwater measured in one well shown on the ADWR map in the site area was approximately 136 feet bgs. Depths to water listed for nineteen wells identified in the Allands Regulatory Database Search Report discussed in Section 3 under *Arizona Department of Water Resources Well Registration Database* ranged from 55 to 78 feet bgs and one water level was listed as 160 feet bgs. Regional groundwater flow in the vicinity of the site was shown on the ADWR map to be generally toward the north to northwest. Groundwater flow direction and gradient may be significantly influenced by localized sources of withdrawal and recharge, such as irrigation wells and unlined channels, respectively (Murphy and Hedley 1984).

A report by Alan R. Dulaney of ADEQ (1992) listed the depth to the regional groundwater aquifer across the downtown Tucson area as 140 to 170 feet bgs, with shallower depths occurring nearer the Santa Cruz River. The direction of regional groundwater flow in the downtown area was shown to be between the northeast and northwest. In addition, a large area of perched groundwater exists in the downtown Tucson area (and may be located at the site) and to the south and east at depths ranging from approximately 30 to 80 feet bgs. The thickness of the aquifer may range up to 20 feet. The direction of groundwater flow in the perched aquifer is variable, and was estimated as ranging between southwest to northwest, with major flow components to the west and northwest.

Soil and Groundwater Quality

The perched groundwater aquifer under portions of downtown Tucson and the Aviation Parkway/railroad corridor has been contaminated in several locations primarily by diesel fuel, with lesser amounts of gasoline and volatile organic compounds (VOCs). The regional aquifer has also been impacted in some places (Dulaney 1992; PAG 1992). Three wells with diesel free product were identified in the Dulaney report within the same quarter-section as the site. A map included in the Dulaney report showed the site to be within the estimated area of potential diesel contamination. A copy of this map is included in Appendix E.

Based on review of ADWR registered well documents on the ADWR Fortis website for eight wells located in the quarter-quarter-quarter sections that contain the site, depths to perched water ranged from 66 to 80 feet bgs. Five wells located near the railroad had strong petroleum odors first detected at depths ranging from 58 to 70 feet bgs, and stained soil (black to dark gray) was observed in two well borings at depths of 73 to 73.5 feet bgs and at 71.5 and 72.5 feet bgs.



SECTION 5 RECORDS REVIEW – HISTORICAL USE INFORMATION

STANDARD HISTORICAL SOURCES

A summary of the standard historical sources and the dates researched is provided in the table below.

Dates	Aerial Photos	Sanborn Maps	Topographic Maps	City Directories	Building Records	Land Title Records	Other
Pre-1900		1886, 1889, 1896				1894 (earliest title date)	
1900-1904		1901					
1905-1909		1909					
1910-1914							
1915-1919		1919		1918			
1920-1924				1920, 1921, 1924			
1925-1929				1929			
1930-1934				1930			
1935-1939				1935, 1939			
1940-1944				1940, 1944			
1945-1949		1947, 1949					
1950-1954	1953			1951, 1954	1951 (earliest permit date)		
1955-1959			1957				
1960-1964	1960			1960			
1965-1969	1967			1965			
1970-1974	1973		1971	1970, 1974			
1975-1979	1979		1975				
1980-1984			1983	1980			
1985-1989	1988			1985			1987
1990-1994	1994		1992	1990			1990, 1992
1995-1999	1998			1995			
2000-2004	2000, 2002, 2003			2001			
2005-2009	2005			2005	2005 (latest permit date)		
Able to determine date when site was undeveloped:				<input type="checkbox"/> YES		<input checked="" type="checkbox"/> NO	

Note: Dates shown without highlighting did not have coverage for the site.

Aerial Photographs

Historical aerial photographs of the site were reviewed for the period 1953 through 2005 to evaluate past uses of the site and adjoining area. Historical aerial photographs were reviewed at Cooper Aerial Survey Company for the years 1953, 1960, 1967, 1973, 1979, 1988, 1994, and 2000; COT Department of Transportation Map Center website for the years 1998, 2002, and 2005; and Pima County Department of Transportation website for the year 2003. Copies



of selected historical aerial photographs are included in Appendix F and used as a base for Figure 2 in Appendix A.

Site--

The 1953 aerial photograph showed continuous rows of buildings along the southern portion of the site south of 10th Street, along the western portion of the site between 10th and Pennington Streets, and along the northern portion of the site along Pennington Street; structures were also located on the eastern portion of the site, north of 10th Street. Areas without buildings were used for parking. The 1960 through 1979 photographs appeared essentially the same as in 1953, except that the buildings had been removed in the northeast corner of the site and in the eastern portion of the site, north of 10th Street; these areas were used for parking.

In 1988, the site was vacant and graded except for a building and an apparent foundation on the southeast and northeast corners of 10th Street and 6th Avenue, respectively; 10th Street was still visible on the site. The existing bus facility was present on the 1994 through 2005 aerial photographs.

Adjoining Properties--

North--

The area north of the site was occupied by a building and a parking lot in the 1953 aerial photograph. The building was no longer present and a parking lot occupied the area in the 1960 through 2005 aerial photographs.

Various buildings and parking areas were present northwest of the site on the 1953 through 2005 aerial photographs. The railroad depot was present northeast of the site on all reviewed aerial photographs.

East--

The north portion of the area east of the site was occupied by the existing McArthur Building on all reviewed aerial photographs. The former Maguire's Jewelers building was present east of the site and north of 10th Street on the 1953 through 2003 aerial photographs. The existing MLK Building was present in the south portion of this area, south of 10th Street, on the 1973 through 2005 photographs. From 1953 through 1967, additional structures were present on the east side of this block; from 1973 through 2005, this area was occupied by parking areas, and shade structures and a storage building were present in 1998 to 2005.

South--

The areas south, southeast, and southwest of the site were occupied by buildings similar to the existing buildings in all reviewed aerial photographs.



West--

The area west of the site was occupied by buildings similar to existing buildings in the 1953 through 2005 aerial photographs, except that in the 1967 through 2003 photographs, the buildings in the northern portion of this area had been replaced by a parking lot, and in 2005, the parking lot had been replaced by a parking garage.

Fire Insurance Maps

Historic fire insurance rate maps, such as those published by the Sanborn Map Company, show locations of structures and other features, and uses of buildings for numerous cities in the United States. The All Lands report stated that the site was located within the boundaries of the available maps. Sanborn maps were reviewed on the City of Phoenix Main Library online Sanborn map collection for the years 1886, 1889, 1896, 1901, 1909, 1919, 1919 (corrected to 1947), and 1919 (corrected to 1949). Copies of maps and a detailed summary of the Sanborn maps review are included in Appendix G.

Site --

10th Street crossed the southern portion of the site on all reviewed maps. Arizona Avenue, previously called Southern north of Congress Street, was located on the eastern portion of the site on all reviewed maps.

PROPERTIES ALONG PENNINGTON STREET
Hall for Brotherhood of Locomotive Firemen (1886); office (1896); vacant land (1886-1889); dwellings (1886-1919); furnished rooms, lodging (1909-1949); oil & gasoline station (1919); stores (1947-1949), restaurant (1949)
PROPERTIES ALONG 6TH AVENUE NORTH OF 10TH STREET
Vacant land (1886-1889); dwellings (1886-1919); machine shop with a garage & two gasoline tanks (1909); Miller Auto Garage with auto sales room & auto repair shop (1919); stores, paint store (1919-1949); restaurant (1947); store & paint & repair shop, bicycle repairing (1947-1949)
PROPERTIES ALONG THE NORTH SIDE OF 10TH STREET AND SOUTH PORTION OF ARIZONA AVENUE (AKA SOUTHERN)
Dwelling or lodgings with two wells (1886-1919); restaurants (1909, 1947-1949); gasoline supply station (1919); stores (1919-1949); bus depot (1947-1949); auto parking (1949)
PROPERTIES BETWEEN 10TH AND CONGRESS STREET
Vacant land (1886-1896); Barkley Bros Tucson Stables (1901); blacksmith & horseshoeing (1901-1909); wall paper, saloon & billiards, household goods, machine shop with gasoline power (1909); meats & cold storage (1919); stores, restaurant, paints & sign painting (1919-1949)

Adjoining Properties--

Properties adjoining the site on the reviewed Sanborn maps are summarized in the table below.



NORTH (Pennington Street)
Dwellings & one well (1886-1919); Chinese grocery (1889-1896); furnished rooms & lodgings (1901-1949); cleaning & pressing (1909); gasoline & oil, auto greasing, stores, restaurant (1947-1949)
NORTHEAST (Toole Avenue)
Dwelling, San Xavier Hotel (1886-1901); Wells Fargo & Co Express (1909-1919); Express Agency (1947-1949)
EAST (Arizona Avenue, a.k.a. Southern)
Dwelling (1886-1909); society hall (1896); marble works, machine shop with gasoline engine (1901); room (1901-1909); Hotel Heidel & Hotel MacArthur with stores, saloon, barber, restaurant, sample rooms, auto sales room, store room (1909-1949); Chinese laundry, auto repository & auto repair shop, auto supplies (1919); stores, restaurant, printing (1947-1949); office (1949)
SOUTHEAST (SEC Congress Street and Arizona Avenue)
Vacant land (1886-1901); corral (1896); dwelling (1901-1909); stores (1919); candy mfg & stores (1947-1949); clinic (1949)
SOUTH (Congress Street)
Vacant land (1886-1901); Lexington Stables (1886-1909); transfer office & storage, electric supplies, 2 nd hand goods, auction grounds (1909); Pima Wrecking & Salvage Co's Auto Repair Shop, furniture repairing (1919); stores (1919-1949); restaurant, candy factory, auto supply storage (1947-1949); Congress Street first extended along the south boundary of the site on the 1901 map
SOUTHWEST (SWC Congress Street and 6th Avenue)
Vacant land (1886-1889); blacksmith (1901); furniture store (1909); drugs, Southern Pacific Railroad Co of Mexico General Offices (1919); department store (1947-1949)
WEST (6th Avenue)
Public school and play grounds (1886-1901); dwellings (1886-1919); commission, jewelry store, transfer storage & paint shop (1909); Chinese restaurant, vulcanizing tire warehouse & auto supplies, Blue Bar Auto Livery and Garage, auto sales, American Railway Exp Co (1919); stores (1919-1949); Sears Roebuck & Co Department Store, Arizona Hotel & restaurant, pool hall, office (1947-1949)
NORTHWEST (NWC Pennington Street and 6th Avenue)
Dwellings (1886-1919); auto electric shop & battery service (1919); express company office and storage (1947); stores (1947-1949)

USGS 7.5-Minute Topographic Maps

The USGS 7.5-minute topographic map containing the site, *Tucson, Arizona*, was obtained and reviewed. Map versions dated 1957 (photorevised in 1971 and 1975), 1983, and 1992 were reviewed. A copy of the 1983 topographic map of the site area is provided in the All Lands regulatory database report in Appendix C.

The maps showed the site as undifferentiated urban development area with no individual structures identified. Tenth Street was shown crossing the site on all but the 1992 map version. Adjoining properties were also shown as undifferentiated urban development area with no individual structures identified, except for the train depot located northeast of the site on the 1957 through 1983 map versions.

Local Street Directories

City directories identify occupants of listed addresses. SCS performed a search of the city directories at the City of Tucson Main Library in approximate five-year intervals for site addresses from 1918 to 2005. If a particular directory was not available, the directory with the



closest available year was reviewed. The following city directories were reviewed: 1918, 1920, 1921, 1924, 1929, 1930, 1935, 1939, 1940, 1944, 1951, 1954, 1960, 1965, 1970, 1974, 1980, 1985, 1990, 1995, 2001, and 2005. Earlier directories do not provide address listings. The 1921, 1929, and 1939 directories were reviewed to supplement pages missing from the 1920, 1930, and 1940 directories.

Addresses for the site area and adjoining properties were reviewed for the following streets: Pennington, Congress, and 10th Streets and 6th, Arizona, Southern, and Toole Avenues. It was evident that occupants often moved to different addresses or the addresses for the building location changed; some addresses may have been located on the site during some years and off site on an adjoining property in other years. A detailed summary of the city directory search results is included in Appendix H.

Site--

The occupants and dates of occupancy for different portions of the site are summarized in the table below.

PROPERTIES ALONG PENNINGTON STREET
Union Oil Co (1918); roomers, residences, and apartments (1918-1944); battery & electrical service station (1921-1924); Beatrice Dance (1924); barber (1929); Shanty Cafe (1935-1939); Tovrea's meats (1944); Gay Nineties, Arizona Exterminating Co., Babe Tenda Sales Co, Easy Method Driving School, Empress Beauty Supplies, Gold Arrow Trading Stamp Co, International Business Machines, Hylo Table Pad Co, Ranchers Spraying Co, Tucson Maintenance Co, Van Denburgh Fence Co, Western Chemical Co, R B Horner Adv (1951); Acousticon Bohnig Co, Midwest Meat Co, Service Unlimited, Richmond Bros Clothes, Tel Answ Service (1951-1954); Barkers Life & Casualty, White Cross Plan, insurance (1954); Arizona Floor Cov and Broadloom City Flr (1960-1970)
PROPERTIES ALONG 6TH AVENUE NORTH OF 10TH STREET
Grocer and fish market (1918-1920); residences (1918-1924); auto companies, tire & auto supplies shops, garages, & auto laundry (1918-1924, 1935-1940); bicycles & motorcycles (1920-1954); restaurants (1924-1930, 1940); Skora Leather Co (1924-1940); furniture & home equipment companies (1930-1944); barbers (1930-1944, 1960); shade, linoleum & tile company (1935-1954); Manhattan Club / Manhattan Smoke House (1935-1985); paint companies (1944-1954); shoe shops & shoe repair (1944-1970); real estate & insurance (1951-1954); Ronstadt's Hardware (1951-1980); outlet for manufacturers, attorney (1954); finance companies (1960-1965); Tucson Meat Cutters (1974), Roadrunner Sales (1974-1980); Tucson Skill Center vocational evaluation (1980); Johnny Gibson's Health and Gym (1980-1985); Funtyme Bookstore (1985)
PROPERTIES ALONG THE NORTH SIDE OF 10TH STREET
Residences (1918, 1930); Tucson Tent & Awning Co, barber shop (1924); cigars (1930); Old Pueblo Loan Co (1935); restaurants and cafes (1935-1954); Becker Bros Upholstery, Tucson Rapid Transit Warehouse (1944); Tucson Rapid Transit Bus Terminal (1951-1954); terminal fountain and concessions (1954); Theatre Parking Lot (1960)
PROPERTIES BETWEEN 10TH AND CONGRESS STREET
Printing & advertising company (1918); W Goldring & Sons, Rebeil Coml Co, Richardson Supply Co (1918-1921); dry goods & groceries & meat stores (1918-1929); pharmacy & drug store & fountain (1921, 1929-1954); J C Penney Co (1924); millinery & clothing stores (1924-1929, 1951-1965); Army Store (1924, 1935-1939); Pima Merc Co (1929); electric & machine companies (1929-1951); optometrists & opticians (1935-1944); gift & curio stores (1935-1944, 1954-1960); credit & finance companies, bootmaker & shoe stores & shoe shine parlor (1935, 1951-1960); paint stores (1935-1954); arcade & billiards parlor (1944); Pilcher & Casey (1951); safe & lock & key (1951, 1960-1974); beauty salon (1951-1985); Eagle Baking Co, Arizona Leather Goods (1954); appliance stores, Roadway News, jewelers (1954-1960); bargain & thrift stores (1960-1965); Halpern Sales, The Taylor LaSalle (1965); Esquire Club & Pool Hall (1965-1985); Roadrunner Sales (1970); bookstore (1970-1974); furniture, New Times (1974); Nettie's Treasures (1974-1980); D&H Refrigeration Co, music store, Cash Sales Co (1980); restaurants (1980-1985); Roy Lizama Studios; B & W Enterprises (1985)



Adjoining Properties--

The occupants and dates of occupancy for properties adjoining the site are summarized in the table below.

NORTH
Residence (1918-1920), rooms and hotel (1918-1954), laundry (1924), service stations (1930-1954), restaurants (1935-1940), Tiemann Feed & Supply (1944), Mack U Dr (1951), parking lot (1954-1960)
NORTHEAST
Express agencies (1951-1974), Southern Pacific Co (1951-1990), parking lots (1954-1960), Southern Arizona Yrk Con (1965), Amtrak Shipping (1972-2001), health studio (1980), Tucson Coop Warehouse (1990), B Bizarre III (1995), Resurrection (1995), Dreyers Grand AZ (1995-2001), Union Pacific RR Co (2001), apartments (2001-2005)
EAST
BETWEEN EAST PENNINGTON STREET AND EAST 10TH STREET
Hotel (1918-1980), autos (1920), groceries and milk products (1920-1924), laundry (1920, 1935), printer & publishers (1920-1951), barber and beauty shops (1924, 1935-1944, 1980), tailor shops (1924-1939, 1951-1960), baggage & transfer (1930-1951), news agency (1935-1951), auto travel bureau (1939), coffee shop (1951), Brushighan Distrib Co (1951), residence? (1954), Jim Clinton's (1954), sports wear (1954), plumbing supply (1960), jewelers (1966-1990), lounge (1970-1974), bookstore (1980), office building (1988-2005)
BETWEEN EAST 10TH STREET AND EAST CONGRESS STREET
Auto repair (1920), railroad office (1921-1929), paint stores (1929, 1960-1965), studio (1935-1939), music company (1939), college of commerce (1939-1944), liquor (1944), electric supplies (1944), shoe shop (1944), amusement store (1951), jeweler (1951), real estate (1951-1954), savings & loan (1951-1954), restaurants (1951-1960), gift shop (1954), insurance agent (1954), dance studio (1960)
SOUTHEAST
Shoe shop (1921), furniture (1929), stationery (1935), curios (1939-1954), naturopath (1944-1954), candy shop (1944-1965), Ku-Os-Sales (1960), Forest-Born Designs (1980-1985), K-Baird Specialty (1985), gallery (1989-1995), food (1991-1995), music shop (1995-2001), Martin's On Congress (1999-2001), Seven Black Cats (1999-2001), bar (2000-2005)
SOUTH
Music (1918), Fancy Goods Store (1918), tailors and/or cleaners (1918, 1924-1935, 1944-1954), furniture (1918-1924), jewelers (1918-1929, 1944-1954), auto supply (1918, 1951-1980), wrecking & salvage (1920), J C Penney Co (1921), grocers & markets (1921, 1935-1940), cafes and restaurants (1921-1979, 1985-2005), chiropractor (1924), real estate (1924-1929), optometrists and optical (1924-1929, 1960-1980), typewriters & office supplies (1924-1935), signs (1924, 1935), barbers & beauty shops (1924-1985), cigars & tobacco shops (1924-2005), insurance (1929), bakery (1929), curios & gifts (1929-1960), mining company (1930), chiropodist (1935-1940), hardware (1935-1940), hatter & shoe repair (1935-1944), sweet shops (1935-1951, 1990), fixit shop (1939-1944), billiards (1944), USO Club (1944), stationery & gifts (1944-1954), sewing machines (1954), shoes (1960-1965), residence? (1974, 2005), attorney (1980), gym & equipment (1983-2001), art & galleries (1985-2005), Biblio (1994-2005), Congress Vintage (1995), coffee company (1999-2001), The Yard (2001), theater (2005), apparel (2005)
SOUTHWEST
Drug stores (1918-1924, 1965), J C Penney (1929-1954), Aaronson Bros Store (1960-1965), instruments & music (1970-2001)
WEST
BETWEEN EAST PENNINGTON STREET AND EAST 10TH STREET
Wells Fargo & Co (1918), Myers Darling & Hinton Co (1918), motor supplies (1918-1920), residences (1918-1924), auto & taxi livery (1918-1924), hotels and inns (1918-2001), railway express (1920), tent & awning (1920), furniture (1920-1944), Johnson Bros (1924), school (1924), real estate (1930), flower shop (1930-1935), auto supplies (1930-1940), Sears Roebuck & Co (1930-1960), Fred Tregaskes Co (1935), barber shops (1935, 1951-2005), home equipment & service (1940), service station (1944), beauty school (1944-1960), Army Store (1944-1960), cafes & restaurants (1944-1960, 1974-2001), shoe store (1951), clothing (1951-1960), sewing machines (1954), baking company (1960), insurance (1960), gym equipment & health studios (1965, 1974), books (1970), saddles boots & shoes (1970-1980), school and assistance services (1970-2005), antiques (1980-1985), Roadrunner Sales (1982-1995), computer design (1988-1990), clubhouse (1993-1995), internet store (1994-2005), industrial supplies (2001), advertising (2001-2005), apartments (2005)
BETWEEN EAST 10TH STREET AND EAST CONGRESS STREET
Cafe (1918-1921), various offices (1918-1930), drug store (1924-1929), jewelry and curios (1924-1960), Fred & Charlie (1929), music (1935), shoe repair (1935), bakery (1935), billiards hall (1935-1954), clothing (1935-1960, 1995-2005), tailor (1940), barber (1944-1965, 1974), Pima Co Environmental Health (1980), The Gold Mine (1982-1995), radio station (1985), gallery & studios (1993-1995), pawn (2001), Rosie's Hip Hop (2001), commercial diving services (2003-2005)



NORTHWEST

Auto electric service (1918-1940), garage & service station & accessories (1935-1954), residences & rooms (1918-1944), tire company (1930), express company (1944), carloading & freight forwarding companies (1951), finance company (1951-1965), advertising (1954-1960), lock & key shop (1954-1960), cafe (1954-1974), Rogers & Assoc (1985), The Megna Group (1988-1995), attorney (1990), engineering company (1995-2005)

Building Department Records

Searches for building records for potential site addresses were conducted at the COT Building Records. Numerous records were found for the site addresses, including business licenses, liquor licenses, Certificates of Occupancy, reports, plans, structural design calculations, and applications and permits for activities including, but not limited to, remodeling and additions, repairs, electrical, mechanical, roofs, gas, heaters, plumbing, signs, stairways, balconies, fixtures, coolers and air conditioners, vents, appliances, restrooms, fences, painting, plastering, stucco, phone booths, partitions, wiring, aluminum shades and awnings, ice machines, sinks, fire suppression systems, water tower hookup, grease traps, doors, windows, skylights, sewer collapse repair, correcting hazard and permit violations, etc.

Potentially hazardous materials identified on business license forms included CO₂ in tanks, oxygen, alcohol, shotgun shells, propane fuel, Coleman fuel, toy caps, hydrogen peroxide, and nitric acid. These materials were for retail sale, were used in a bar, or were used and/or stored in small volumes.

Occupants and years of associated records identified during the records search are shown in the table below. Information from a geotechnical report by Western Technologies, Inc. (1987) is discussed under *Helpful Documents, Geotechnical Report* later in this section. A detailed summary of the building permit search results is included in Appendix I.

PROPERTIES ALONG PENNINGTON STREET

Telephone Answering Service (1952), meat market & packing companies (1952-1955), Niewold Store / Richmond Brothers Clothing (1952-1955), Broadloom City / Arizona Floor Covering Co (1955-1968), Theatre Parking Co (1957-1958), art studio (1975-1978), Tucson Jewelry Mfg (1978), Tool Box – private club (1980), Hair Tiz (1981), various individuals (1982-1984), photographs for resale (1982), Sagacious Music Studio (1983), Five Star Studio – retail amusements (1984), Books Etc (1984), Dave & Georgia Kaplan – owners (1986), City of Tucson (1987)

PROPERTIES ALONG 6TH AVENUE NORTH OF 10TH STREET

Ronstadt's Hardware (1951-1984), Dee's Shoe Store (1964-1969), Manhattan Club – bar and package store (1964-1984), Tucson Quick Shoe Repair Shop (1967), Johnny Gibson's Gym Equipment (1967-1985), Broadloom City (1972), Tucson Skill Center & Soleng Realty & Trust (1973), Roadrunner Sales – wholesale distributor of pens, pencils, batteries, lighters (1973), Walter Lovejoy II (March 1979), Funtime Adult Bookstore – books, adult theater, goods, novelties (1981)

PROPERTIES ALONG THE NORTH SIDE OF 10TH STREET

Bus terminal and restaurant (1951-1954), various parking lots (1957-1964), Tucson Assoc Ltd Partnership (1983)



PROPERTIES BETWEEN 10TH AND CONGRESS STREET, ON 10TH STREET

Arizona Credit Co (1951), Roadway News (1951-1957), Doreen's Beauty Salon (1951-1981), Bus Stop Beer & Wine / Bus Stop Liquor Store (1952), Family Finance Co (1952-1960), Health Spot Shoe Store (1953), Steve Rebeil / Rebeil Estate – owner (1957-1981), Gold Spot Jewelers (1959), Allen Safe Lock & Key Supplies / Allen Key Shop / Allen Safe & Lock (1960-1980), La Salle The Tailor (1962), Rebeil Wholesale Co Inc – wholesale & retail auto & home specialties (1963), Stop 'N Snack (1966), Marv's Place – restaurant (1966), Roadrunner Sales – sundries, pens, lighters, etc (1967), K&M Placement Agency (1970), Downtown Coin & Gift Shop (1972), Fred's Upholstery (1973), Concha's Seafood Marqueta (1974), New Times Inc – retail newspaper, printed elsewhere (1974), Jay's – retail adult books, novelties, theater (1975), tattoo shop (1975), All Seas Restaurant / All Seas Fish Market (1976), personal storage (1976), studio (1976), warehouse (1977), Dietra's Delight – office & commissary for push cart storage & supply (1977-1978), Fast Food Fritters / Fantastic Fritters (1978), Michael Angelo's (1978-1979), clothing design (1979), Sandy's Cafe / Sandy's Restaurant (1979-1980), C&C Distributing Corp – distribute leaflets (1980), El Burro Loco Cafe (1982-1986), JC Harry & Associates property manager (1983), El Jardin, Presidio Assoc (1983-1985)

PROPERTIES BETWEEN 10TH AND CONGRESS STREET, ON CONGRESS STREET

Owl Drug Store (1951), Segal Curio & Gifts (1951), Pilcher-Casey Optical Co (1951-1952), May's Dress Shop / May's Department Store (1951-1953), Posner's Paint Store (1951-1953), Zinder's Clothing (1951-1956), G Gaver Appliance Store (1952), Brott Jewelers (1953), J J Craviolini (1953), Steve Rebeil / Rebeil Estate – owner (1953-1977), Dee's Shoe Shop (1955), Miller's Army Surplus (1955), Rebeil Appliances (1956-1959), second hand store? (1958), Bibleway Mission (1958), Rebeil Electric Co (1959), National Council of Jewish Women (1959), S&W Enterprises (1959), Larkin's Cancellation Shoes (1959), No Delay Shining Parlor (1960), Esquire Club / Club Esquire / Esquire Billiards (1961-1986), clothing (1963), Shirley's Book & Art Supplies (1966), Globe Billiards (1967), El-Ma Rummage Outlet – used merchandise & carpet (1970), Allen Safe & Lock (?-1972), Modern Home Appliances – sewing machine & appl (1972), Modern Home Furn (1973), Fred's Upholstery (1973), El Paso Store (1973), Saratoga Trunk – handcraft flowers, candles, antiques, jewelry (1973), Dallas Brasel & Assoc – advertising (1974), Nettie's Treasures – gifts & glassware (1974-1980), Sufi Communications of Tucson (1975), Santa Cruz Valley Cooperative Press / Santa Cruz Valley Consumer's Coop, Inc. (1975), Senior Citizen Food Coop (1975), Frenchy's / Frenchy's Bookstore (1975), Community Data Systems – small computer repair & parts sales (1975), Evolve – job printing (1975), House of Lloyd – discount store (1975), Fifty D Discount – toys, gifts, Xmas decorations (1975), Marty's – gifts & novelties (1976), Mother Trucker Macrame Shop (1976), Ebony Records (1976), Mother Duck Press – job printing (1976), Fifty D Discount (1976), Pink Tiger – adult bookstore & amusements (1976), Marty's Thrift Music (1976-1980), William Darnell (1977), Tucson Traffic Service Inc – freight salvage & audit freight bills (1977), Merchandise Liquidators / Cash Sales Co – records & gifts (1977-1978), D&H Refrigeration – AC & refrigerators (1978), Gallego Iron Lamps (1978), Wheeler's Small Appliance Repair (1978), MODA – modeling agency & studio & dancing/art production company (1979), retail & art studio (1980), Trader Will (1980), Marty's Coins & Jewelry (1981), Fidelity Realtors & Management (1981), rehearsal studio (1981), Xanadu – adult books & novelties (1981), Martin Wagner Metals (1981), J C Harry & Assoc (1982), Outer Limits – records & tapes (1982), artists studio (1982-1984), Silverware Studio – gallery (?-1983), Steven Meckler Photographer (1983), Jerry Lee Johnson's Pool Hall (1983), Congress St Guild – food booths and art at art festival (1984), Presidio Assoc / Richard Roger (1983-1989), Arizona Dance Theater (1985), Canadian Club (1985), BJ's Accounting (1985), Downtown Wig (1985), George & Company (1985), Sunwest Graphics (1985), Nightfall Productions – promotions & videos (1985), Ernest Montañó (1985), Botanica Santa Barbara – novelties & candles (1985), retail TV parts (1986), artist studio (1986), Ronstadt Transit Center (1987-2005), City of Tucson (1988)

Other information for the site that was found in the files is described below:

- A 2-story brick building at 207 East Pennington Street was demolished in approximately 1957; an iron garage at the same location was demolished in 1952.
- In 1957, a 1-story adobe and brick building (46' x 130') was removed and a brick office (6' x 6') was constructed in the southeast corner of the parking lot at 121 East 10th Street. In 1959, a masonry parking lot office was removed and was relocated and rebuilt in the center of the parking lot at 111 East 10th Street.
- An elevator was located in the former building at 70-72 North 6th Avenue. Basements were located in buildings at 10 North 6th Avenue, 52 North 6th Avenue, and 70-72 North 6th Avenue.



- Remodeling floor plans for Family Finance Company, 10 North 6th Avenue, at the southwest corner of 6th Avenue and 10th Street, showed a two-story building occupied by a loan office on the west side of the building (main floor) and on the mezzanine on the east side of the building, which was above a pastry shop.
- In 1972, a fire in a pool hall at 223 East Congress Street badly damaged the building at that address, as well as causing smoke, water, and fire damage to adjoining business spaces at 219-225 East Congress Street and 114-118 East 10th Avenue; the building was rebuilt and repaired.
- Remodeling plans dated 1977 for a structure at 56 North 6th Avenue showed a basement beneath the building; the portion of the basement under the north portion of the building was to be filled and compacted.
- Permits to demolish the site buildings for the construction of the Ronstadt Transit Center were obtained in 1987, and were assigned to the address 183 East Pennington Street; structures that were present at the site at the time were demolished in 1988.
- Plans for the Ronstadt Transit Center showed a drywell located northeast of the information booth. The drywell detail indicated it was for a condensate drain for an air conditioning unit on the information booth roof. The depth of the drywell was 18 feet, and was shown beneath a brick walkway and layer of sand fill. A 1988 COT meeting report indicated that the City preferred that drinking water fountains and condensate drains be connected to the sanitary sewer system rather than a drywell.

Engineering Department Records

Searches for building records for the Ronstadt Transit Center were conducted at the COT Department of Transportation, Engineering Division. These drawings were also listed on the COT Department of Transportation website as survey plan number H-87-002, titled *Ronstadt Transit Center - 6th Ave, Pennington to Congress* (dated 1987). The drawings showed the structures that were present on the site prior to demolition for the transit center. Copies of these maps are included in Appendix J.

The COT Development Services web site showed one permit for the site address (215 East Congress Street) for circuits to a new sign dated June 2005. Permits for properties across the street from the site included commercial alterations for a barber shop (216 East Congress Street, August 2006), a retail clothing store for fire damage repair (222 East Congress Street, November 2006), and Berlin Restaurant/Bar (254 East Congress Street, August 2006).

Property Tax Files

Aerial photographs (1998, 2002, 2003, and 2005), parcel information, plat maps, site topography, sanitary sewer locations, and other documents were reviewed for the site parcels on the Pima County Assessor, Pima County Department of Transportation, and the COT



Department of Transportation websites. The site includes APNs 117-06-097A and 117-06-185A. The aerial photographs are discussed at the beginning of this section, under *Aerial Photographs*. The site is not within a 100-year floodplain.

Pima County Wastewater Management provides sewage service to the site and site area. According to maps viewed on the Pima County website, an 8-inch sewer main and an abandoned 8-inch sewer main extend north-south along the eastern side of the site. In addition, 8-inch sewer mains are located along Congress Street and a portion of 6th Avenue.

According to a zoning overlay map on the COT Department of Urban Planning and Design web site, most of the site is zoned "OCR-2" or "Office/Commercial/Residential Zone," which provides for high-rise office, commercial, and high-density residential development. The northwest portion of the site is zoned "C-1" or "Commercial Zone," which allows low-intensity, commercial, and other uses compatible with residential uses.

The current Ronstadt Transit Center was also shown on the websites as development plan number H-2006-03. A copy of this map, titled *Depot Plaza Alta Survey in Portions of Blocks 83, 84 and 92 of the City of Tucson, Book 3, Page 70 of Maps and Plats Part of Section 12, T-14-S, R-13-E, G&SRM* (dated 1987), was obtained from Pima County Development Services. A copy of this map is included in Appendix K.

Recorded Land Title Records

A historical chain of title search was performed by All Lands for the site. The Historical Chain of Title Search's title plant date is June 2, 2006. The title plant date is the date of the report that reflects the most current data made available by the information sources used at the time the research was performed. The current titles for the site parcels are vested in the COT. A copy of the All Lands Historical Title Report is provided in Appendix L.

The right of ways for 10th Street and Arizona Avenue were dedicated to the COT in 1872 and were abandoned in 1989. The site previously consisted of ten parcels, all of which were acquired by the COT in 1987 or 1988. A summary of the title information for these parcels is shown in the table below.

APN	Dates	Title Holders
117-06-086	1940 to 1987	Individuals
117-06-087	1939 to 1987	Individuals
117-06-088	1940 to 1988	Individuals
117-06-091	1939 to 1953 1953 to 1988	F. Ronstadt Hardware Company Industrial Land Company
117-06-096 & -097	1894 to 1929/1930 1929/1930 to 1975 1975 to 1983 1983 to 1985 1985 to 1987	Individuals Rebeil Estates, Inc. Individuals and estates Tucson Associates Limited Partnership De La Warr Investment Corporation
117-06-098 & -099A	1931 to 1987	Individuals and trusts



APN	Dates	Title Holders
117-06-100A	1953 to 1987 1955	Individuals and trusts Lease to Manhattan Club
117-06-185	1894 to 1929/1930 1929/1930 to 1975 1975 to 1979 1979 to 1983 1983 to 1987	Individuals Rebeil Estates, Inc. Individuals and estates La Mesa Enterprises Presidio Associates

OTHER HISTORICAL SOURCES

Other historical sources were not identified.

HELPFUL DOCUMENTS

Geotechnical Report

The report *Geotechnical Engineering Evaluation* by Western Technologies, Inc. (WTI; December 14, 1987) was included in the City of Tucson Building Records files and was reviewed. According to the report, prior to construction of the Ronstadt Transit Center, the site was occupied by aged single- and multi-story structures, some of which had basements. The rest of the site was generally flat and was paved. WTI drilled five borings on the site to depths of 30 feet bgs and excavated three backhoe test pits to 6 feet bgs. Soils encountered were clayey sands and stiff to hard clays. Fill consisting of silty sands was encountered to a depth of 2 to 3 feet bgs. Some brick debris and metal pipes were encountered in the fill material. Groundwater was not encountered. A copy of a figure showing the locations of borings and test pits performed on the site is included in Appendix M.



SECTION 6 INTERVIEWS

INTERVIEW WITH OWNER

Ms. Lynne Birkinbine of COT ES provided SCS with a contact name, Mr. Hector Martinez of the COT Real Estate Division of the Department of Transportation. SCS contacted Mr. Martinez for information regarding the site. Mr. Martinez remembered that there had been an old pharmacy on the site, but did not remember other specific information regarding the site at the time the transit center was constructed. Mr. Martinez thought there might be old reports that were prepared at that time.

SCS went to the office of the COT Real Estate Division and spoke with Mr. George Parker, Property Manager, COT Department of General Services, who stated that he had been in charge of contracting for the demolition of the former buildings on the site prior to construction of the transit center. He was not aware of any prior investigations or reports performed for the property. He did not remember the removal of USTs from the property or other environmental issues encountered during the work. He remembered that the former hardware store had a basement and an elevator, the former Manhattan Club was located on 6th Avenue, an old residential structure remained on Pennington Street, and that a former bus station was located on 10th Street.

SCS contacted Mr. Tim Murphy, Special Projects Coordinator for the COT, who also filled out the User Questionnaire in Section 7, regarding whether the COT leases the site to Sun Tran and whether the drywell was constructed on the site. Mr. Murphy checked with other COT personnel and confirmed that Sun Tran operates the bus facility for the COT, but that there is no lease agreement with the COT. He was not able to confirm the presence of the drywell on the site.

INTERVIEW WITH SITE MANAGER

There were no other managers identified for the site.

INTERVIEW WITH OCCUPANTS

There were no other occupants of the site.

INTERVIEWS WITH STATE AND/OR LOCAL GOVERNMENT OFFICIALS

Fire Department

A records search was requested from Ms. Diane Esslinger and Ms. Nikki Singleton of the City of Tucson Fire Department (TFD) for records of USTs, hazardous materials spills, emergency response, or other such information. Requested addresses were 100-121 East 10th Street, 0-90 North 6th Avenue (even numbers only), 179-207 East Pennington Street (odd numbers only),



201-231 East Congress Street (odd numbers only), and 315 East Congress Street (the address the site UST was registered under). A UST file was found for the site; information from review of the fire department file and from review of the ADEQ LUST file is discussed below. There were no records of environmental responses for the site identified from January 1, 1995 to August 9, 2006; a copy of the fire department response letter is included in Appendix N.

The fire department file contained a piece of metal from the site UST, a UST notification form, a report by Western Technologies, Inc. (August 1990), a UST disposal certificate, a UST removal permit, correspondence between the City of Tucson Fire Department and ADEQ, a report by A-1 Equipment Company, laboratory reports and correspondence, a photograph of the UST, and the ADEQ LUST case closure letter. Selected documents from the fire department UST file are included in Appendix N.

An unknown UST was found during construction of the Ronstadt Transit Center. The UST was reported to be on the east side of 6th Street, directly across the street from 45 East Congress Street. The 550-gallon gasoline UST was removed from the site by A-Equipment in July 1990. No evidence of environmental impacts to soil was observed, except for a slight petroleum odor. The UST was observed to be in very poor condition. Two samples were collected from beneath each end of the UST at depths of 10 feet below grade and analyzed for TPH and BTEX. The samples contained TPH at concentrations of 8.25 and 22.6 ppm and the sample from beneath the east end of the UST contained benzene at a concentration of 0.58 ppm. This exceeded the ADEQ SSCL of 0.13 ppm that was the guidance level at that time. There was a later letter from the laboratory stating that there may have been cross-contamination with samples run prior to the site samples. In addition, a letter from the fire department stated that there may have been some spillage from the UST during removal.

Western Technologies, Inc. then drilled one 30-foot boring at the location of the former UST and collected soil samples at 5-foot intervals. No evidence of environmental impacts to soil was observed. The sample collected at 15 feet below grade was analyzed for TPH and BTEX. These compounds were not detected in the sample.

Another laboratory report in the file documented collection of two soil samples on December 5, 1990, and analysis for TPH and BTEX. These compounds were not detected in the samples. A figure with this report showed the UST located 175 feet north of Congress Street, just east of 6th Avenue. No discussion of this second set of sample results was found in the file.

ADEQ closed the site LUST case on December 28, 1992 stating that the concentrations of residual contaminants in the soil were apparently defined to below the SSCLs.



SECTION 7 USER PROVIDED INFORMATION

A user questionnaire was completed by Mr. Tim Murphy of COT (Special Projects Coordinator) and is included in Appendix O. The information included on the questionnaire is discussed below in this section.

TITLE RECORDS

Historical chain of title information was obtained by SCS from All Lands, as discussed in Section 6 under *Recorded Land Title Records*. The historical chain of title report is included in Appendix L.

ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Murphy did not identify environmental cleanup liens or activity and land use limitations (AULs) for the site. No environmental liens, deed restrictions such as Voluntary Environmental Mitigation Use Restrictions (VEMURs) or Declaration of Environmental Use Restrictions (DEURs), regulatory institutional controls, or any other use restriction that may apply to the subject site were identified against the property for the site by the All Lands regulatory database search report.

SPECIALIZED KNOWLEDGE

Mr. Murphy stated that he did not have specialized knowledge regarding the subject site.

COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. Murphy did not know of past uses, chemicals, spills, chemical releases, or environmental cleanups at the site.

VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mr. Murphy stated that the property was purchased by the COT at a fair market value.

OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Current Owner:	City of Tucson
Current Property Manager:	City of Tucson Department of Transportation
Current Occupants:	Ronstadt Transit Center (operated by Sun Tran) 215 East Congress Street Tucson, Arizona 85701



REASON FOR PERFORMING PHASE I ESA

This ESA was conducted to make “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined by CERCLA §101(35), 42 U.S.C. §9601(35), for the bona fide prospective purchaser exception or the innocent landowner defense to CERCLA liability. According to the historical chain of title, the City of Tucson purchased the ten parcels that make up the site in 1987 and 1988.

OTHER

There was no other user-provided information.



SECTION 8 FINDINGS AND OPINIONS

SCOPE OF WORK

The COT retained SCS to perform a Phase I Environmental Site Assessment (ESA) of property currently owned by the City of Tucson and occupied by the Ronstadt Transit Center, 215 East Congress Street, Tucson, Pima County, Arizona (site). The Pima County APNs for the site are 117-06-097A and 117-06-185A. The ESA consisted of a site reconnaissance; interviews; review of environmental, historical, and physical records pertaining to activities on and adjacent to the site; and interpretation and reporting of findings.

CURRENT CONDITIONS

The site is occupied by the Ronstadt Transit Center, which is a hub for intra-city bus transit operated by Sun Tran. The site contains shade canopies, two restroom structures, vending machines, an information booth, ticket kiosks, two cooling towers, driveways, bike lockers, landscaping, and pedestrian walkways. Small amounts of custodial cleaning products may be stored and used on site. One drywell that is used to dispose of condensate from an air conditioner at the information booth is reportedly located beneath a brick sidewalk at the site. Because of its location, it is assumed that no runoff can enter the drywell.

HISTORICAL REVIEW

By 1886, the site was occupied by residences, a hall, and vacant land. Numerous businesses have been located on the site since 1886, including restaurants, offices, stores, schools, studios and galleries, barbers, clubs, parking lots, stables, a blacksmith shop, electric and machine companies, a tailor, computer and small appliance repair companies, storage, and many other commercial, retail, and professional occupants.

Businesses that potentially used or stored hazardous materials or petroleum products on the site included a gasoline station (1918-1919) and battery and electrical service station (1921-1924) located on the northwest corner of the site; an exterminator, spraying company, and chemical company (1951) on the northern portion of the site (these may have only been offices); a machine shop with two gasoline ASTs (1909), auto and tire repair shops and an "auto laundry" (1918-1924, 1935-1940), paint stores and repair shop (1919-1954), and bicycle and motorcycle repair shops (1920-1954) on the western portion of the site; a gasoline station (1919) on the northeast corner of 10th Street and 6th Avenue; a bus depot (1947-1954) on the northwest corner of 10th Street and Arizona Avenue; and a machine shop with gasoline power (1909), a printing company (1918), paint stores and sign painting (1919-1954), and printers (1975-1976) on the southern portion of the site. The gasoline and automotive service and repair stations and machine shops have the greatest potential to be historical RECs for the site (see locations on Figure 3 in Appendix A).



The initial development of the site likely occurred before sewer systems were installed in this area, indicating that septic systems, latrines, or other on-site sewage disposal structures may have been present on the site. At least two water wells were associated with the early residential properties on the site.

ADJOINING PROPERTIES

Adjoining properties are currently and were historically occupied by numerous commercial, retail, and professional businesses, a museum, residences, and parking areas. Businesses that potentially used or stored hazardous materials or petroleum products included an auto electric and battery service shop (1918-1940) and a service station (1935-1954) northwest of the site; a cleaners and laundry (1909, 1924) and a gasoline service station (1930-1954) north of the site; a railroad depot northeast of the site (1907-2006); a machine shop with gasoline engines (1901), a laundry (1919-1920, 1935), auto repair shops (1919-1920), printers (1920-1951), and paint stores (1929, 1960-1965) east of the site; cleaners (1918, 1924-1935, 1944-1954) south of the site; and a paint shop (1909), auto and taxi livery and garage (1918-1924), and a service station (1944) west of the site. Evidence was not identified to indicate that these businesses had a direct environmental impact on the site.

REGULATORY REVIEW

The site was identified in the environmental database listings as a former registered UST facility and closed LUST facility. Other environmental regulatory database listings identified in the vicinity of the site included: five CERCLIS sites (three NFRAP), two RCRA Generator facilities (one inactive and one CEG), six ERNS incidents, two WQARF sites, one SPL site, five registered UST facilities, 15 LUST facilities, one Brownfields site, seven Hazardous Materials Incidents Emergency Response Logbook incidents, two Arizona Indoor Radon tests, and 35 registered well listings. Although the site reportedly has one drywell, no drywells were registered to the site. Based on the status of the listings and locations relative to the site, the listed facilities are not likely to have a direct environmental impact on the site, except as discussed below.

One 300- or 550-gallon UST was reportedly removed from the western portion of the site in July 1990. Detectable concentrations of hydrocarbons and benzene were detected in soil collected from beneath the UST; subsequent collection and analysis of soil samples from a soil boring at the former UST location did not detect hydrocarbons or BTEX. There was speculation that the original samples had been cross-contaminated at the laboratory. ADEQ closed the LUST file stating that the soil was apparently defined to below the soil cleanup levels in effect at that time.

Known diesel fuel, gasoline, and other contamination from various and multiple co-mingled sources occurs in the perched groundwater aquifer in portions of the downtown Tucson area and Aviation Parkway/railroad corridor; the regional aquifer has also been impacted in some places. It is also known that the perched aquifer may have formerly occurred at depths as shallow as 25 or 30 feet bgs. Falling levels of contaminated groundwater can create a "smear



zone” of soil contamination in the range between the former and existing groundwater depths. Several wells within the same quarter-section as the site have documented free product, hydrocarbon odors, or stained soil. Based on the above information, groundwater beneath the site may also be impacted.



SECTION 9 CONCLUSIONS AND RECOMMENDATIONS

RECOGNIZED ENVIRONMENTAL CONDITIONS

SCS has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 and City of Tucson specifications for the property occupied by the Ronstadt Transit Center (APN 117-06-097A and 117-06-185A). Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed evidence of the following RECs in connection with the site:

- Groundwater beneath the site has likely been impacted by fuel hydrocarbons and possibly volatile contaminants from off-site sources.
- Gasoline and automotive service and repair stations and machine shops that were previously located on the site have the greatest potential to be historical RECs for the site primarily due to the potential for the presence of USTs. No information was found to indicate whether USTs had been removed from the site other than the one UST found during the construction of the Ronstadt Transit Center; this UST appeared to be related to one of the former service stations. These historical businesses could also have had impacts to soil from ASTs or other business practices.

RECOMMENDATIONS

Based on the findings of this Phase I ESA for the site, SCS recommends the following additional environmental investigations of the site:

- A geophysical survey should be performed to identify whether there may be USTs still present on the site. However, the current structures on the site would not allow an adequate survey of the site; if the current structures are demolished, the survey should be performed. Surface soils on the site should also be observed at that time for evidence of staining in the areas of the former gasoline and automotive service and repair stations and machine shops.
- A soil vapor survey may be useful to assess potential on-site contamination that may be present because of existing or former LUSTs or other historical practices and also to assess the potential for vapor intrusion into structures from volatile compounds that may be present in groundwater beneath the site. This type of survey could be performed with the existing structures and pavement or after demolition.



SECTION 10 DEVIATIONS AND ADDITIONAL SERVICES

Additions to the general ASTM scope of work for Phase I ESAs included the following: 1) geologic and hydrogeologic information for the site area was researched in order to assess the direction of regional groundwater flow in this area; and 2) additional environmental record sources were automatically included as part of the standard environmental database search report performed by All Lands, Inc. (All Lands).

Certain business environmental risks associated with a property's current or planned use could have a material environmental or environmentally-driven impact on the business or real estate transaction. The assessment of business environmental risks may involve the investigation of considerations that are outside the subject of the ASTM standard practice (non-ASTM). No implication is intended as to the relative importance of inquiry into such non-ASTM considerations.

The COT did not request investigation of non-ASTM considerations as part of the Scope of Services. SCS Engineers did not provide services beyond the ASTM Standard E 1527-05 as part of this report.



SECTION 11 REFERENCES

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Western Technologies, Inc. (WTI). December 14, 1987. *Geotechnical Engineering Evaluation*.



SECTION 12
QUALIFICATION AND SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This report, entitled "Phase I Environmental Site Assessment," has been prepared for the Ronstadt Transit Center, 215 East Congress Street, Tucson, Pima County, Arizona (site). It has been prepared in accordance with the guidelines set forth in the American Society for Testing and Materials (ASTM) Standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. It has been prepared in accordance with accepted quality control practices and has been reviewed by the undersigned. Resumes for the personnel listed below are included in Appendix P.

Patricia M. Hartshorne, R.G. is a Senior Project Geologist in SCS' Tucson, Arizona office.

David F. Laney, CHMM is Manager of Environmental Services in SCS' Phoenix, Arizona office.

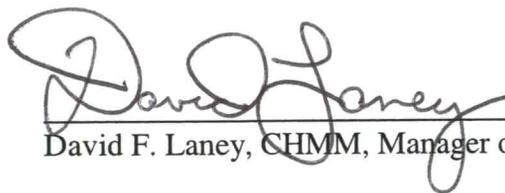
We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Patricia M. Hartshorne, R.G., Senior Project Geologist

1/29/07

Date



David F. Laney, CHMM, Manager of Environmental Services

1/29/07

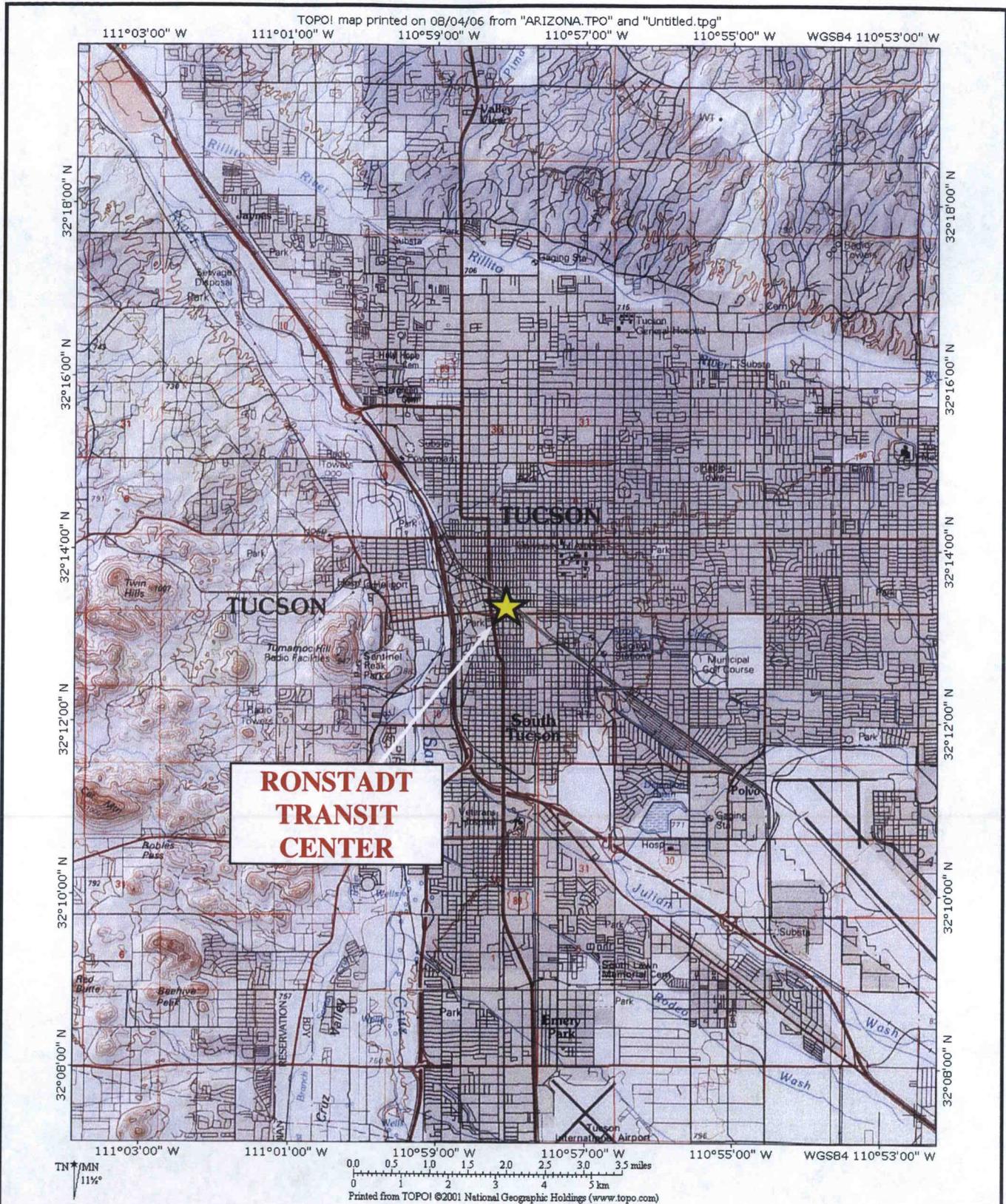
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APPENDICES

APPENDIX A

FIGURES



SCS ENGINEERS

"Superior Customer Service"

Site Location Map
 Phase I Environmental Site Assessment
Ronstadt Transit Center
 215 East Congress Street
 Tucson, Arizona

Project Number
10.204058.11

Figure 1



Source: TCOT Map Center, 2005 aerial photograph

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

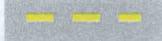


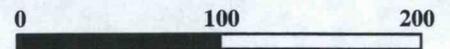
SCS ENGINEERS <i>"Superior Customer Service"</i>	Site and Vicinity Map Phase I Environmental Site Assessment Ronstadt Transit Center 215 East Congress Street Tucson, Arizona	Project Number 10.204058.11
		Figure 2



Explanation

-  Approximate location of removed UST
-  Approximate location of former gas ASTs
-  Former gasoline and oil stations
-  Former machine shops, repair shops, and auto garages

 Ronstadt Transit Center



APPROXIMATE SCALE IN FEET

Source: TCOT Map Center, 2005 aerial photograph

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

SCS ENGINEERS

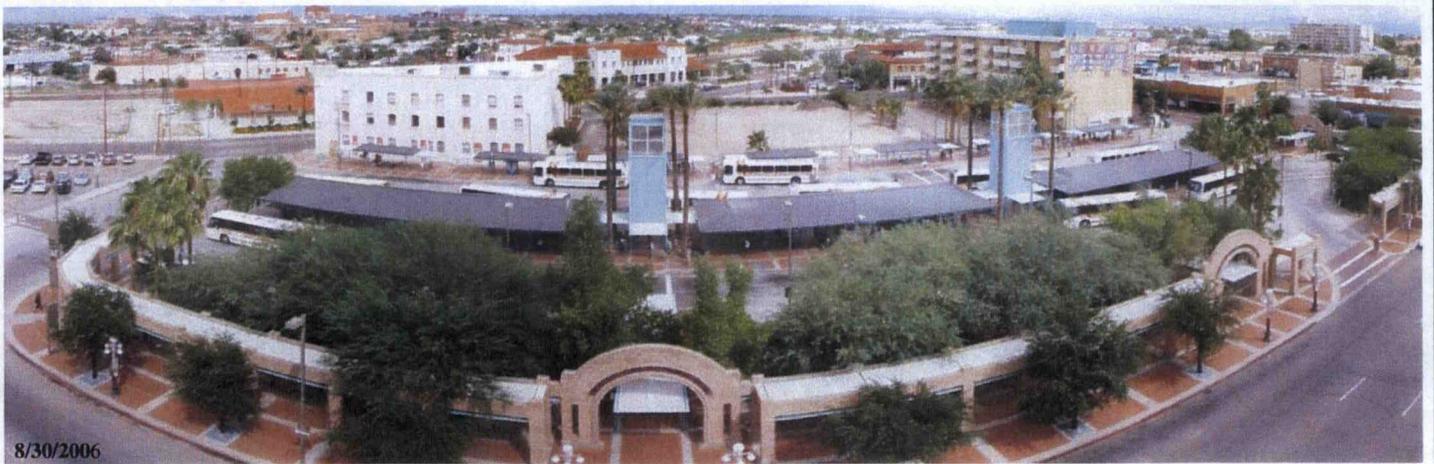
"Superior Customer Service"

Historical Site Features Map
Phase I Environmental Site Assessment
Ronstadt Transit Center
215 East Congress Street
Tucson, Arizona

Project Number
10.204058.11

Figure 3

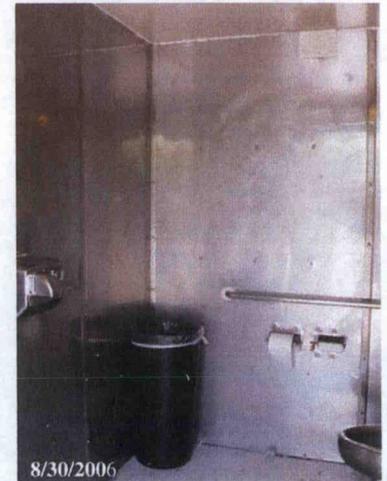
APPENDIX B
PHOTOGRAPHS



1. Panoramic view of the Ronstadt Transit Center on the site; view to the east.



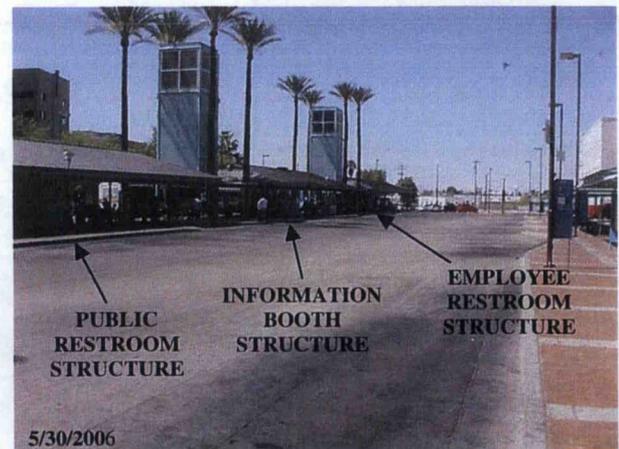
2. Public restroom structure under a shade canopy in the south-central portion of the site; view to the northeast.



3. Interior of restroom.



4. Information booth structure under a shade canopy in the central portion of the site; view to the northeast.



5. Bus driveway on the eastern portion of the site showing the shade canopies and cooling towers in the central portion of the site; view to the north.

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"Superior Customer Service"

Site and Adjoining Properties Photographs
Phase I Environmental Site Assessment
Ronstadt Transit Center
215 East Congress Street
Tucson, Arizona

Project Number:
 10.204058.11

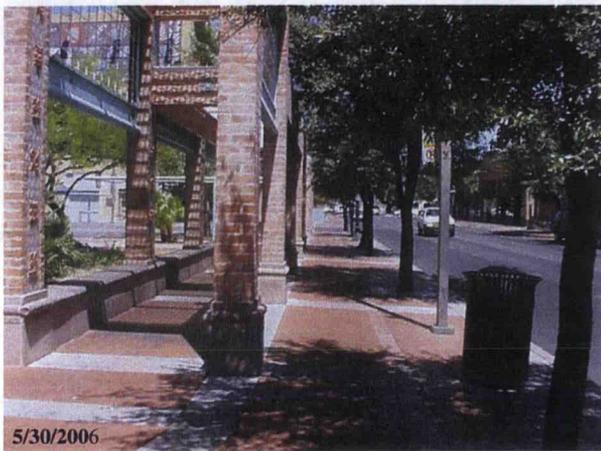
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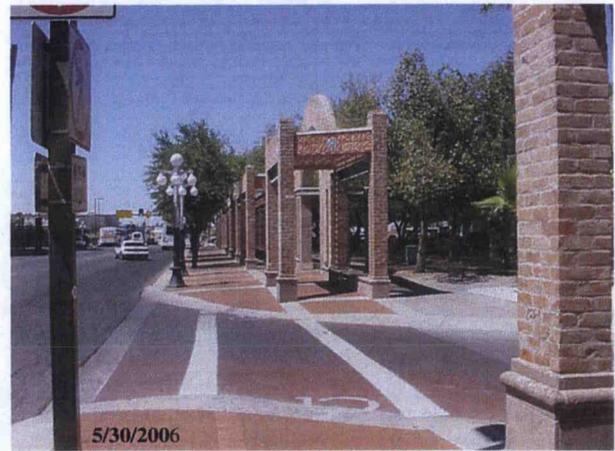
6. Bike lockers and shade structures along the eastern side of the site; view to the south.



7. Bus driveway on the western portion of the site; view to the south.



8. The southern side of the site along Congress Street; view to the east.



9. The western side of the site along 6th Avenue; view to the north.



10. Landscaping and shade structures on the western portion of the site; view to the north.



11. View of Pennington Street and a parking lot north of the site, and Toole Avenue, a vacant lot, and the north end of the Historic Depot northeast of the site (the site is at the right side of the photograph); view to the northeast.

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"Superior Customer Service"

Site and Adjoining Properties Photographs

Phase I Environmental Site Assessment

Ronstadt Transit Center

215 East Congress Street

Tucson, Arizona

Project Number:

10.204058.11

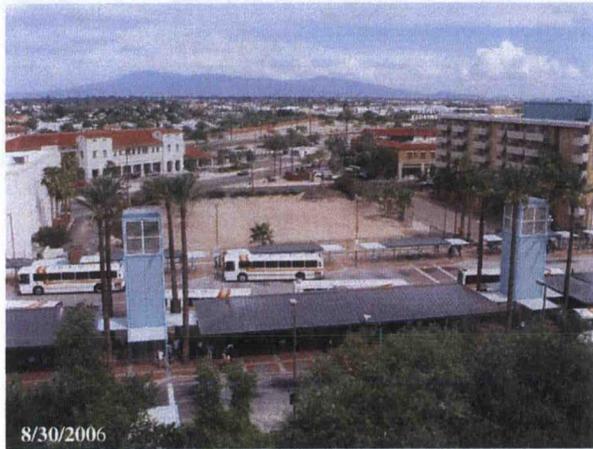
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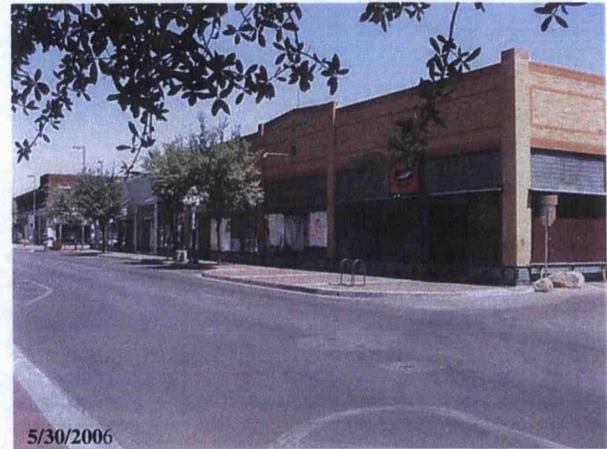
12. The MacArthur Building adjoining the northern portion of the site to the east; view to the southeast.



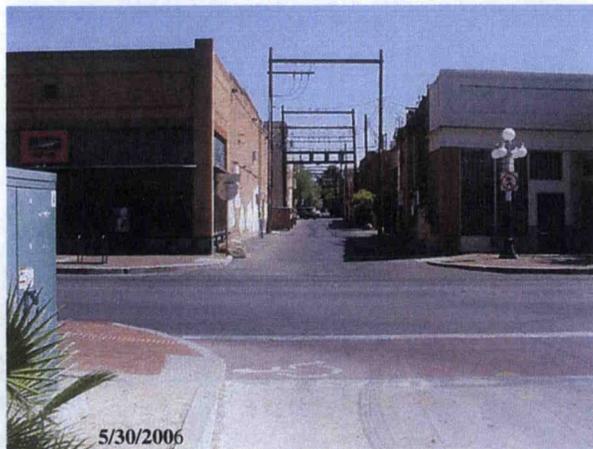
13. Archaeological investigations at the former parking lot adjoining the central portion of the site to the east; the MLK Building is on the right; view to the southeast.



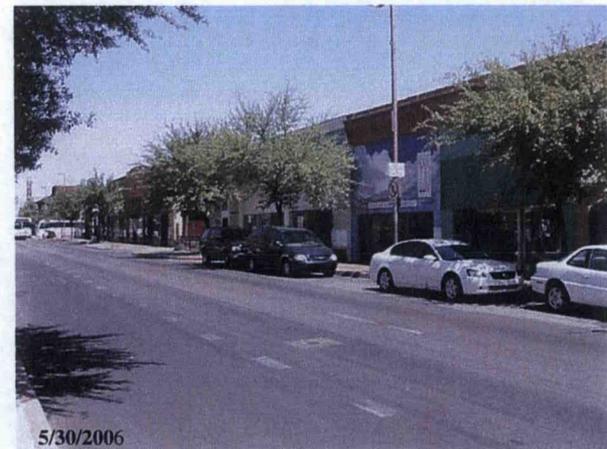
14. The vacant lot east of the site after archaeological investigations were completed and the MLK Building to the south (site is in foreground); view to the east.



15. Congress Street and commercial properties southeast of the site; view to the southeast.



16. Arizona Avenue south of the east side of the site; view to the south.



17. Congress Street and commercial properties south of the eastern portion of the site; view to the southeast.

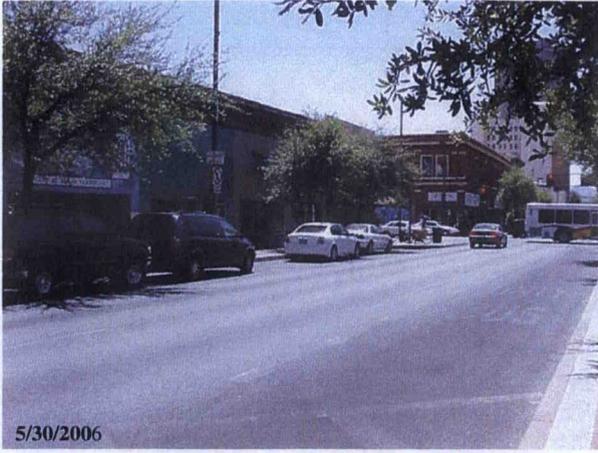
SCS ENGINEERS

"Superior Customer Service"

Site and Adjoining Properties Photographs
 Phase I Environmental Site Assessment
 Ronstadt Transit Center
 215 East Congress Street
 Tucson, Arizona

Project Number:
 10.204058.11

Page 3



18. Congress Street and commercial properties south of the western portion of the site; view to the southwest.



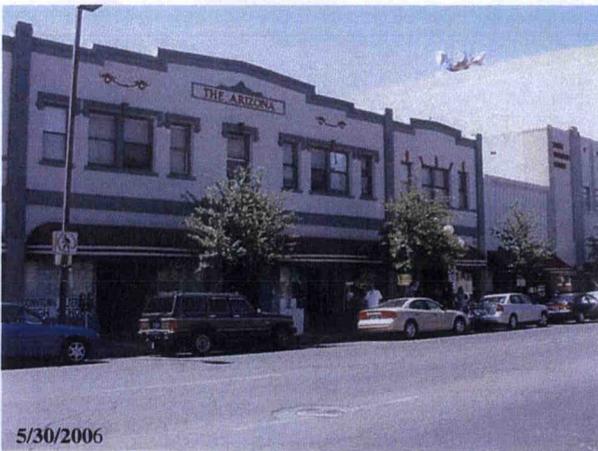
19. Congress Street and commercial properties southwest of the site; view to the southwest.



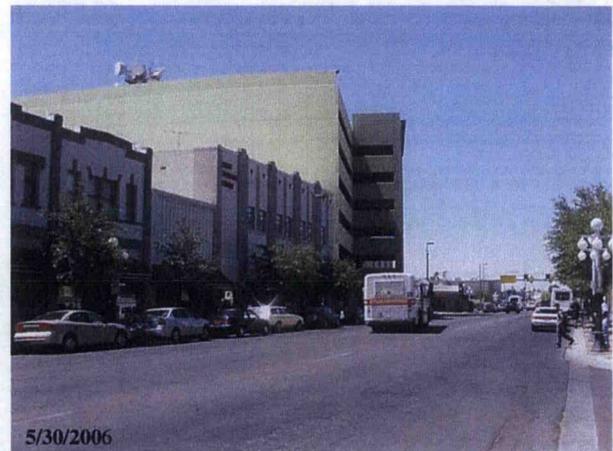
20. Sixth Avenue and commercial properties west of the southern portion of the site; view to the northwest.



21. Alley at the location of 10th Street west of the site; view to the west.



22. Sixth Avenue and commercial properties west of the central portion of the site; view to the northwest.



23. Sixth Avenue and commercial properties west of the central and northern portions of the site; view to the northwest.

SCS ENGINEERS

"Superior Customer Service"

Site and Adjoining Properties Photographs

Phase I Environmental Site Assessment

Ronstadt Transit Center

215 East Congress Street

Tucson, Arizona

Project Number:

10.204058.11

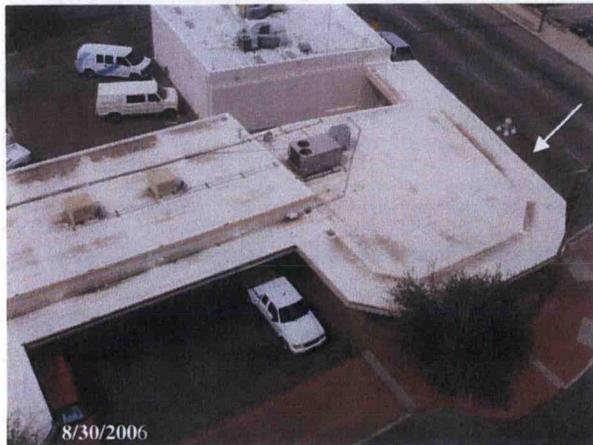
Page 4



24. Parking garage at the southwest corner of Pennington Street and 6th Avenue, west of the northern portion of the site; view to the southwest.



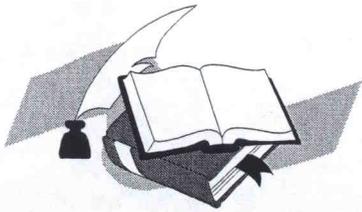
25. Small structure owned by Qwest at the northwest corner of Pennington Street and 6th Avenue, northwest of the site, with larger buildings owned by Qwest visible to the rear; view to the northwest.



26. View of the top of the small structure located northwest of the site, with Qwest vehicles in the parking area; view to the northeast.

APPENDIX C

ALL LANDS REGULATORY DATABASE SEARCH REPORT



ALL LANDS

14947 W. Piccadilly Road, Goodyear, AZ 85338
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REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO: 10.204058.11

ALLANDS FILE NO: 2006-11-036D

DATE: November 21, 2006

ALL LANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-05. This is a confidential, privileged and protected document for the use of SCS Engineers. All Lands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report.

1. The land referred to in this report is located in Pima County, Arizona, described as follows:

Property located at the Northeast corner of 6th Avenue and Congress Avenue, Tucson, Arizona, being in the Southeast quarter of Section 12, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian.

REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
Standard Federal ASTM Environmental Record Sources			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	01/06	1.0	0
Delisted National Priorities List	02/06	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP)	08/06	0.5	5
RCRA (Resource Conservation and Recovery Act) Large and Small Quantity Generators	08/06	0.125	2
RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)	08/06	1.0	0
RCRA – Non-CORRACTS TSDFs	08/06	0.5	0
ERNS (Emergency Response Notification System)	08/06	0.125	6
Standard State ASTM Environmental Record Sources			
WQARF (Water Quality Assurance Revolving Fund) Areas	01/06	1.0	2
Superfund Program List (replaces ACIDS)	08/04	0.5	1
Solid Waste Facilities/Landfill Sites – Operating and Closed	05/99 & 05/04	0.5	0
Registered USTs (Underground Storage Tanks)	05/05	0.125	6
LUSTs (Leaking Underground Storage Tanks) Incident Reports	05/05	0.5	16
Additional Environmental Record Sources			
RCRA Compliance Facilities	08/06	0.125	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	0.125	7
ADEQ Drywell Registration Database	08/06	0.125	0
Arizona Indoor Radon Survey Information	6/16/93	Site area zip code	See Text
Environmental Permits	08/06	Site	0
Control Registries	08/06	Site and adjoining	0
Brownfields / Voluntary Remediation Program	08/06	0.5	1
Fire Insurance Maps	Various	Site and adjoining	11
Topographical / Aerial Maps	See text	Site and adjoining	2
VEMUR / DEUR / LIENS	08/06	Site	0
Arizona Department of Water Resources Well Registration Database	02/06	Site and adjoining	See Text

Allands contacts the appropriate sources on a monthly basis to maintain currency of data

Standard Federal ASTM Environmental Record Sources

SUPERFUND NATIONAL PRIORITIES LIST (NPL)

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated January, 2006, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior boundaries.

No National Priorities List (NPL) / Proposed NPL / DOD Sites were found located within a 1.0 mile search distance from subject property exterior boundaries.

DELISTED NATIONAL PRIORITIES LIST

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated February 2006, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

No Delisted National Priorities List (NPL) Sites were found located within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL CERCLIS / NFRAP LIST

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remediation action planned. This database is provided by EPA dated August, 2006, and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

EPA ID	NFRAP	FACILITY	ADDRESS	DIST./ DIREC.
AZD983474818	X	Descal-It Products Co	127 S 4th Ave	0.2 mi. SE
AZD983484882		Downtown Auto Center	330 N 5th Ave / Approx S Of 300 E 7th St	0.2 mi. North
AZT000646059	X	Universal Waste Control	330 N Fifth Ave	0.2 mi. North
AZD982002990		Oliver's Cleaners / 7th St & Arizona Ave	300 E. 7 th Street	0.3 mi. North
AZD983484890	X	United Fire Auto	335 N 4th Ave	0.3 mi. NE

RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRAInfo Database, dated August, 2006, and checked for Federal RCRA facilities located within a <=0.125 mile search radius of subject property.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZD042370684	Uswest Business Resources	120 E Pennington	6/17/1998	N
AZT050010537	AT&T Co Tucson	120 E Pennington	3/31/1991	CEG

CODES:

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

CORRACTS FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated August, 2006, and checked for facilities which occurred within a 1.0 mile search radius of subject property.

No Facilities were found which occurred within a 1.0 mile search radius of subject property.

TSD FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated August, 2006, and checked for Facilities which occurred within a 0.5 mile search radius of subject property.

No TSD Facilities were found which occurred within a 0.5 mile search radius of subject property.

FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to August, 2006, and checked for incidents located within a <=0.125 mile search distance from subject property exterior boundaries.

ID	DATE	LOCATION	MATERIAL	QUANTITY	UNITS	DETAILS
269797 467826	6/15/1992	400 E Toole Ave	Styrene	0	UNK	4 Tank Cars Derailed And 2 Are Leaking
277221	7/22/1992	Tucson Yard/ Mp 983.9	Oil: Diesel	300	GAL	A Railcar Derailed While Being Switched In The Yard
309524	2/27/1993	400 E Toole Ave	Oil, Fuel: No. 2-D	1500	GAL	Fueling Station / Valve Left Open
334135	7/20/1993	Sp Rail Yard 400 E Toole Ave Track 605	Ammonia, Anhydrous	0	UNK	Rail Tank Car/Loose Packing Gland Nut
457577	10/15/1995	Tucson Yard	Ammonia, Anhydrous	0	UNK	Tank Car/Releasing Vapors Due To Unknown Causes
590191	8/12/1998	Gila Subdivision Tucson Yard	Ammonia, Anhydrous	0	UNK	Tank Car Number:Plmx4513 / Cause: Unknown

Standard State ASTM Environmental Record Sources

WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated January, 2006, and searched to identify all WQARF sites within a 1.0 mile search distance from subject property exterior boundaries.

7th St & Arizona Ave / Oliver's Cleaners WQARF Registry Site is located 0.2 mi. North of subject property. More information attached.

PARK-EUCLID WQARF Registry Site is located 0.7 mi. Southeast of subject property. More information attached.

ARIZONA SUPERFUND PROGRAM LIST

The Arizona Superfund Program List replaces the Arizona CERCLIS Information Data System (ACIDS). This list is more representative of the sites and potential sites within jurisdiction of the Arizona Department of Environmental Quality Superfund Programs Section (SPS). This database is provided by the Arizona Department of Environmental Quality, dated August, 2004, and searched to identify all sites within a 0.5 mile search distance from subject property exterior boundaries.

SITE	PROGRAM	PROGRAM STATUS	PROGRAM DATE	DISTANCE/DIRECTION
7th St & Arizona Ave / Oliver's Cleaners	WQARF	PENDING PI ON REGISTRY	01-01-98 04-27-00	0.2 mi. North

Program Status codes:

Pending PI	WQARF Preliminary Investigation (PI) is scheduled or in process
On Registry	PI has resulted in inclusion of a site on the WQARF Registry
ACTIVE	The Department of Defense is presently addressing the site
On NPL	site has been listed on the CERCLA National Priorities List

LANDFILLS

The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the Arizona Department of Environmental Quality Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills dated May, 1999 and May, 2004, and checked for active and inactive landfills located within a 0.5 mile search distance from subject property exterior boundaries.

No active nor inactive landfills were found located within a 0.5 mile search distance from subject property exterior boundaries.

Codes:

MSWLF:	Municipal Solid Waste Landfills
CSWLF:	Closed Solid Waste Landfills
CSWOD:	Closed Solid Waste Dumps

**REGISTERED UNDERGROUND STORAGE TANKS
(UST)**

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing "regulated substances" complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated May, 2005, and searched for UST sites located within a <=0.125 mile search distance from subject property exterior boundaries.

ID	FACILITY	ADDRESS	TANK ID	IN USE	CG	TC	REMOVED
0-009939	Rich Rodgers South Inc Property	151 E Broadway Blvd	1	NO	//	//	05/14/2003
0-009939	Rich Rodgers South Inc Property	151 E Broadway Blvd	2	NO	//	//	05/14/2003
0-009939	Rich Rodgers South Inc Property	151 E Broadway Blvd	3	NO	//	//	05/14/2003
0-009939	Rich Rodgers South Inc Property	151 E Broadway Blvd	4	NO	//	//	05/14/2003
0-009257	Vacant	55 E Broadway Blvd	1	NO	//	//	04/18/1998
0-008601	Tanner Motor Tours	139 N Scott Ave	1	NO	//	//	08/21/1995
0-008601	Tanner Motor Tours	139 N Scott Ave	2	NO	//	//	08/22/1995
0-008601	Tanner Motor Tours	139 N Scott Ave	3	NO	//	//	08/23/1995
0-008601	Tanner Motor Tours	139 N Scott Ave	4	NO	//	//	08/24/1995
0-008601	Tanner Motor Tours	139 N Scott Ave	5	NO	//	//	08/25/1995
0-006897	Ronstadt Bus Transit Center	315 E Congress St	1	NO	//	//	07/24/1990
0-005063	Trailways Inc-Tli Inc	201 S Broadway	1	NO	//	//	12/01/1986
0-000555	AT&T Tucson Main Bldg Az0220	126 E Alameda St	1	NO	//	//	11/01/1994
0-000555	AT&T Tucson Main Bldg Az0220	126 E Alameda St	2	NO	//	//	06/21/1991

DETAILS

NOTE: Details section is from the ADEQ 2003 UST list, newer lists do not provide this information.

CG: Closed in Ground

TC: Temporarily Closed

Facility Id	Facility	Content	Owner Id	Owner	Tank Material
Tank No.	Status	Pipe Material	Capacity	Age	Pipe Release Detection
Tank Release Detection			Piping Type		

0-009257 **Vacant** Pima Co. 4122 General Services Administration
 55 E Broadway ,Tucson AZ 85701
 1 REMV Diesel 12000

0-008601 **Tanner Motor Tours** Pima Co. 5311 Harry Siebenger
 139 N Scott Ave ,Tucson AZ 85701
 1 REMV Gasoline 2000 Bare Steel Suction: Check
 2 REMV Gasoline 2000 Bare Steel Suction: Check
 3 REMV Gasoline 2000 Bare Steel Suction: Check
 4 REMV Gasoline 2000 Bare Steel Suction: Check
 5 REMV Gasoline 10000 Bare Steel Unknown Suction: Check

0-006897 **Ronstadt Bus Transit Center** Pima Co. 932 City Of Tucson Fleet Services
 315 E Congress ,Tucson AZ 85701
 1 REMV Gasoline 300

0-005063 **Trailways Inc-tl Inc** Pima Co. 3539 Trailways Inc
 201 S Broadway ,Tucson AZ 85701
 1 REMV Diesel 10000 Galvanized Steel

0-000555 **AT&T Tucson Main Bldg Az0220** Pima Co. 348 AT&T Communications
 125 N 6th/111 E Alameda ,Tucson AZ 85701
 1 REMV Diesel 10000 Galvanized Steel Double-Walled
 2 REMV Diesel Unknown Unknown
 3 REMV Diesel Unknown Unknown
 4 ACTV Diesel 10000 Automatic Tank Gauging Interstitial Copper Double-Walled Suction: Check
 Interstitial Monitoring
 Monitoring (Double Walled) (Double Walled) Interstitial
 Monitoring (Secondary Containment)

**REGISTERED LEAKING UNDERGROUND STORAGE TANKS
(LUST)**

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated May, 2005, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

ID	LUST ID NO	FACILITY	ADDRESS	DATE OPEN	DATE CLOSED	P CODE	DIST./ DIREC.
0-005063	0232.01	Trailways Inc-TLI Inc	201 E Broadway	10/23/1986	OPEN	1D	0.1 mi. S
0-006897	1435.01	Ronstadt Bus Transit Center	315 E Congress	09/12/1990	12/28/1992	5R1	0.1 mi. E
0-008601	4206.01 4206.02	Tanner Motor Tours	139 N Scott Ave	09/07/1995 09/07/1995	08/08/1997 08/08/1997	5R1 5R1	0.1 mi. W
0-009939	5323.01	Rich Rodgers South Inc Property	151 E Broadway Blvd	5/28/2003	9/30/2003	5R1	0.1 mi. S
0-007679	3006.01	Adot Equipment Services Possess	121 S 4th Ave	08/31/1993	09/15/1993	5S	0.2 mi. SE
0-008644	4494.01	City Of Tucson Possess/Dp Jones	142 or 146 S 6th Ave	06/20/1996	05/27/1997	5R1	0.2 mi. N
0-009008	4622.01	Bank One Arizona	2 E Congress St	11/25/1996	06/11/1997	5R1	0.2 mi. W
0-000813	1685.01	Oliver's Cleaners	300 E 7th St	02/27/1991	02/26/1993	6	0.3 mi. N
0-006763	1136.01 1136.02	Yellow Cab Company	411 N 5th Ave	03/06/1990 03/06/1990	OPEN OPEN	1F 1F	0.3 mi. N
0-007088	1832.01	Charlie's Autos Warehouse	331 E 7th St	06/18/1991	02/16/1994	6	0.3 mi. NE
0-007556	0505.01 0505.02	Firestone Mastercare Store	445 N 6th Ave	08/04/1988 08/15/1994	3/28/2002 3/28/2002	5G1 5G1	0.3 mi. N
0-007734	2965.01 2965.02	Adot Equipment Services-Possess	35 E Toole Ave	08/12/1993 08/12/1993	OPEN OPEN	2 2	0.3 mi. NW
0-007815	0560.01	Wakefield Investments	107 E 6th St	10/17/1988	01/27/1989	5R1	0.3 mi. NW
0-005176	3208.01	Police/Fire Fuel Island	260 S Stone Ave	11/26/1993	11/9/1999	5S	0.5 mi. SW
0-009070	4674.01	Former Standard Brands Paint	702 E Broadway Rd	02/06/1997	03/03/1998	5R3	0.5 mi. SE
0-003036	4360.01 4360.01	Holmes Tuttle Broadway Ford	800 E Broadway	2/16/1996 3/7/1996	9/30/1996 9/30/1996	5R1 5R1	0.5 mi. SE

P CODE (Leaking UST Priority):

1D	Defined soil & GW requires remediation (levels exceed standards for one or more media)
IF	Free product present on GW and/or SW
2	Undefined soil contamination (default for newly reported LUSTs)
5G1	Closed soil/GW levels meet RBCA Tier I
5R1	Closed soil levels meet RBCA
5R3	Closed soil levels meet RBCA Tier 3
5S	Closed case for suspected release (false alarm)
6	Incident/tank was determined not to be UST jurisdiction and referred to another program

Additional Environmental Record Sources

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) COMPLIANCE FACILITIES

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated August, 2006, and searched for compliance facilities within a ≤ 0.125 mile search distance from subject property exterior boundaries.

No compliance facilities were found located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

HAZARDOUS MATERIAL INCIDENTS

The Arizona Department of Environmental Quality (ADEQ) Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the Arizona Department of Environmental Quality Emergency Response Log from 1984 through June, 2001, and checked for hazardous material incidents located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

ID	DATE	ADDRESS	MATERIAL	DETAILS
84-068	8/20/1984	Southern Pacific Transp.	Broadway & Toole	Unk/Diesel Fuel
99-107-E	6/18/1999	Union Pacific Railroad	Tucson Yard, Rr Mp 986.3	
99-110-E	6/25/1999	Union Pacific Railroad	Rr Mp 986.3 / Tucson Yard	
99-111-E	6/27/1999	Union Pacific Railroad	Rr Mp 986.3 / Tucson Yard	
99-078-C	6/30/1999	Farmland Industries	Rr Mp 983, Tucson Yard	Anhydrous Ammonia From Rr Cars
95-035-A	6/27/1995	Southern Pacific Pipeline	Tucson Yard, Track #226	Copper Concentrate, Railcar
00-014-D	7/25/1999	Union Pacific Rr	Tucson Yard, 22nd St. & Campbell	50-75 Waste Oil, Wastewater From Tank

ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. This database is from the ADEQ dry well registration database dated October, 2006, and searched for dry wells located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

No registered dry wells were found located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

ENVIRONMENTAL PERMITS

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality through its AZURITE Database System and the Environmental Protection Agency and updated to August, 2006, and checked for inclusion of subject property.

Subject property was not found on these lists.

CONTROL REGISTRIES

Under ASTM E 1527-05, Federal, State and Tribal institutional control / engineering control registries need to be researched. The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated August, 2006, and searched for sites which occurred at subject property or adjoining properties.

No institutional or engineering controls were found which occurred at subject property or adjoining properties.

BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated August, 2006, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

SITE NAME	ADDRESS	ADEQ FILE NO.	STATUS	DATE
UPRR Passenger Depot	400 E Toole Ave	100149-00	Closed	2/11/2002 started 7/18/02 Closed

**ARIZONA RADIATION REGULATORY AGENCY
HOME RADON SURVEY**

The Arizona Radiation Regulatory Agency, in cooperation with the EPA, initiated a program to measure radon concentrations with the primary goal of determining the statewide distribution of radon and identify areas of potentially high concentrations. This database is from the ARRA Home Radon Survey revised June 16, 1993, for the subject property zipcode.

ZIPCODE	HIGH VALUE in picoCuries/liter	NO. OF TESTS	TESTS <4.0 pCi/L	TESTS at 4.0+ pCi/L
85705	15.7	41	40	1

FIRE INSURANCE MAPS

A review was made at the Arizona State Capital Archives for Fire Insurance Maps, more commonly known as Sanborn Maps, which covered the area in which the subject property is located. Subject property is located within the boundaries of available maps.

**USGS 7.5 MINUTE TOPOGRAPHICAL MAPS
AERIAL PHOTOS**

The United States Geological Survey Topographic maps and Aerial Photos are derived from Terrain Navigator Software from Maptech, Inc. (www.maptech.com) and are for informational purposes only.

NAME	TYPE	DATE	REVISION	CONTOUR
Tucson	Topo	1983	None	10 feet
Tucson NW	Aerial	8-1-2002		

VOLUNTARY ENVIRONMENTAL MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR'S); DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR); AND ENVIRONMENTAL LIENS

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

No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office.

ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated February, 2006. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

Imaged Records are available at: <http://www.water.az.gov/adwr/Content/ImagedRecords/default.htm>

Water Uses (WU)

A Irrigation
 B Utility (Water Co.)
 C Commercial
 D Domestic
 E Municipal
 F Industrial
 G Recreational
 H Subdivision
 I Mining
 J Stock
 K Other - Exploration
 L Drainage
 M Monitoring
 N None
 O Other - Non-Production
 R Recharge
 T Test
 V dewatering

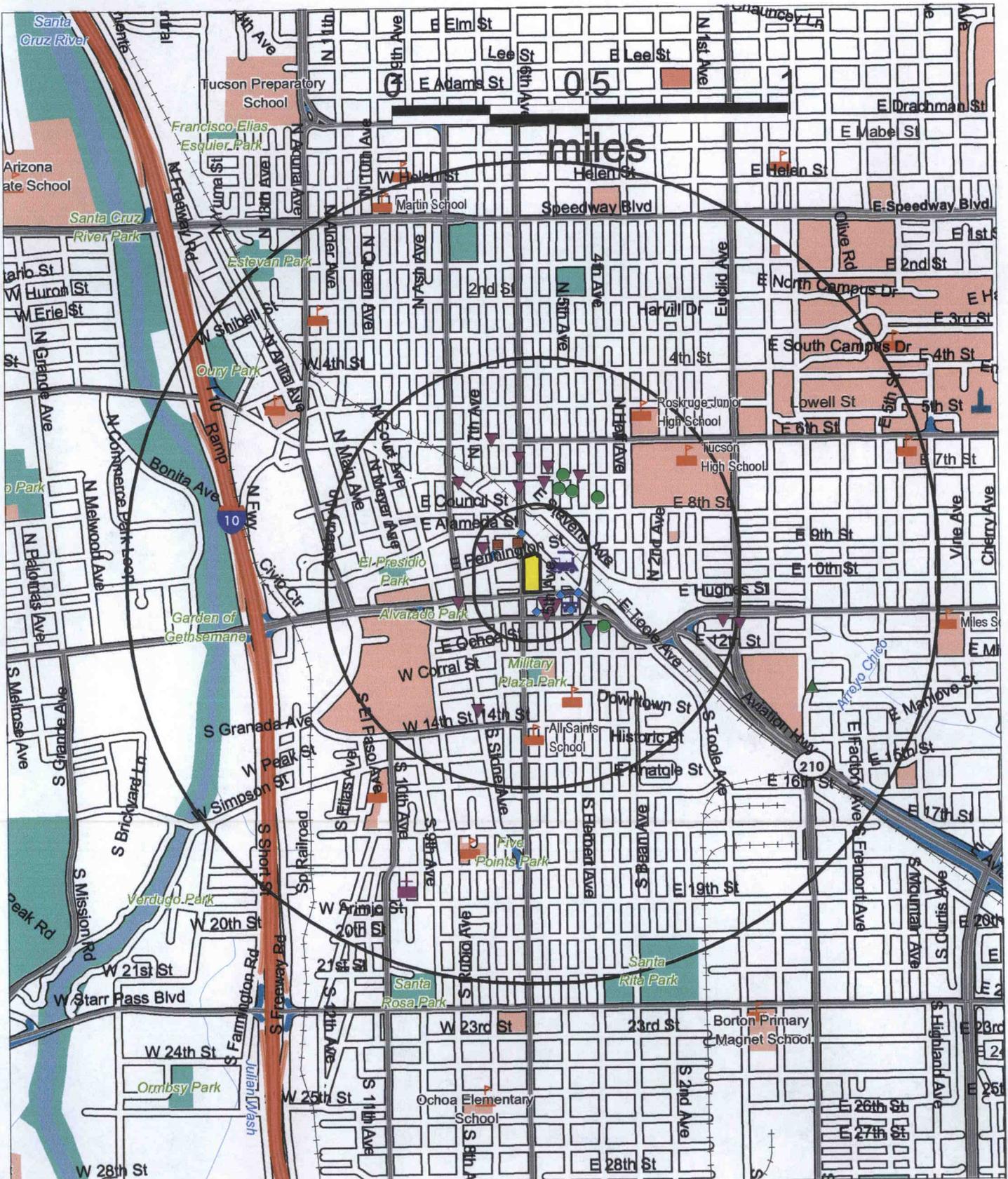
Legal Description

T Township
 N/S North or South
 R Range
 E/W East or West
 S Section
 Q1 Quarter of Section (160 Acres)
 Q2 Quarter Quarter of Section (40 Acres)
 Q3 Quarter Quarter Quarter of Section (10 acres)
 ID Well Registration Number
 WD Well Depth
 WL Water Level
 DIA Casing width

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
575074	14	S	13	E	12				T	0	0	0	Union Pacific Railroad
528939	14	S	13	E	12				N	0	0	0	Yellow Cab,
575594	14	S	13	E	12				N	0	0	0	Union Pacific Railroad Co
544806	14	S	13	E	12				N	66	64	0	Bridgestone/Firestone,
516151	14	S	13	E	12				N	97	55	0	Adot,
567584	14	S	13	E	12				N	0	0	0	Union Pacific Railroad
575614	14	S	13	E	12	SE			N	0	0	0	City Of Tucson -Dot-Engin
516157	14	S	13	E	12	SE	SE	SW	T	125	78	2	Adot,
551772	14	S	13	E	12	SE	SW	SE	N	0	0	0	ADEQ
522516	14	S	13	E	12	SE	SW	SE	N	88	77	4	ADEQ
531237	14	S	13	E	12	SE	SW	SE	M	91	78	4	Union Pacific Railroad
543885	14	S	13	E	12	SE	SW	SE	M	0	0	0	ADEQ,
543886	14	S	13	E	12	SE	SW	SE	M	0	0	0	ADEQ,
543888	14	S	13	E	12	SE	SW	SE	M	0	0	0	ADEQ,

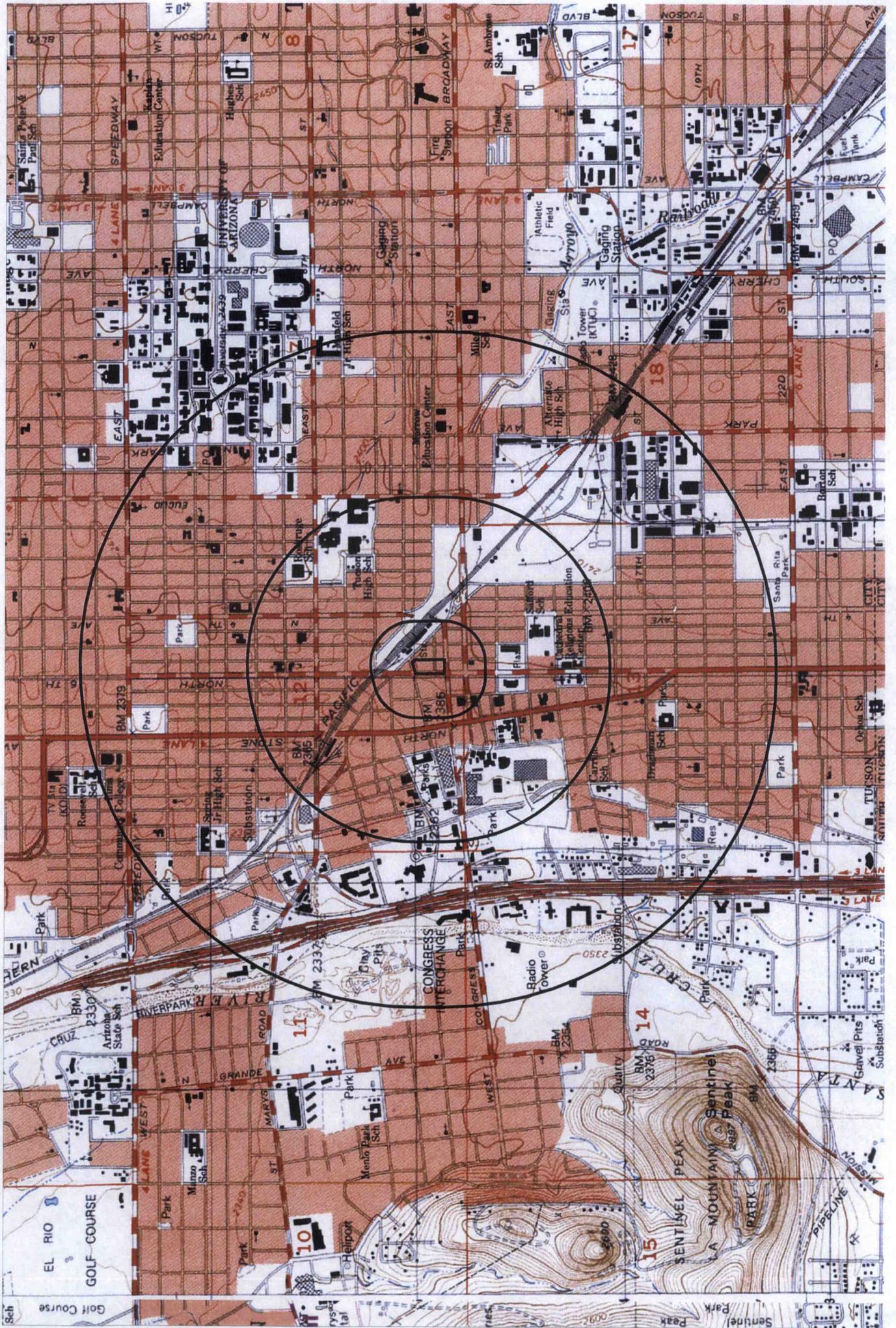
**ARIZONA DEPARTMENT OF WATER RESOURCES
WELL REPORT (cont.)**

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
543889	14	S	13	E	12	SE	SW	SE	M	0	0	0	ADEQ,
543895	14	S	13	E	12	SE	SW	SE	M	0	0	0	ADEQ
545653	14	S	13	E	12	SE	SW	SE	M	89	77	4	ADEQ
551771	14	S	13	E	12	SE	SW	SE	N	87	71	4	ADEQ,
516263	14	S	13	E	12	SE	SW	SE	M	87	77	2	Continental Trailway,
522514	14	S	13	E	12	SE	SW	SE	N	88	77	4	ADEQ
522515	14	S	13	E	12	SE	SW	SE	N	88	77	4	ADEQ
543887	14	S	13	E	12	SE	SW	SE	M	0	0	0	ADEQ,
543890	14	S	13	E	12	SE	SW	SE	M	83	74	4	ADEQ,
545654	14	S	13	E	12	SE	SW	SE	M	86	77	4	ADEQ,
551770	14	S	13	E	12	SE	SW	SE	N	87	71	4	ADEQ,
552578	14	S	13	E	12	SE	SW	SE	N	189	160	3	ADEQ,
556378	14	S	13	E	12	SE	SW	SE	N	85	77	4	ADEQ,
556379	14	S	13	E	12	SE	SW	SE	T	0	0	0	ADEQ
551769	14	S	13	E	12	SE	SW	SE	N	86	70	4	ADEQ,
543894	14	S	13	E	12	SE	SW	SW	N	83	76	4	ADEQ,
535189	14	S	13	E	12	SE	SW	SW	M	87	78	4	ADEQ
514264	14	S	13	E	12	SW	SE	SE	N	74	63	2	Adot,
509824	14	S	13	E	12	SW	SE	SW	N	0	0	0	G R C Consultants,
578712	14	S	13	E	12	SW	SE	SW	T	0	0	0	Union Pacific Railroad
567585	14	S	13	E	13				N	0	0	0	Union Pacific Railroad

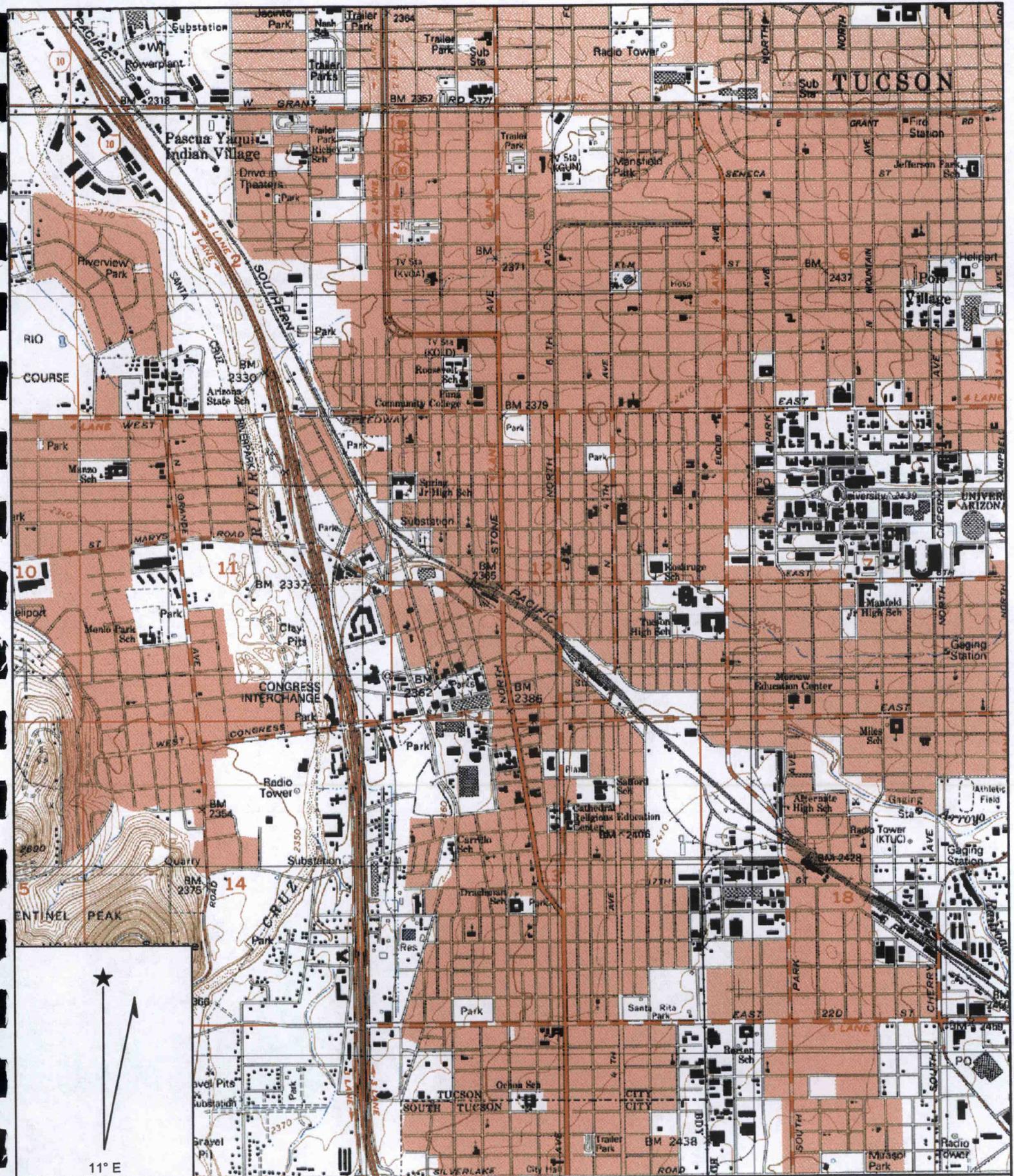


LEGEND

		SITE		USTs		CERCLA / NFRAP		RCRA (Generators, TSD & CORRACTS TSD)		SCHOOL
				LUSTs		SARA		RCRA COMPLIANCE		LANDFILLS
										* MULTIPLE FACILITIES







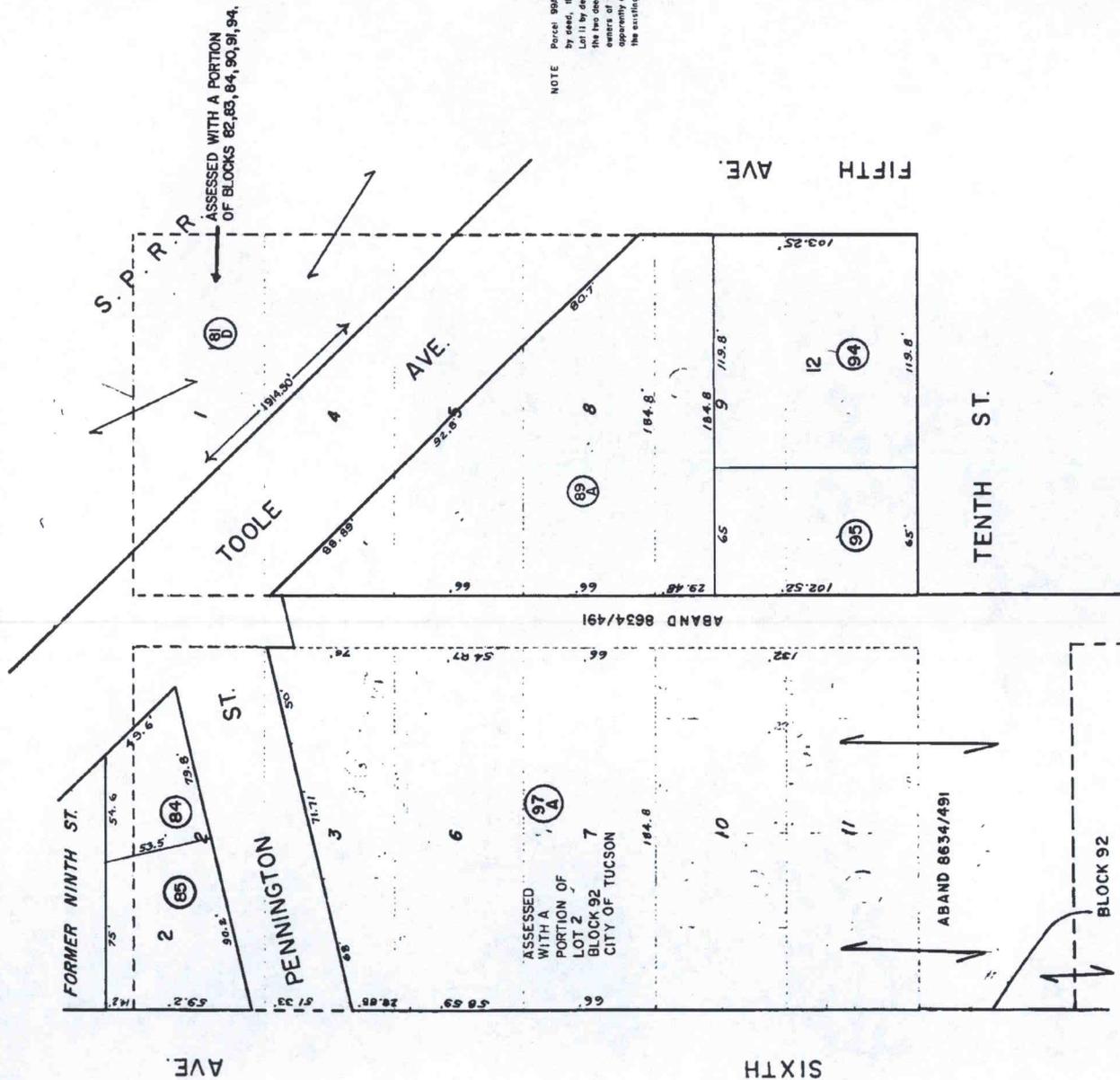
Name: TUCSON
 Date: 11/7/2006
 Scale: 1 inch equals 2000 feet

Location: 032° 13' 38.45" N 110° 58' 16.90" W NAD 83
 Caption: Job No. 2006-11-036
 Contour interval is 10 feet

ASSESSOR'S RECORD MAP

BLOCK 83, CITY OF TUCSON

117-06
6/25



NOTE Parcel 90A includes the S 33' of the W 90' of Lot 10 by deed, the N 185' of the S 83.9' of the W 90' of Lot 11 by deed, and the remaining 2.1' wide strip between the two deeded portions by adverse possession. The owners of the S 33' of the west 90' of Lot 10 have apparently occupied the 2.1' wide strip of least slice the existing building was built in 1925.



SEE BOOK 3, PAGE 71 M&P.
SEE BOOK 5 PAGE 38 R S
2003-1
S12, T14S, R13E

SCANNED

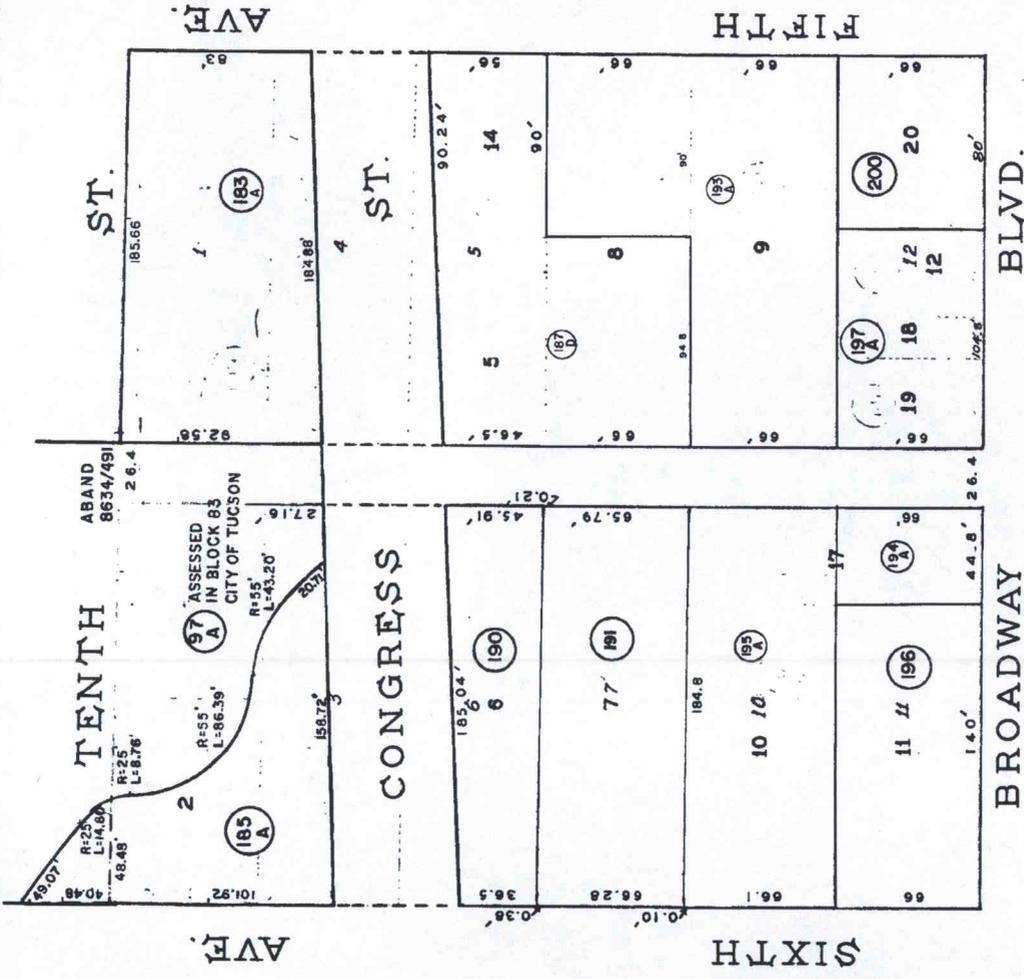
664(1)

C.O.T. 4
1000

ASSESSOR'S RECORD MAP

117-06
14/25

Block 92, City of Tucson



SEE BOOK 3, PAGE 71 M & P.
SEE BOOK 5, PAGE 38 R.S.
2003-1

SCANNED

665 (3)

C.O.T.
P R O C E E D I N G S

123



**Pima County Department of Transportation
 Geographic Information Services Division
 Parcel 117-06-097A**

Read the [Disclaimer](#). Information is on this page is **unofficial**.

Mail name and address	Legal description
CITY OF TUCSON . 00000-0000	TUCSON PTN LOT 3 & ALL LOTS 6,7,10 & 11 BLK 83 PTN LOT 2 BLK 92 & PTN ARIZONA AVE & PTN TENTH ST

Situs (property) address	Address sources		Adjust postal city:
(About situs addresses) 215 E CONGRESS ST, TUCSON	Permits	GIS	<input type="text" value="ZIP+4 Lookup"/> <input type="text" value="TUCSON"/>
	✓	✓	

Additional information for this parcel

- [Assessor Property Inquiry](#) from the [Pima County Assessor's Office](#).
See [Tips for Using the Assessor's Web Pages](#) for information on **Assessor Record Maps** and more.
- [Real Estate Property Tax Inquiry](#) from the [Pima County Treasurers's Office](#).
- **Recorder's Information** from the [Pima County Recorder's Office](#)
 - [Recorded Documents](#) for Docket 8042, Page 2587.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 3, Page 71.
- [Permits](#) (Ignore Back button. Dismiss new window after viewing.) from [Pima](#)

[County Development Services.](#)

- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12
- **Zoom to maps** of the parcel's area:

<p>Free Viewer!</p> <ul style="list-style-type: none"> • Main map • Orthophoto map • Floodplain map 	<p>Google™</p> <p><input checked="" type="checkbox"/> Parcel marker <input type="checkbox"/> Add markers?</p> <p>Google Maps</p> <p>Pick "Satellite" for photo. Help</p>	<p>map24</p> <p>Area Map</p> <p>Owner's mailing zip must match the parcel's zip.</p>	<p>Maps On Us®</p> <p>Area Map</p> <p>Owner's mailing zip must match the parcel's zip.</p>	<p>MAPQUEST®</p> <p>Area Map</p> <p>Only works in the metro Tucson area</p>
---	--	---	---	--

- **Parcel attributes derived from GIS data or by [GIS overlay analysis](#):**
This information is inferred. It does not come from parcel records. **Accuracy is limited to that of the underlying GIS parcel data.** All data subject to this [disclaimer](#).

<p>Floodplain status</p>	<p>City of Tucson jurisdiction. See City of Tucson Development Services Site Reviews or call (520) 791-5550 for floodplain information.</p>
<p>Parcel centroid coordinates</p>	<p>Approximately 32.222847 degrees latitude, -110.968129 degrees longitude.</p>
<p>Parcel area</p>	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 2.08 acres or 90,705 square feet.</p>



Pima County Department of Transportation
Geographic Information Services Division
Parcel 117-06-185A

Read the [Disclaimer](#). Information is on this page is **unofficial**.

Mail name and address	Legal description
CITY OF TUCSON 00000-0000	TUCSON PTN LOTS 2 & 3 & PTN TENTH ST

Situs (property) address

([About situs addresses](#))
 215 E CONGRESS ST,
 TUCSON

Address sources

Permits GIS



Adjust postal city:

ZIP+4 Lookup | TUCSON

Additional information for this parcel

- [Assessor Property Inquiry](#) from the [Pima County Assessor's Office](#). See [Tips for Using the Assessor's Web Pages](#) for information on **Assessor Record Maps** and more.
- [Real Estate Property Tax Inquiry](#) from the [Pima County Treasurers's Office](#).
- **Recorder's Information** from the [Pima County Recorder's Office](#)
 - [Recorded Documents](#) for Docket 12041, Page 3885.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 3, Page 71.
- [Permits](#) (Ignore Back button. Dismiss new window after viewing.) from [Pima County Development Services](#).

- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12
- **Zoom to maps** of the parcel's area:

<p>Free Viewer!</p> <ul style="list-style-type: none"> • Main map • Orthophoto map • Floodplain map 	<p>Google™</p> <p><input checked="" type="checkbox"/> Parcel marker <input type="checkbox"/> Add markers?</p> <p>Google Maps</p> <p>Pick "Satellite" for photo. Help</p>	<p>map24</p> <p>Area Map</p> <p>Owner's mailing zip must match the parcel's zip.</p>	<p>Maps On Us®</p> <p>Area Map</p> <p>Owner's mailing zip must match the parcel's zip.</p>	<p>MAPQUEST™</p> <p>Area Map</p> <p>Only works in the metro Tucson area.</p>
---	--	--	--	--

- **Parcel attributes derived from GIS data or by GIS overlay analysis:**
This information is inferred. It does not come from parcel records. **Accuracy is limited to that of the underlying GIS parcel data.** All data subject to this [disclaimer](#).

<p>Floodplain status</p>	<p>City of Tucson jurisdiction. See City of Tucson Development Services Site Reviews or call (520) 791-5550 for floodplain information.</p>
<p>Parcel centroid coordinates</p>	<p>Approximately 32.222243 degrees latitude, -110.968325 degrees longitude.</p>
<p>Parcel area</p>	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 0.24 acres or 10,542 square feet.</p>

7th Street and Arizona Avenue

Boundaries:

The site is located in downtown Tucson, north of Broadway Boulevard and east of Interstate 10, and is bounded approximately by 4th Street to the north, 4th Avenue to the east, 8th Street and the railroad to the south, and Ash Avenue to the west.

Site History:

- From approximately 1957 to 1989, dry-cleaning businesses were located on the property at 300 East 7th Street. The property is currently vacant (the building was destroyed by fire in 1989) and is now used for parking.
- Tetrachloroethene (PCE) was stored in underground storage tanks (USTs). In 1991, seven underground storage tanks (USTs) (five solvent and two heating and waste oil tanks) were removed from the property.
- In 1992, an assessment of site soils and groundwater was conducted. Soils near the heating and waste oil tanks were found to contain petroleum hydrocarbons. Analysis of a groundwater sample from a water supply well on site revealed the presence of PCE and trichloroethene (TCE) in the regional aquifer underlying the site.
- In 1997, a more extensive site assessment was performed that confirmed the presence of PCE in on site soils. PCE was detected in the soil at a maximum concentration of 26 milligrams/kilogram (mg/kg).
- Soil and groundwater investigations of several surrounding properties have been performed in connection to potential releases from USTs. PCE concentrations up to 1,900 micrograms/liter ($\mu\text{g/L}$) have been historically observed in groundwater.
- On April 27, 2000, the site was placed on the WQARF Registry with an eligibility and evaluation (E&E) score of 40 out of a possible 120.
- In July 2003, a report of the findings and recommendations for a potential ERA under WQARF was completed. Investigations show that a release of PCE, and possibly TCE, has occurred at the property at 300 E. 7th Street. There appears to be no route for human exposure.

Site Status:

- ADEQ has reviewed and approved a proposal for the construction, operation and maintenance of a soil vapor extraction (SVE) system to be installed at the former Oliver's Cleaners, 300 E. 7th Street. The SVE system should begin operating by May 2006.

- Between January – May 2005, ADEQ conducted two groundwater monitoring events. Elevated concentrations of PCE and TCE exist in the surrounding perched groundwater monitor wells. No contaminants were detected above regulatory standards in the regional aquifer.

Site Hydrogeology:

- The site is located within the Tucson Basin, a northwest trending alluvial valley covering an area of about 750 square miles in the Santa Cruz River drainage basin of southeastern Arizona.
- The site is predominantly fine-grained sands and silts interbedded with fine-grained sediments from ground surface to approximately 80 feet below ground surface (bgs). The interbedded material is underlain by a clay aquitard approximately 12 feet in thickness, forming a perched aquifer.
- Depth to perched water is approximately 65 feet bgs. The regional aquifer is encountered approximately 170 feet bgs. Flow direction in the regional aquifer is to the northeast.

Contaminants:

The current contaminants of concern in groundwater include PCE, TCE and cis-1,2-dichloroethene (cis-1,2-DCE). Contaminants of concern at the site may change as new data become available.

Public Health Impact:

To ensure that no drinking water wells have been impacted by contamination from the site, ADEQ completed a drinking water well inventory. The nearest known drinking water wells are located one-half to one mile northeast of the site.

Community Involvement Activities:

ADEQ distributes fact sheets and public notices to the nearby community when significant events occur. A public notice will be drafted and distributed prior to the installation of the SVE system.

Information Repositories:

Site information is available at both ADEQ's Southern Regional Office located at 400 W. Congress, Suite 433 in Tucson, and the main office located at 1110 W. Washington Street in Phoenix. Files are available for review Monday through Friday from 8:00 a.m. to 5:00 p.m. Please call (520) 628-6715 to arrange a file review appointment at the Southern Regional Office.

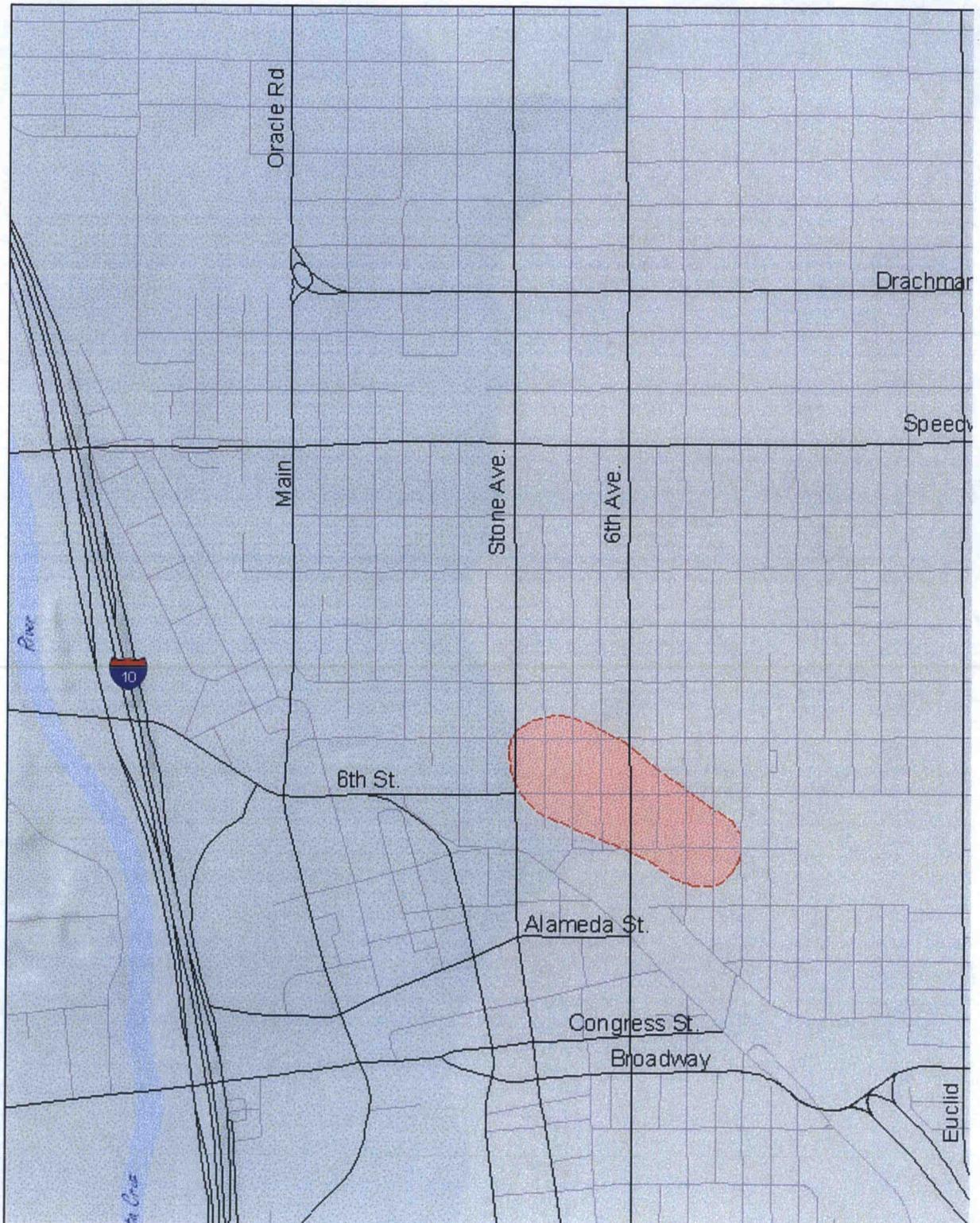
To arrange for a time to review the site file at the main ADEQ office, please call the ADEQ Records Center (602) 771-4378 or (800) 234-5677 (Arizona toll-free).

Contacts:

Name	Phone/Fax	E-Mail
Sherri Zendri, ADEQ Project Manager	(520) 770-3126*/ (520) 628-6745	zendri.sherri@azdeq.gov
Melissa Hayes, ADEQ Community Involvement Coordinator	(520) 770-3309*/ (520) 628-6745	hayes.melissa@azdeq.gov

* In Arizona, but outside the Tucson area, call toll free (888) 271-9302.

7th Street and Arizona Avenue WQARF Site, Tucson



Park-Euclid

Boundaries:

The site is located east of downtown Tucson, and is bounded approximately by 8th Street on the north, Mountain Avenue on the east, 14th Street on the south, and Park Avenue on the west. The site includes facilities located at both 299 and 301 South Park, where three companies have conducted laundry and dry cleaning operations since the late 1930s.

Site History:

- During an early 1990 investigation of diesel contamination in the area conducted by ADEQ, a groundwater sample was taken from a well on the Mission Uniform & Linen Service (Mission) property. Analysis of the sample indicated the contamination was a combination of diesel product and volatile organic compounds (VOCs), including tetrachloroethene (PCE), trichloroethene (TCE) and dichloroethene (DCE).
- Mission implemented a phased approach to investigating sources of contamination at the site. Phase I investigations began in March 1992 and included soil gas sampling, groundwater sampling and the abandonment of an inactive water supply well. In 1993, investigative activities focused on the shallow groundwater aquifer and the installation of a short term pilot soil vapor extraction (SVE) system. In 1994, Mission began investigating the regional groundwater aquifer including the examination of potential hydraulic connections between the shallow and regional aquifers. Phase IV investigations focused on the sewer, vadose zone and shallow aquifer investigations, including the installation of an SVE system beneath the facility at 301 South Park. The pilot SVE system operated from June 2000 to August 2003 and removed about 6,000 pounds of PCE.
- The Environmental Protection Agency (EPA) initiated site assessment activities in the area in September 1998 with the installation of two up-gradient shallow groundwater monitor wells. In February 2000, EPA informally delegated responsibility for the site to ADEQ through the remedial investigation/feasibility study stages.
- In April 1999, the site was placed on the WQARF Registry with an eligibility and evaluation score of 51 out of a possible 120.
- In October 1999, ADEQ initiated a remedial investigation. As part of the investigation, ADEQ began sampling two University of Arizona (UA) water supply wells located downgradient from the site. In January 2000, three groundwater monitor wells were installed south of UA's Main Campus to monitor groundwater conditions. Since August 2000, monthly groundwater samples taken from one of these monitor wells have indicated the presence of PCE contamination ranging from 1.3 to 4.7 micrograms per liter ($\mu\text{g/l}$). ADEQ is also sampling active UA drinking water wells monthly. No PCE contamination has been detected in these water supply wells. ADEQ is continuing to

sample these monitoring wells and UA's water supply wells on a monthly basis to minimize the risk of drinking contaminated water.

- From November 2000 to February 2001, ADEQ installed 12 groundwater monitor wells to further characterize VOC and diesel contamination in the two aquifers underlying the site. ADEQ installed an additional eight groundwater and three soil vapor monitoring wells from May 2002 to February 2003.

Site Status:

- In July 2004, ADEQ released the draft Remedial Investigation (RI) report summarizing site characterization activities and containing the Land and Water Use Report for public comment; a public meeting was held on September 14 to receive comments on the draft RI report and suggestions for the site Remedial Objectives. ADEQ is currently preparing the draft Remedial Objectives report for public comment and the responsiveness summary for comments received for the draft RI report prior to releasing the final RI report in early 2006.
- In 2004, Mission Linen expanded the pilot SVE system and continued the remediation of the shallow soils underneath the facility. An additional 420 pounds of PCE were removed from the shallow soils. Mission Linen is currently expanding the multi-phase extraction system to remediate the diesel free product containing PCE that overlies the perched aquifer.

Site Hydrogeology:

- The site is located within the Tucson Basin, a northwest trending alluvial valley covering an area of about 750 square miles in the Santa Cruz River drainage basin of southeastern Arizona.
- The subsurface materials underlying the site are predominately fine to coarse-grained sands and silts, interbedded clay and gravel-sized sediments. A clay aquitard of variable thickness occurs at around 100 feet below ground surface (bgs), underlying the perched aquifer.
- Depth to the perched aquifer is about 90 feet bgs; the regional aquifer is about 200 feet bgs. The current flow direction in the regional aquifer is to the north/northeast.

Contaminants:

The current contaminants of concern in groundwater include diesel free product and volatile organic compounds (VOCs), including tetrachloroethene (PCE), trichloroethene (TCE) and cis-1,2 dichloroethene (cis-1,2-DCE). PCE, TCE, and 1,2-DCE are present in concentrations above Aquifer Water Quality Standards (AWQS). Contaminants of concern at the site may change as new data become available.

Public Health Impact:

A preliminary risk assessment was completed by the Arizona Department of Health Services (ADHS) in March 1995. There are no significant health risks associated with the site at this time.

ADEQ conducted soil gas flux testing and sampling in February 2004 of soils overlying the contaminant plume in the perched aquifer to assess potential risks to human health due to vapor intrusion into overlying businesses and residences. Results of a screening health risk assessment indicated VOCs volatilizing from subsurface soils and groundwater did not pose a significant risk to current or future off-site residential structures; but could pose a significant risk to workers at the Mission Linen facility. Based on this risk assessment, Mission Linen performed ambient air quality sampling inside the Mission Linen facility that indicated vapor concentrations inside the building were significantly below applicable occupational health exposure limits.

The University of Arizona (UA) operates three active production wells downgradient from the regional aquifer contaminant plume. ADEQ samples these UA wells on a monthly basis to ensure these wells have not been impacted by contamination from the site. No PCE contamination has been detected in these water supply wells.

Community Involvement Activities:

A community advisory board was formed for the site in March 2000 and meets on a regular basis. These meetings are open to the public. The CAB meeting agendas and minutes can be viewed at <http://azdeq.gov/environ/waste/sps/meeting.html>

Information Repositories:

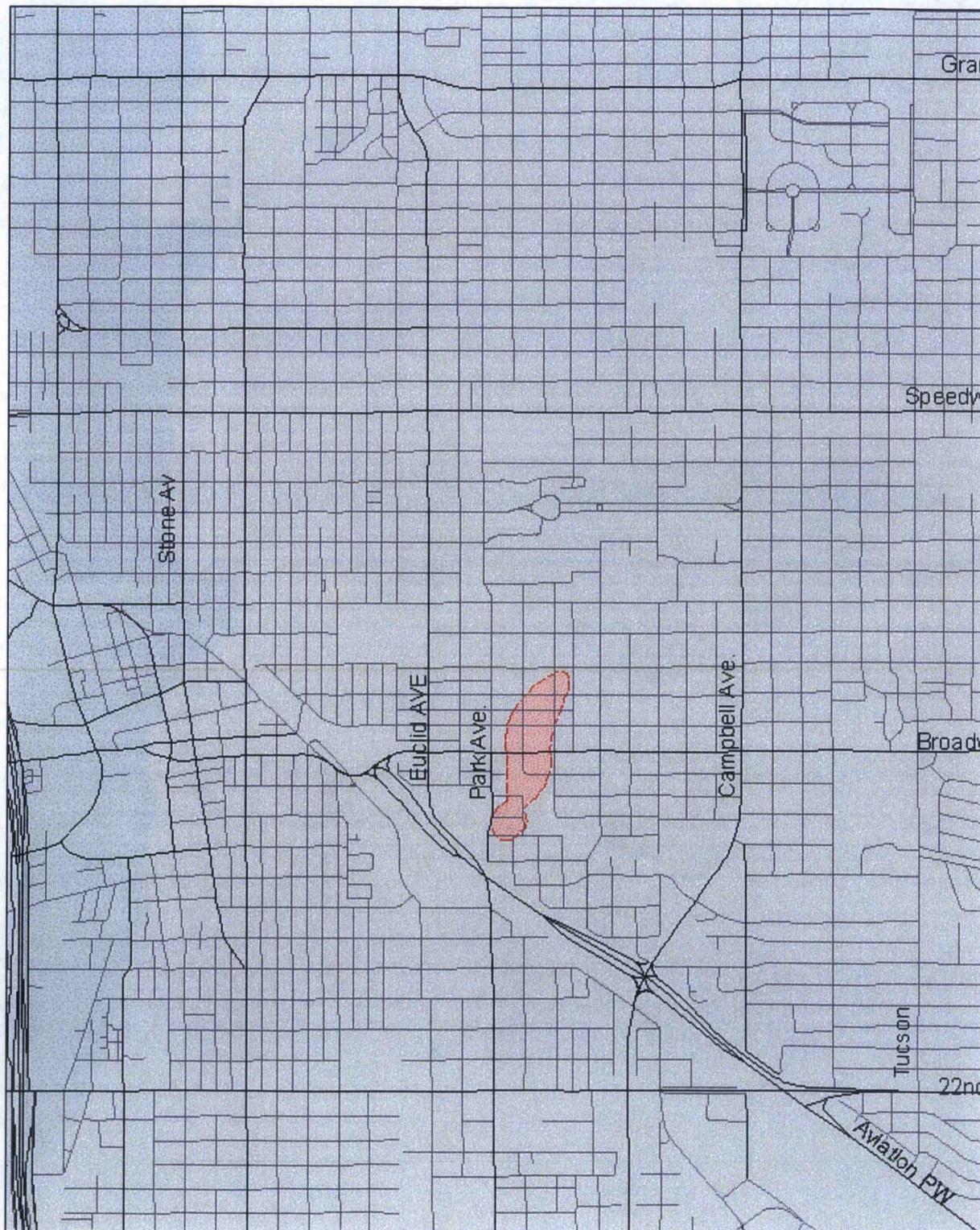
Interested parties can review site information at the information repository at the Main Library, Third Floor, located at 101 North Stone Avenue in Tucson, (520) 791-4393. Site information is also available at both ADEQ's Southern Regional Office located at 400 W. Congress, Suite 433 in Tucson, and the main office located at 1110 W. Washington Street in Phoenix. Files are available for review Monday through Friday from 8:00 a.m. to 5:00 p.m. Please call (520) 628-6715 to arrange a file review appointment at the Southern Regional Office. To arrange for a time to review the site file at the main ADEQ office, please call the ADEQ Records Center (602) 771-4378 or (800) 234-5677 (Arizona toll-free).

Contacts:

Name	Phone/Fax	E-Mail
Matt Doolen, ADEQ Project Manager	(520) 628-6722*/ (520) 628-6745	doolen.matthew@azdeq.gov
Eileen Palese, ADEQ Community Involvement Coordinator	(520) 628-6712*/ (520) 628-6745	palese.eileen@azdeq.gov

* In Arizona, but outside the Tucson area, call toll free (888) 271-9302.

Park Euclid WQARF Site, Tucson, Arizona



APPENDIX D
ADEQ UST RECORDS



ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Fife Symington, Governor Edward Z. Fox, Director

CERTIFIED MAIL
Return Receipt Requested
UST Ref #CAU15080
December 28, 1992

Mr. Daniel Uthe
City of Tucson
Fire Prevention Division
Post Office Box 27210
Tucson, Arizona 85726-7210

RE: LUST File # 4715.1435
Facility ID 0-006897

Ronstadt Transit Center
215 East Congress
Tucson, Arizona

Case Closure Letter

Dear Mr. Uthe

The Arizona Department of Environmental Quality (ADEQ) has completed a review of the above-referenced case file. A summary of this case is as follows:

On July 13, 1990, a 550 gallon underground storage tank (UST) was removed from the Ronstadt Transit Center. The contents of the UST is unknown. Two (2) soil samples were collected at a depth of ten (10) feet below ground surface (bgs) and submitted to Western Technologies Inc. for analysis. The analytical results from the samples collected indicated petroleum contaminated soil. However, a letter from Environmental Testing Laboratory which analyzed the soil samples, suggests that cross-contamination of samples may have occurred from previously analyzed soil samples. The depth to groundwater exceeds 100 feet. Determination of the extent of petroleum contaminated soil appears to have been defined to below ADEQ's Suggested Soil Cleanup Levels.

Based on the information provided to the Department as of this date, and upon current health based clean-up criteria, it does not appear that the contamination investigated has adversely impacted groundwater quality in the vicinity of this site. The Department is, therefore, not requiring any further actions at this site at this time. However, please be aware that should future information indicate contamination at or emanating from this facility, additional investigation may be required.



ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

FILE COPY

FIFE SYMINGTON, GOVERNOR
EDWARD Z. FOX, DIRECTOR

September 19, 1991
H-4715.1435

Mr. Daniel Uthe
City of Tucson
Fire Prevention Division
Post Office Box 27210
Tucson, Arizona 85726-7210

RE: UST release at Rondstat Transit Center, located at 215 East Congress, Tucson, Arizona

Dear Mr. Uthe:

The Arizona Department of Environmental Quality (ADEQ), UST Hydrology Unit has reviewed the above-referenced case file and associated report. The report was prepared for City of Tucson by Western Technologies Inc (WTI), and is dated September 12, 1990.

SUMMARY

On July 13, 1990, a 550-gallon Underground Storage Tank (UST) was removed from the Rondstat facility. The contents of the tank was not provided. Two (2) preliminary samples were collected from native material at a depth of 10 feet below ground surface (bgs), from each end of the tank. Samples were submitted for laboratory analyses for total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene and xylenes, utilizing EPA modified methods 8015, and 8020, respectively. Initial sample results indicated TPH concentrations of 8.25 and 22.6 parts per million (ppm) and benzene contamination near the east end of the tank at a level of 0.58 ppm. ADEQ has established a clean-up level of 0.13ppm for benzene. The contamination was quantified as gasoline. Subsequent to the analytical results, WTI drilled one (1) boring to 30 feet bgs, to determine the vertical extent of contamination. Samples were collected every 5 feet and field screened using a Organic Vapor Meter (OVM). OVM readings of the soil samples ranged from 0 to 5 ppm, which is considered low. A total of four samples were submitted to the laboratory, but only the sample collected from 15 feet bgs was analyzed. Sample results indicated non-detectable concentrations for the appropriate analytical methods.

The lithology for this site consists of silty clays (surface to 7ft), clayey sands with gravel/clay (7-26ft.) and sands (26ft and below). The depth to groundwater in this area ranges from 131-140 bgs.

The Department of Environmental Quality is An Equal Opportunity Affirmative Action Employer.

Post Office Box 600

Phoenix, Arizona 85001-0600

Recycled Paper

COMMENTS

The following comments and requests for additional information are based on ADEQ's review of WTI's report and the case file.

- 1) Initial sample results indicated benzene contamination above ADEQ's suggested Soil Clean-Up Level (SSCL) of 0.13 ppm.

Required Action: Submit documentation that this area has been remediated to below the SSCL for benzene.

- 2) The report failed to discuss the borehole backfilling procedures. Backfilling procedures of boreholes must be evaluated on a case by case basis, but ideally the borehole should be backfilled from the base to ground surface with a grout slurry to prevent a conduit for contaminant migration.

Required Action: Supply ADEQ with a description of the abandonment procedure.

- 3) The report failed to discuss the ancillary equipment associated with the UST.

Required Action: Please submit any information about the tank's ancillary equipment, such as piping, fitting, flanges, valves, and pumps used to distribute, meter, or control the flow of regulated substance to and from an UST. In addition, your information should include the condition of the ancillary equipment observed during closure and any other documentation that would illustrate that the ancillary equipment had not released any regulated substance into the environment.

- 4) The report stated that a boring was drilled 30 feet east and 12 feet south of the city light post, however, the report did not include an adequate site map depicting the location of the boring.

Required Action: Submit a detailed site map to scale that depicts sampling and boring locations, and the location of ancillary equipment and fuel dispenser.

The above information is necessary in order to consider this case for closure. Please submit the required information to the UST Hydrology Unit, no later than October 23, 1991.

Mr. Daniel Uthe
Page 3

If you should have any questions regarding this letter, you may contact me at (602) 257-2141.
Thank you for your continued cooperation in the matter.

Sincerely,

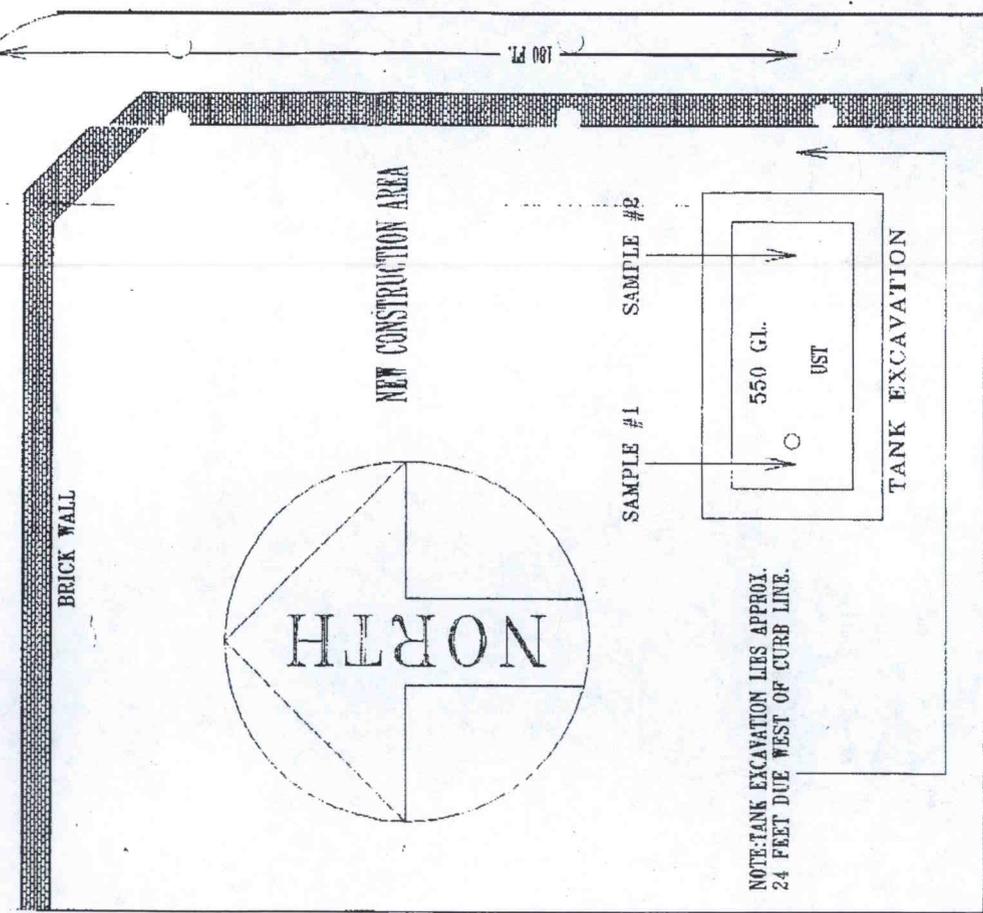
Laura L. Manley
Laura L. Manley, Hydrologist
UST Hydrology Unit

cc: Al Johnson, Manager, UST Hydrology Unit
Wendy Kristin, Manager, UST Corrective Actions Unit
Chris Thaut, Compliance Officer, UST Corrective Actions Unit
Kate Shore, Western Technologies Inc.

CONGRESS

CURB LINE

RECEIVED
 JUL 15 1990
 A-1 - OWG
 CONSULTING SECTION



NOTE: TANK EXCAVATION LIRS APPROX.
 24 FEET DUE WEST OF CURB LINE.

HYDROCARBON DETECTION

IN

SOIL SAMPLES:

550 GALLON UST

SAMPLE #1 8.25 P.P.M.

SAMPLE #2 22.6 P.P.M.

SOIL CLASSIFICATION: (GW-GM) WELL
 -GRADED GRAVELS OR GRAVEL-SAND
 MIXTURES, LESS THAN 5% FINES; SILTY
 GRAVELS, GRAVEL-SAND-SILT MIXTURES
 MORE THAN 12% FINES IN SAMPLES.

REGISTERED
 PEI
 A-1 EQUIPMENT COMPANY INC.
 SALES, INSTALLATION, AND SERVICE
 TUCSON 4065 E. ILLINOIS 748-7007
 PHOENIX 4111 N. 32ND AV 249-2622

RONDSTAT TRANSIT CENTER
 215 EAST CONGRESS
 TUCSON, ARIZONA

SCALE: APPROVED BY: DRAWN BY:
 AS SHOWN A. WENTRCEK

REMOVAL AND DISPOSAL OF (1) 550
 GALLON SOLVENT/GASOLINE UST

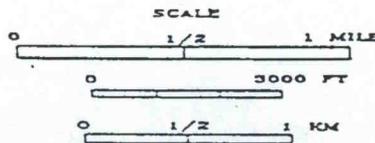
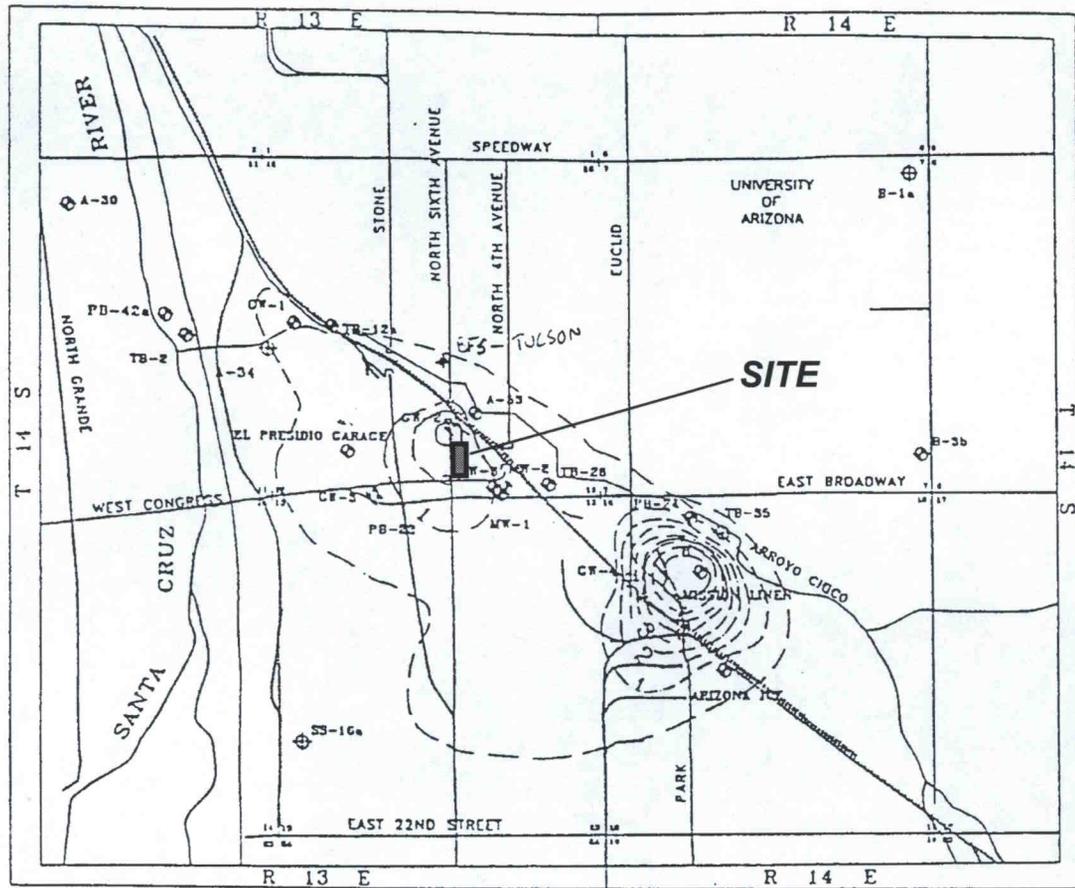
DATE: 7/22/90

DRW. NO. 1

APPENDIX E

**MAP OF POTENTIAL GROUNDWATER CONTAMINATION IN THE
DOWNTOWN TUCSON AREA**

Dulaney, Alan R. February 1992. A Preliminary Investigation of Groundwater Contamination in the Tucson Area, Pima County, Arizona. ADEQ Office of Water Quality, Groundwater Hydrology Section.



EXPLANATION

- ⊕ Sampled Well Location
- ⊕ Well Location Not Sampled

Figure 8: Map showing contours of zone of free diesel product, contour interval one foot; dashed line indicates hypothesized extent of diesel contamination on perched groundwater.

Several ADOT soil boring logs noted one or more levels in the vadose zone which showed traces of residual diesel fuel. Diesel contamination in the soil was observed in some borings very close to the surface. Other contaminated zones were much deeper, located under uncontaminated levels. This suggests that as the diesel fuel

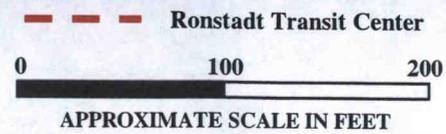
APPENDIX F

HISTORICAL AERIAL PHOTOGRAPHS



SOURCE: Cooper Aerial Surveys Co., 1953 aerial photograph

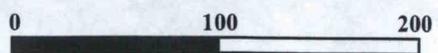
Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.



SCS ENGINEERS <i>"Superior Customer Service"</i>	Aerial Photograph - 1953 Phase I Environmental Site Assessment Ronstadt Transit Center 215 East Congress Street Pima County, Arizona	Project Number 10.204058.11
		1953



--- Ronstadt Transit Center



APPROXIMATE SCALE IN FEET

SOURCE: Cooper Aerial Surveys Co., 1988 aerial photograph

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

SCS ENGINEERS <i>"Superior Customer Service"</i>	<i>Aerial Photograph - 1988</i> Phase I Environmental Site Assessment Ronstadt Transit Center 215 East Congress Street Pima County, Arizona	Project Number 10.204058.11
		1988

APPENDIX G

SUMMARY OF SANBORN MAP INFORMATION

SUMMARY OF SANBORN MAP INFORMATION

SANBORN MAPS – SITE

DATE	OCCUPANT	ADDRESSES
PROPERTIES ALONG PENNINGTON STREET		
1896, 1901, 1909	Dwelling	179 (172) or 181 (642) E Pennington
1919	Oils & Gasol. Station	179 E Pennington
1896	Office	644 E Pennington
1896, 1901, 1909, 1919	Dwellings	183 and 187 (644 and 646) E Pennington
1947, 1949	Store	179 E Pennington or 86 N 6 th Ave
1886, 1889, 1896, 1901, 1909	Dwelling	193 or 197 (648) E Pennington
1919	"F"	195 and 197 E Pennington
1947, 1949	Stores	195 and 197 E Pennington
1949	Store	199 E Pennington
1886	Hall for Brotherhood of Locomotive Firemen	712 E Pennington
1889, 1896, 1901	Dwelling	712 E Pennington
1909, 1919, 1947	Furnished Rooms or Lodging	207 (205) E Pennington or 39 N Southern
1949	Restaurant, Lodging (2 nd Floor)	207 (205) E Pennington or 39 N Southern
PROPERTIES ALONG 6TH AVENUE NORTH OF 10TH STREET		
1896, 1901, 1909, 1919	Dwelling	82 (707) N 6 th Ave
1947, 1949	Store	82 N 6 th Ave
1896, 1901	Dwelling	70 (705) N 6 th Ave
1909	Machine Shop (Garage, two gasoline tanks)	70 and 72 N 6 th Ave
1919	Miller Auto Garage (Auto Sales Room, Auto Repair Shop)	68, 70, and 72 N 6 th Ave
1947, 1949	Store & Paint, Repair Shop	70 (68) N 6 th Ave
1896, 1901, 1909	Dwelling	60 (704) N 6 th Ave
1947, 1949	Store, Bicycle Repairing	54 and 56 N 6 th Ave
1886, 1889, 1896, 1901, 1909, 1919	Dwelling	52 (703) N 6 th Ave
1947	Restaurant, Store	52 N 6 th Ave
1949	Stores	52 N 6 th Ave
1886, 1889, 1896, 1901, 1909	Dwelling	702 N 6 th Ave
1919	Stores	44 and 46 (702) N 6 th Ave
1947, 1949	Store, Paints	48 and 50 (44 and 46) N 6 th Ave
PROPERTIES ALONG THE NORTH SIDE OF 10TH STREET		
1909	Restaurant	38 N 6 th Ave or 101 E 10 th St
1919	Gasoline Supply Station	101 E 10 th St
1919	Store	105 E 10 th St
1947, 1949	Store, Restaurant	101 and 109 (103 and 105) E 10 th St
1886	Dwelling	731 E 10 th St
1886, 1889, 1896, 1901, 1909, 1919	Dwellings (well)	113 and 115 (4) E 10 th St
1901, 1909, 1919	Dwelling	119 (117-119 and 730) E 10 th St
1886, 1889, 1896, 1901, 1909, 1919	Dwelling or Lodgings	121 (5) E 10 th St
1947, 1949	Bus Depot & Restaurant (also Auto Parking in 1949)	117, 121 (123) E 10 th St
1886, 1889	Dwelling (well)	5 ½ E 10 th St or 704 ½ N 6 th Ave

SUMMARY OF SANBORN MAP INFORMATION

DATE	OCCUPANT	ADDRESSES
PROPERTIES BETWEEN 10TH AND CONGRESS STREET		
1886, 1889, 1896	Vacant	Between E 10 th St and future E Congress St
1901	Barkley Bros Tucson Stables (West - Office, harness room, carriages, hay in basement; Central - Sheds; SEC - Blacksmith & horseshoeing)	Between E 10 th St and E Congress St
1909	Wall Paper	20 N 6 th Ave or 102 E 10 th St
1909	Saloon, Office, Billiards	2 N 6 th Ave or 165 E Congress St
1919	Store	201 (165) E Congress St or 100 (102) E 10 th St (or 2 or 20 N 6 th Ave)
1947, 1949	Stores	201-203 E Congress St or 2 N 6 th Ave
1947, 1949	Restaurant	100 E 10 th St
1909	Household Goods	215 E Congress St or 108 E 10 th St
1919	Store, Meat, Cold Storage, Ice Machine	215 and 217 E Congress St or 108 E 10 th St
1947, 1949	Store, Paints & Sign Painting	215 and 217 E Congress St or 108 E 10 th St
1919	Store	219 and 225 (223) E Congress St or 116 E 10 th St
1947, 1949	Stores	219, 221, and 223 E Congress St or 116 E 10 th St
1909	Blacksmith	120 E 10 th St
1909	Machine Shop (gasoline power)	227 E Congress St
1919	Stores	227 and 229 E Congress St
1947, 1949	Store	225 (223) E Congress St

SANBORN MAPS - ADJOINING PROPERTIES

DIRECTION	DATE	OCCUPANT	ADDRESSES
NORTH	1886	Dwelling, well, oven, shed	none
	1889, 1896	Chinese grocery	none, 33 N 6 th Ave
	1901, 1909, 1919	Dwelling	116 (33) N 6 th Ave
	1947, 1949	Restaurant	118 (116) N 6 th Ave
	1947, 1949	Store	116 N 6 th Ave
	1947, 1949	Gasoline & Oil, Auto Greasing	180 E Pennington
	1947, 1949	Store	194 E Pennington
	1909	Dwelling	200 E Pennington
	1901	Rooms	202 E Pennington
	1909	Cleaning & Pressing	202 E Pennington
	1896, 1901	Dwelling	208 (21) E Pennington
	1909	Vacant	212 E Pennington
	1909	Furnished Rooms (2 nd Floor)	Above 200, 202, 212 E Pennington or 307 E Toole
	1919, 1947, 1949	Lodgings	202 and 208 E Pennington or 323 (307) E Toole
	NORTHEAST	1886, 1889, 1896, 1901	Dwelling
1886, 1889, 1896, 1901		San Xavier Hotel	234 E Toole?
1909, 1919		Wells Fargo & Co Express	330, 336, or 350 (301) E Toole
1947, 1949		Express Agency	330, 336, or 342 (350, 301) E Toole

SUMMARY OF SANBORN MAP INFORMATION

DIRECTION	DATE	OCCUPANT	ADDRESSES
EAST	1909, 1919	Hotel Heidel (Stores, Saloon, Barber, Restaurant, Sample Rooms, Auto Sales Room, Store Room)	331, 335, 343, 351, 361 (357) E Toole
	1947, 1949	Hotel MacArthur (Stores, Sample Rooms)	341, 343, 345, 347 (353), 357, 361 E Toole
	1886, 1889, 1896, 1901, 1909	Dwelling	27 N Arizona or Southern? (718 ½ N 5 th Ave)
	1886, 1889, 1896, 1901, 1909	Dwelling	31 N Arizona or Southern? (720 ½ N 5 th Ave)
	1896	Society Hall (2 nd Floor)	720 ½ N 5 th Ave
	1901, 1909	Room	127 E 10 th St
	1919	Chinese Laundry	127 E 10 th St
	1947, 1949	Printing	127 E 10 th St
	1901	Marble Works	128 E 10 th St
	1901	Machine Shop (gasoline engine)	32 E 10 th St
	1919	Auto Repository & Auto Repair Shop, Auto Supplies	128 and 132 (140) E 10 th St or 231 (229) and 233 (231) E Congress St
	1947	Store, Restaurant, Store	227, 231, and 233 E Congress St
	1949	Store, Restaurant, Office	227-229, 231, and 233 E Congress St
	SOUTHEAST	1886, 1889, 1896, 1901	Vacant
1896		Corral	SEC Congress St and Arizona Ave
1901, 1909		Dwelling	232 (47 ½, 202) E Congress St
1919		Stores	262, 264, and 266 (232) E Congress St
1947		Stores (Candy Mfg)	256, 258, and 260 E Congress St
1949		Stores (Candy Mfg), Clinic	256, 258, and 260 E Congress St
SOUTH	1886, 1889, 1896, 1901	Vacant	South side of future Congress St
	1909	Transfer Office & Storage	1 S 6 th Ave or 164 E Congress St
	1919	Store	200 E Congress St
	1947, 1949	Stores	200 and 202 E Congress St or 1 and 7 S 6 th Ave
	1947, 1949	Candy Factory	204 E Congress St
	1919	Furniture Repairing	210 E Congress St
	1947, 1949	Store	210 E Congress St
	1909	Electric Supplies	216 E Congress St
	1919, 1947, 1949	Store	216 E Congress St
	1909	2 nd Hand Goods	218 E Congress St
	1919, 1947, 1949	Store	218 (234) E Congress St
	1909	Auction Grounds	SWC Congress St and Arizona Ave
	1919	Stores	240, 250, 260, and 260 ½ E Congress St
1947, 1949	Store, Restaurant, Store, Auto Supply Storage	222, 250, 254, and 254 ½ E Congress St	

SUMMARY OF SANBORN MAP INFORMATION

DIRECTION	DATE	OCCUPANT	ADDRESSES
SOUTH	1886, 1889, 1896, 1901, 1909	Lexington Stables	13 or 17 (6 or 7) S 6 th St
	1919	Pima Wrecking & Salvage Co's Auto Repair Shop	7 and 11 (13 or 17) S 6 th St
	1947, 1949	Stores	9, 11, 15 and 17 S 6 th St
SOUTHWEST	1886, 1889	Vacant	SWC Congress St and 6 th Ave
	1901	Blacksmith	SWC Congress St and 6 th Ave
	1909	Furniture Store	148 E Congress St or 2 S 6 th Ave
	1919	Drugs	140 (148) E Congress St or 2 S 6 th Ave
	1919	Southern Pacific Railroad Co of Mexico General Offices (2 nd Floor)	Above 118-140 E Congress St
	1947, 1949	Department Store	138 E Congress St or 2 S 6 th Ave
WEST	1886, 1889	Dwellings	638 E Pennington
	1901, 1909	Dwelling	149 (636 ½) E Pennington
	1901, 1909	Dwelling	159 (638) E Pennington
	1919	Dwellings	145, 157, 169, and 175 E Pennington St
	1919	Blue Bar Auto Livery and Garage, Auto Sales	81 and 85 N 6 th Ave
	1947, 1949	Sears Roebuck & Co Department Store	145 or 179 E Pennington St or 53, 55, 81, 85, 89, or 91 N 6 th Ave
	1886, 1889, 1901	Public School and Play Grounds	121, 133, 141, 147 (447, 449, 451) E Congress
	1909	Transfer Storage (paint shop)	45 N 6 th Ave
	1919	Vulcanizing Tire Warehouse, Auto Supplies	49 N 6 th Ave
	1947, 1949	Store	51 (49) N 6 th Ave
	1919	Stores	37, 41, and 45 N 6 th Ave
	1919	American Railway Exp Co	31 N 6 th Ave
	1947, 1949	Store Arizona Hotel Lobby, Store, Restaurant; Arizona Hotel (2 nd Floor)	31, 35 (37), 45 (41), and 47 (45) N 6 th Ave
	1909	Commission	19 N 6 th Ave
	1919	Store	19 N 6 th Ave
	1909	Jewelry Store	1 N 6 th Ave
	1919	Chinese Restaurant	141 E Congress St
	1947, 1949	Stores, Pool Hall (Basement), Office	1 N 6 th Ave or 145 E Congress St; 3, 5, 7, 9 (11), 15 N 6 th Ave
NORTHWEST	1886, 1889	Dwellings	NWC of E Pennington
	1901, 1909, 1919	Dwelling	158 (641) E Pennington
	1947, 1949	Store	158 E Pennington or 103 N 6 th Ave
	1901, 1909	Dwelling	164 E Pennington (gone when street widened in 1919)
	1901, 1909	Dwelling	119 (40) N 6 th Ave
	1919	Auto Electric Shop, Battery Service	109 (119) N 6 th Ave
	1947	Express Co (Office and Storage)	119 N 6 th Ave
	1949	Store	119 N 6 th Ave

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MUCSON

Sanborn Map & Publishing Co. *ARTIZIAN*

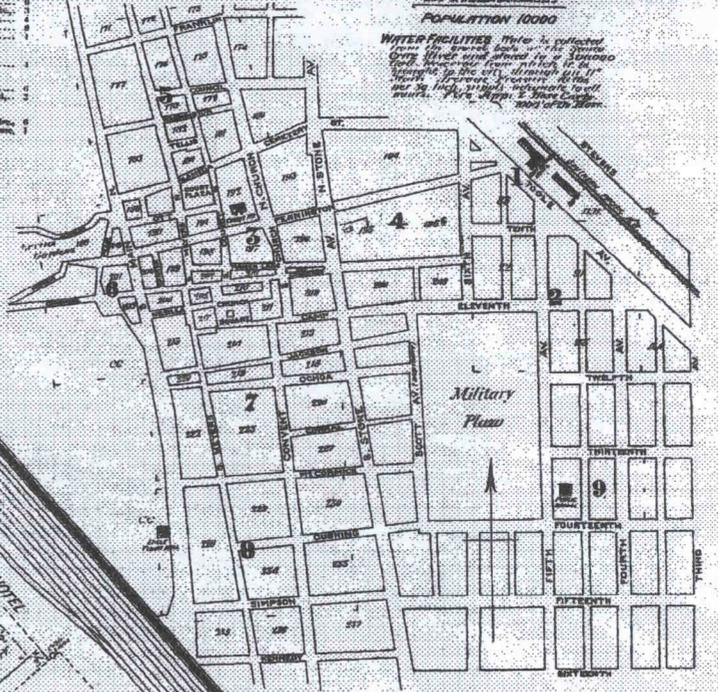
117 BROADWAY NEW YORK

Scale, 50 Ft. to an Inch

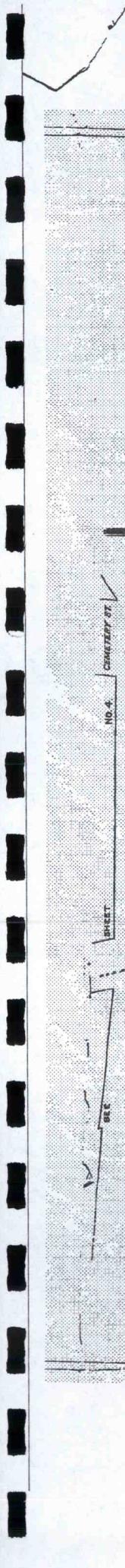
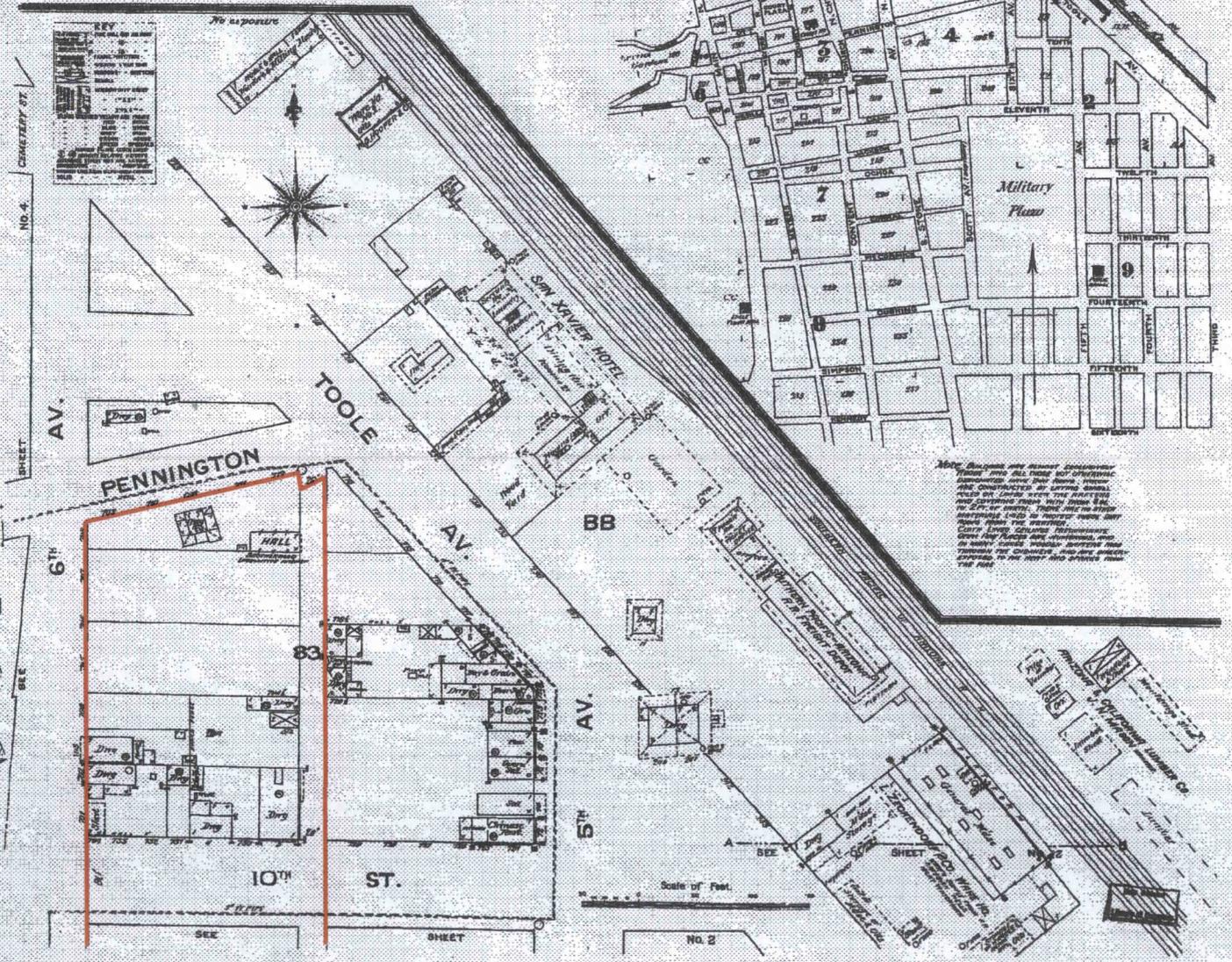
July 9 1886

POPULATION 10000

WATER FACILITIES: Water is collected from the ...



Note: Buildings are shown ...



1886

JULY 1886
TUCSON
ARIZONA

2

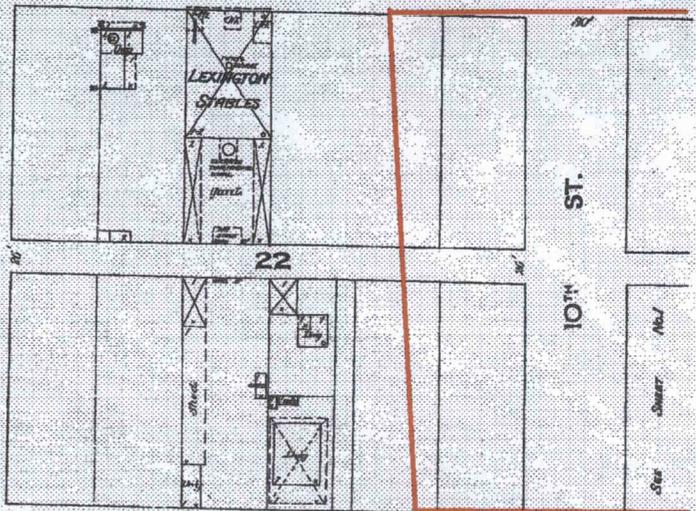
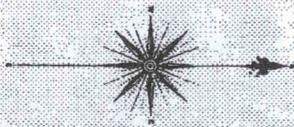
No. 4

See SHEET

Covance St.

6TH AV.

Military Plaza

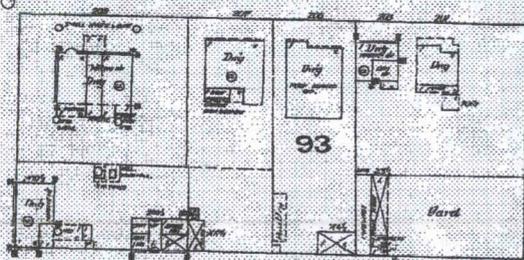


5TH AV.

ST.

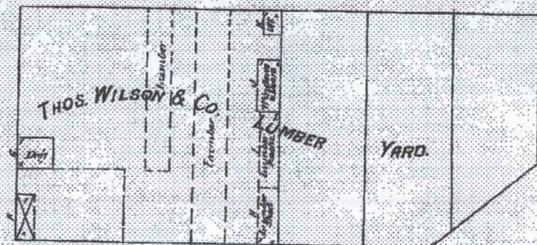
10TH ST.

See Sheet No. 1



HERBERT

11TH

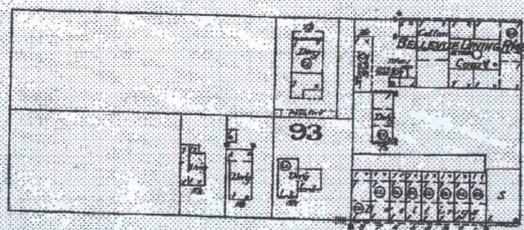


91

THOS. WILSON & CO.

LUMBER YARD

12TH ST.

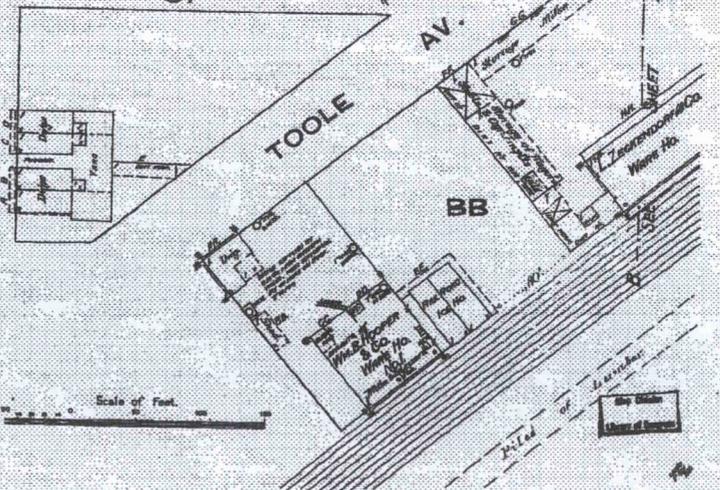


93

4TH AV.

FOURTH THE BLOCK

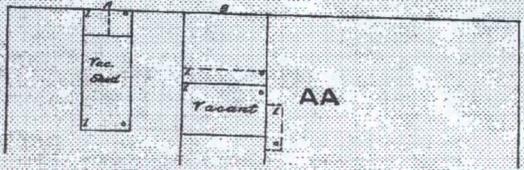
50'



TOOLE AV.

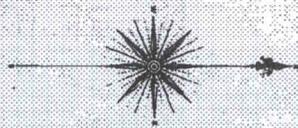
BB

Scale of Feet



AA

VACANT

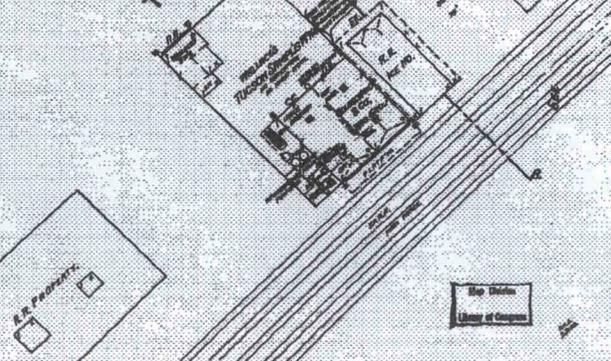
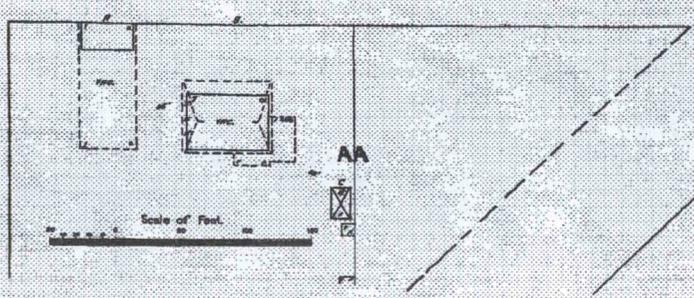
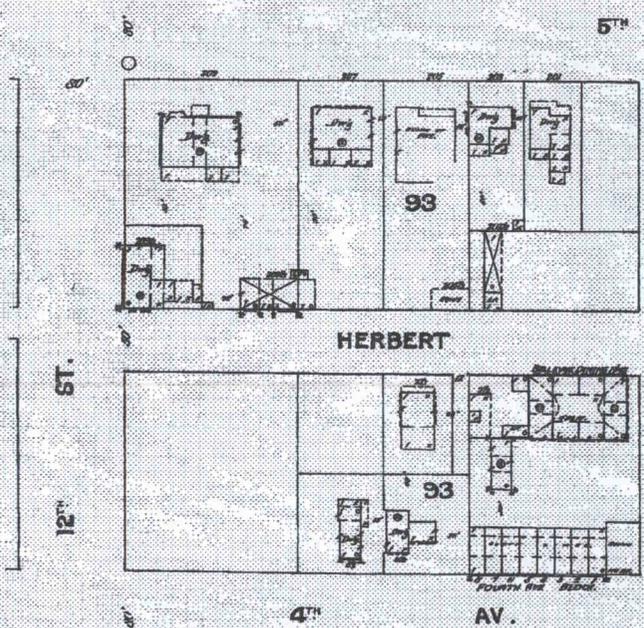
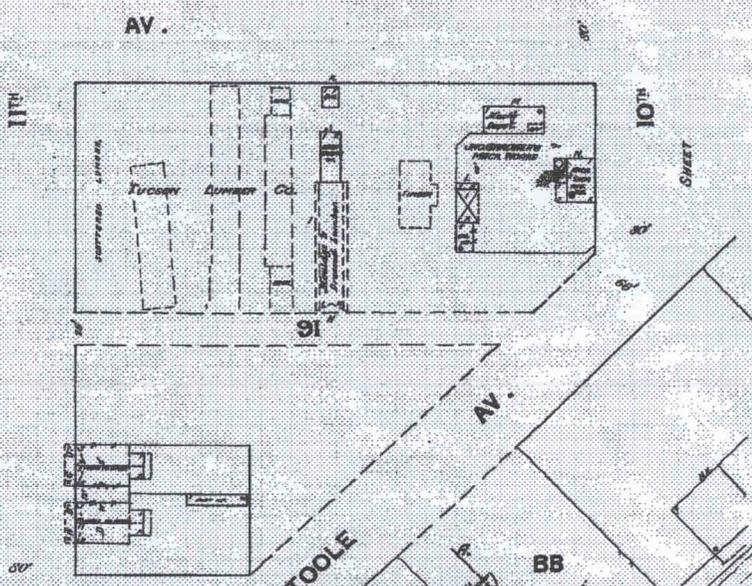
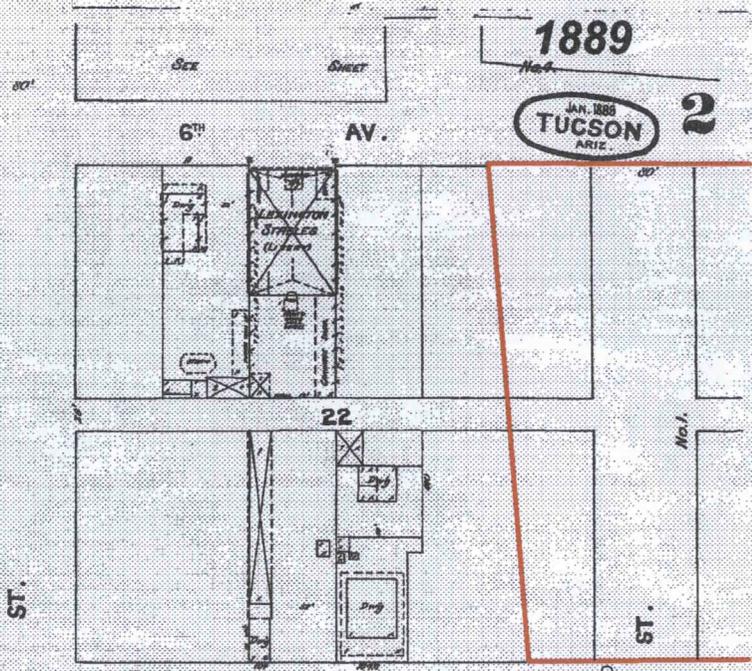


Military Plaza.

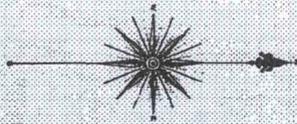
1889

JAN. 1889
TUCSON
ARIZ.

2



Big Block
Library of Congress



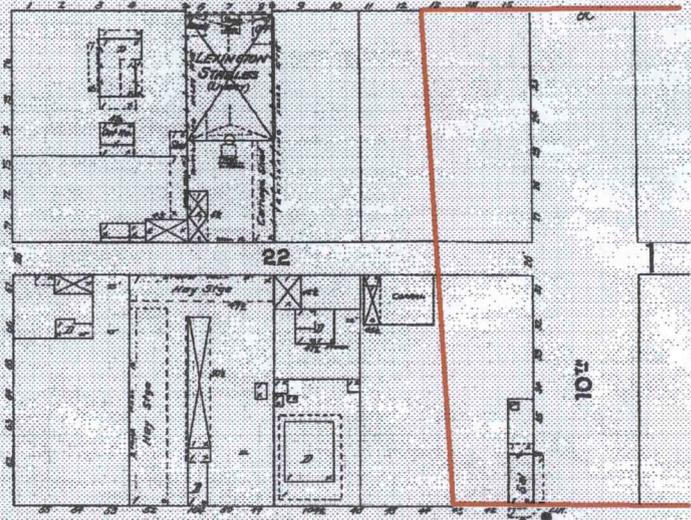
Military Plaza.

1896

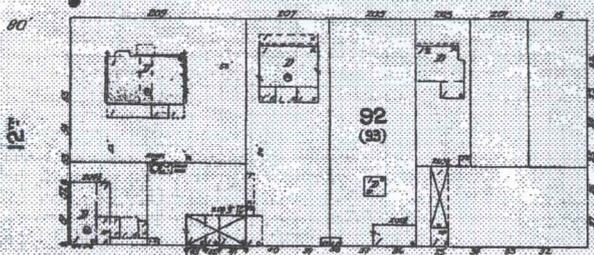
Aug. 1896
TUCSON
ARIZ.

2

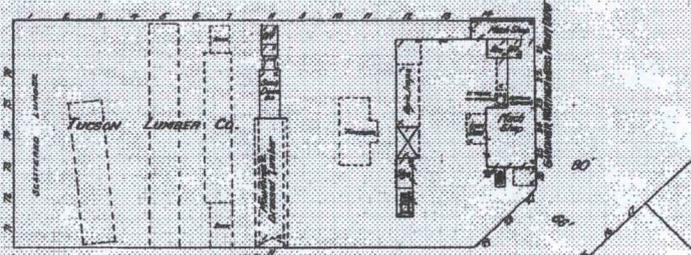
6TH AV.



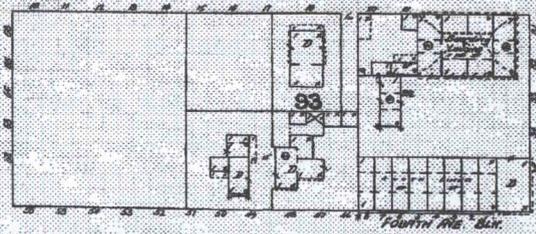
5TH AV.



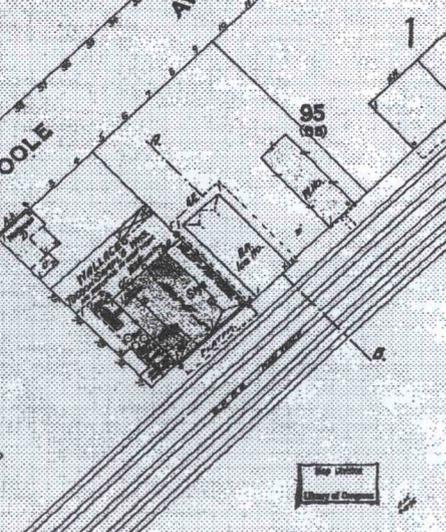
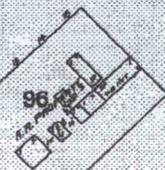
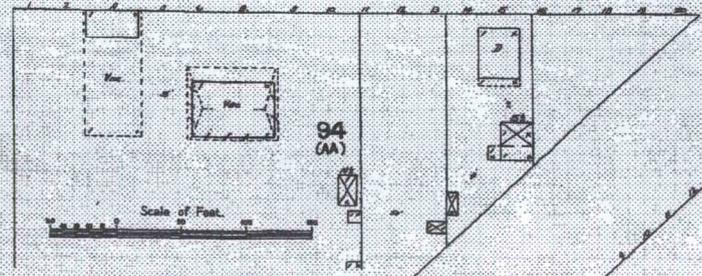
HERBERT



TOOLE AV.



4TH AV.



See plan of City of Tucson

1901

Plate 80
TUCSON
Ariz.

10

10

STEVENS

TODD AV. S

N. 4TH AV. S

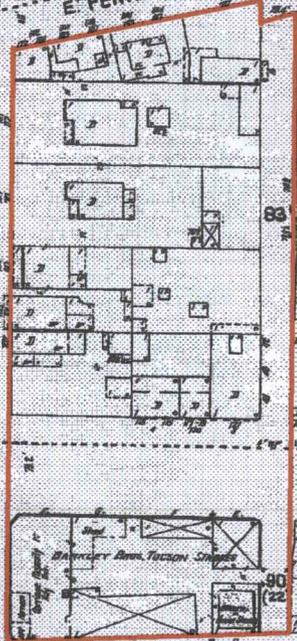
86

AV. CO

E. PENNINGTON

TODD

N. 8TH



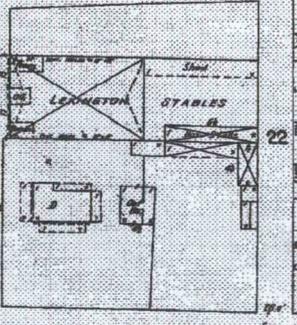
88

10TH

86

E. CONGRESS

N. 6TH



13

SCALE OF FEET

AV.

S. 6TH

91

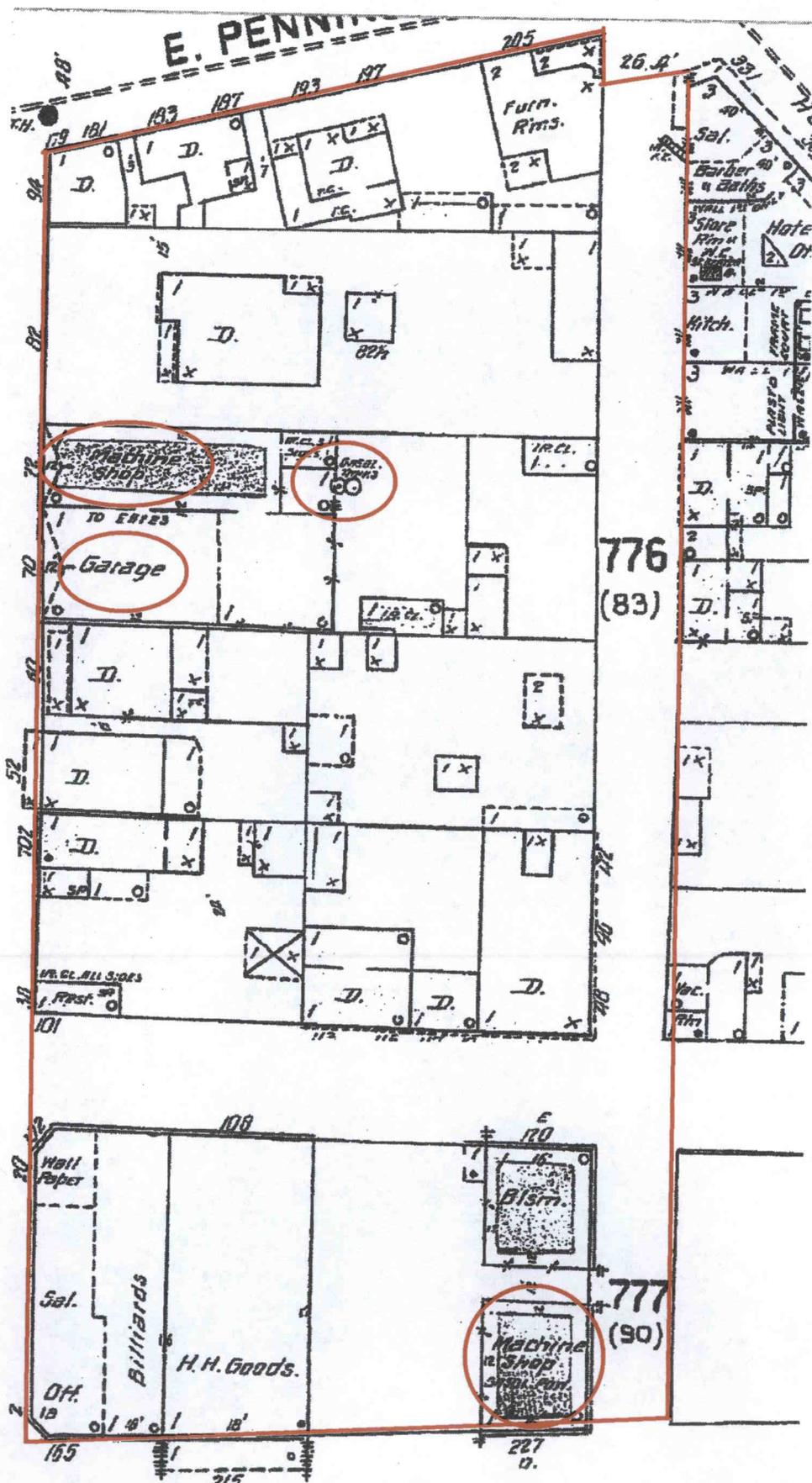
14

S. 4TH AV.

92



1909

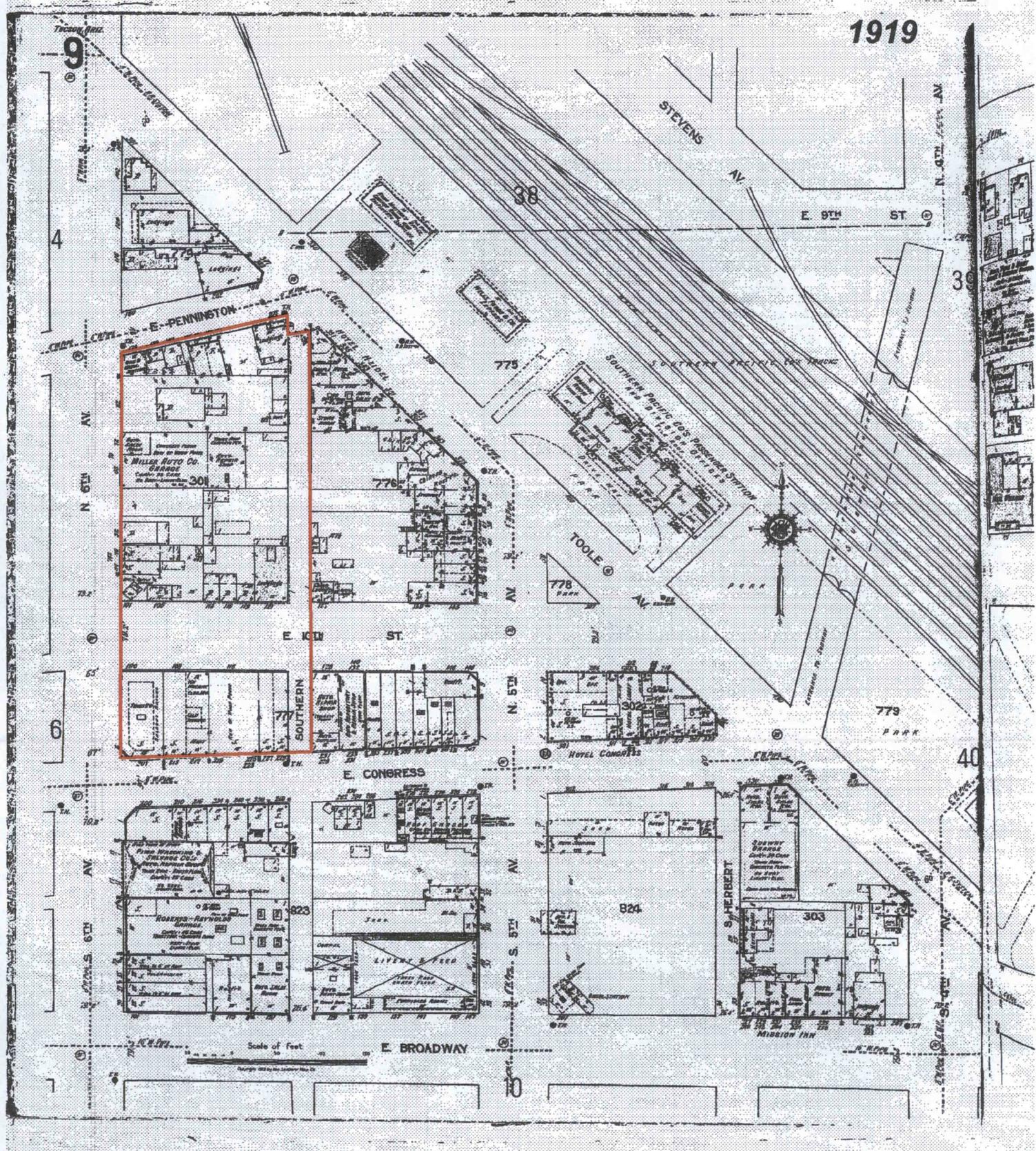


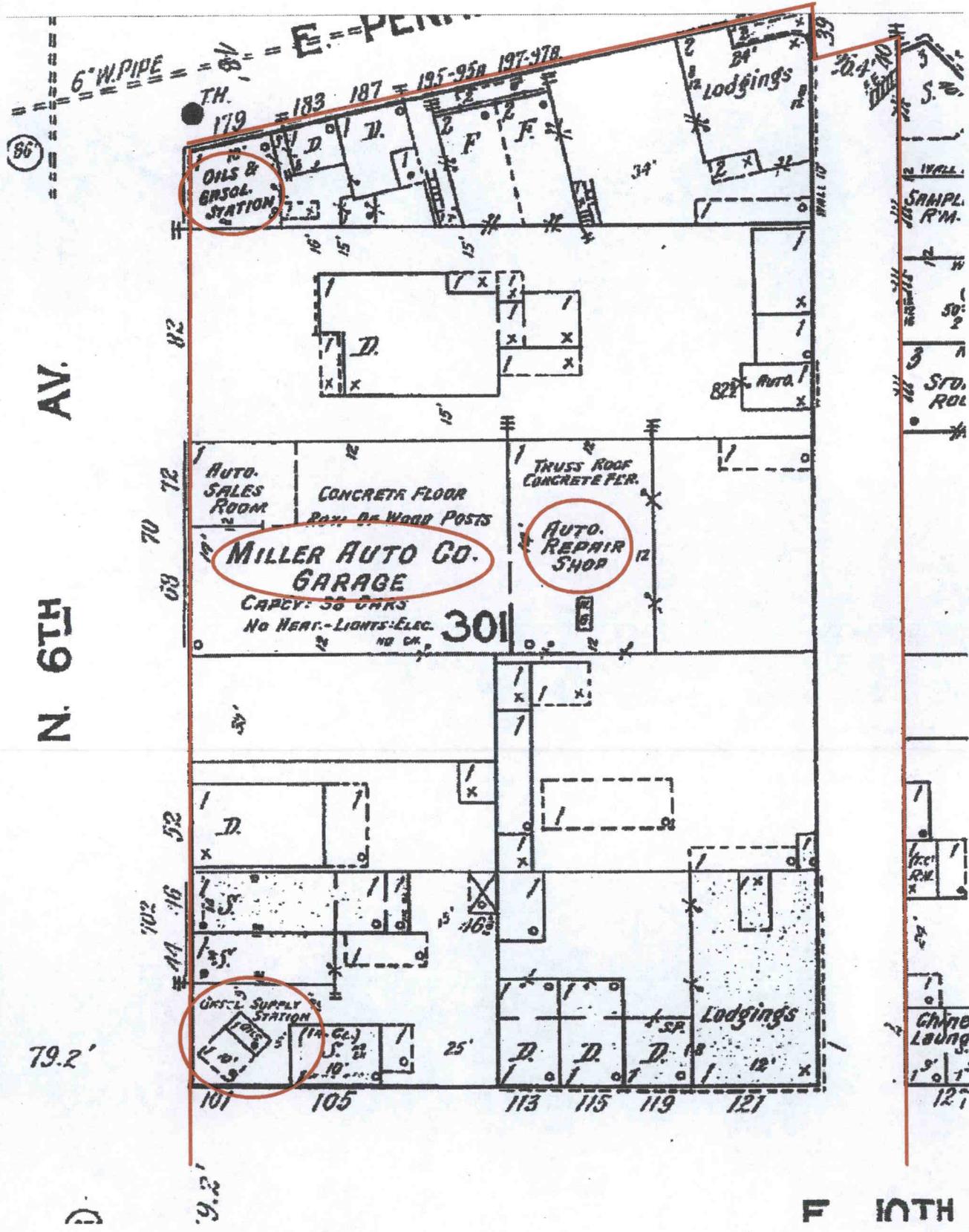
776
(83)

777
(90)

E. CONGI
R.W.D.

1919





N. 6TH AV.

79.2'

F 10TH

MILLER AUTO CO. GARAGE
 CAPCY: 38 CARS
 NO HEAT - LIGHTS - ELEC.
 301

AUTO. REPAIR SHOP

OILS & GASOL. STATION

821 AUTO.

TRUSS ROOF
 CONCRETE FCR.

Lodgings

China
 Lounge

SAMPL. R.M.

STO. ROOM

66'

TH. 179

82

70

68

52

46

44

29.2'

101

105

113

115

119

121

121

6" W. PIPE
 E. PENN.

CONCRETE FLOOR
 ROW OF WOOD POSTS

Lodgings

GASOL. SUPPLY STATION

(PA. CL.)

Lodgings

S. E.

WALL

SAMPL. R.M.

W

50'

3

STO. ROOM

W

1

1

1

1

1

1

1

1

1

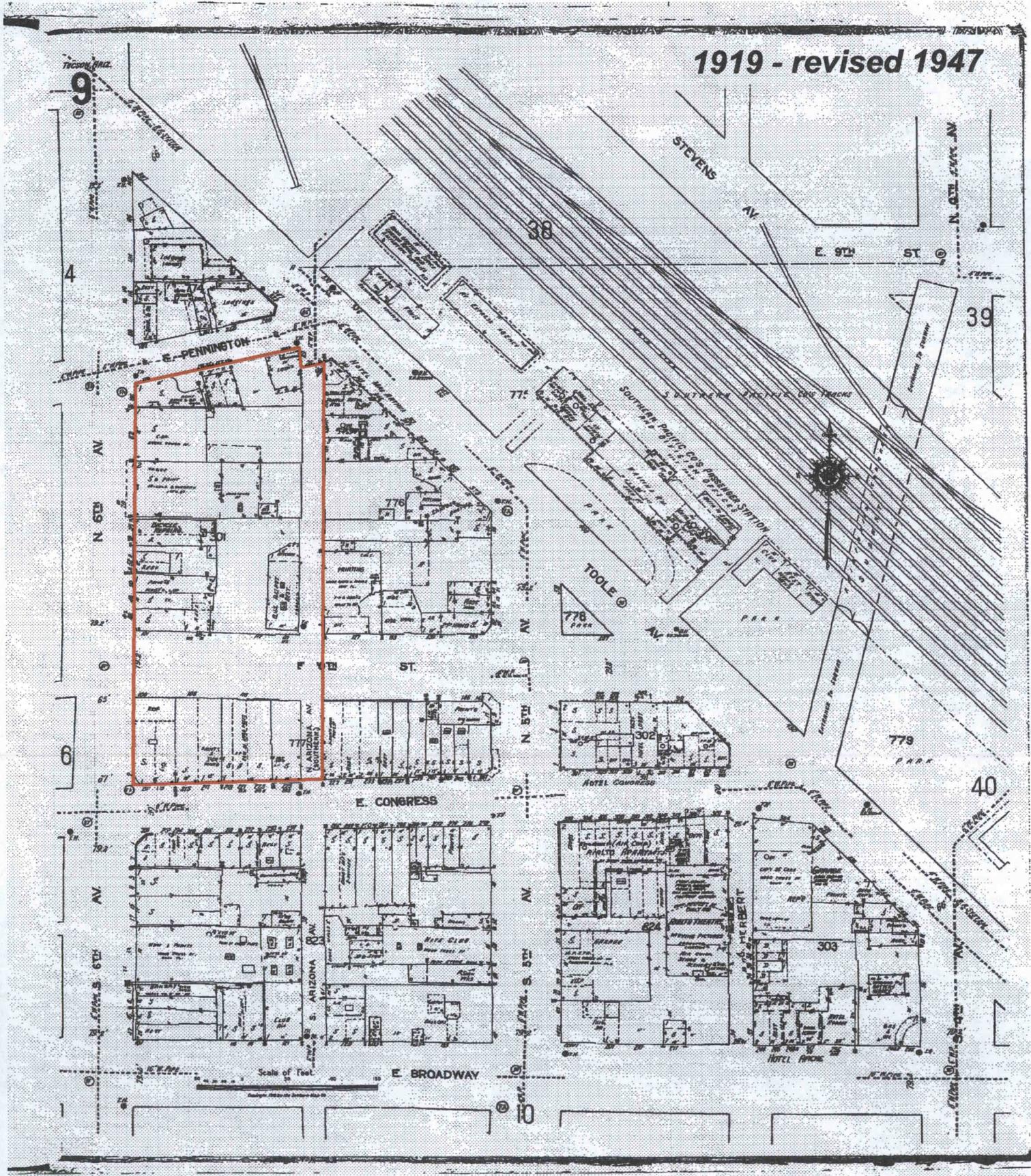
1

1

1

1

1919 - revised 1947



9

4

6

AV

AV

9

4

6

AV

APPENDIX H

SUMMARY OF CITY DIRECTORY INFORMATION

SUMMARY OF CITY DIRECTORY INFORMATION

CITY DIRECTORIES – SITE

ADDRESSES	OCCUPANT (DATE)
PROPERTIES ALONG PENNINGTON STREET	
179 E Pennington St	Union Oil Co (1918), barber (1929)
181 E Pennington St	Vacant (1929, 1944)
183 E Pennington St	Roomers or residence (1918-1921), vacant (1929), Shanty Cafe (1935-1939), Tovrea's meats (1944), Midwest Meat Co (1951-1954)
183-199 E Pennington St	Broadloom City, Arizona Floor Cov (1960)
185 E Pennington St	Residence (1921), Exide Battery & Elect Service (1924)
187 E Pennington St	Residence (1918), Battery Sales Station (1921)
195 E Pennington St	Residences (1918-1924, 1935, 1944)
195, 195-197 E Pennington St	Arizola Apartments (1929, 1939), Service Unlimited (1951-1954)
197 E Pennington St	Residence (1918-1921, 1929-1935, 1944), Beatrice Dance (1924), Acousticon Bohnig Co (1951)
199 E Pennington St	Niewold's Richmond Bros Clothes / Richmond Bros Clothes (1951-1954), Broadloom City Flr (1965-1970)
207 E Pennington St	Residence (1918-1921); lodging or hotel (1924-1944); Gay Nineties, Arizona Exterminating Co., Babe Tenda Sales Co, Easy Method Driving School, Empress Beauty Supplies, Gold Arrow Trading Stamp Co, International Business Machines, Hylo Table Pad Co, Ranchers Spraying Co, Tucson Maintenance Co, Van Denburgh Fence Co, Western Chemical Co, R B Horner Adv (1951); Tel. Answ Service (1951-1954); Barkers Life & Casualty, White Cross Plan, Acousticon Bohnig Co, insurance (1954)
PROPERTIES ALONG 6TH AVENUE NORTH OF 10TH STREET	
40 N 6 th Ave	W E Felix grocer (1918), Boss Tire Shop (1920)
44 N 6 th Ave	Vacant (1918)
46 N 6 th Ave	Vacant (1930), Manhattan Club / Manhattan Smoke House (1935-1985)
48 N 6 th Ave	Vacant (1918, 1935-1940), W E Felix grocer (1920), The Grill (1924-1930), Sta Coat Distrib Co (1944), Dee's Shoe Shop / Dee's Comfort Shoes (1960-1970), Roadrunner Sales (1974-1980)
50 N 6 th Ave	Lotta Miles Tire & Sup Co (1920); Vacant (1924-1935); Tucson Shade Lino & Tile Co / Tucson Shade & Lin Co (1940-1954); Sta Coat Paint & Varnish Co., Southwest Paint Co (1951-1954); American Fin Corp of Tucson (1960)
52 N 6 th Ave	Residence (1918-1924); Sweeney's Lunch (1930); Tucson Shade Lino & Tile Co (1935); barbers (1935-1944); J A Stewart restaurant (1940); Escrow Real Estate & Ins Co (1951); Outlet for Mfrs, Realty, Attorney (1954); Hair Fashions by Redfern (1960); Johnny Gibson's Health and Gym (1980-1985)
54 N 6 th Ave	San Pedro Fish Market (1920); Herman Skora / Skora Leather Co (1924-1940), shoe repair / Tucson Shoe Repair (1944-1960)
56 and 56-58 N 6 th Ave	Ingham & Russell / Ingham & Ingham bicycles and/or motorcycles (1920-1954); Vacant (1960); Nationwide Acceptance, Finance Co (1965)
60 N 6 th Ave	Residence (1918)
70, 72, 70-74, 70-76, and 76 N 6 th Ave	J H Hankins autos (1918); CG Miller Auto Co (1918-1920); Vacant (1920); Farrow's Garage (1924); McLaughlin Furniture Co (1930-1940); Rutherford Kar Co (1935); Acme Auto Laundry (1940); Mission Furn Co, Power & Home Equip Co (1944); F Ronstadt's Hardware Co / Ronstadt's Hardware / Ronstadt's Hardware Mach (1951-1980)
82 N 6 th Ave	Residence (1918-1924)
86 N 6 th Ave	Barbers (1930-1940), Tucson Meat Cutters (1974), Tucson Skill Center vocational evaluation (1980), Funtyme Bookstore (1985)
90 N 6 th Ave	Velasco & Soloman Auto Sup Co (1920)
PROPERTIES ALONG THE NORTH SIDE OF 10TH STREET	
103 E 10 th St	Checker Barber Shop (1924)
109 E 10 th St	Chuck Wagon Lunch (1940-1954)
111 E 10 th St	Robert McShane cigars (1930), Waldorf Cafe / Waldorf Club (1935-1940), Tucson Rapid Transit Warehouse (1944), Theatre Parking Lot (1960)
113 E 10 th St	Residence (1918), Tucson Tent & Awning Co (1924), Residence? (1930), Old Pueblo Loan Co (1935)
117 E 10 th St	Vacant (1924)
121 E 10 th St	Residence (1918); Vacant (1940); Becker Bros Upholstery (1944); American Bus Lines, Sun Valley Bus Lines, Terminal Concessions (1951); Tucson Rapid Transit Terminal (1951-1954); American Trailways Terminal Fountain (1954)

ADDRESSES	OCCUPANT (DATE)
PROPERTIES BETWEEN 10TH AND CONGRESS STREET	
10 N 6 th Ave	A W LaForce bootmaker (1935); Rebeil Electric Co (1940-1944); Arizona Credit Co. (1951); Family Finance Co (1954-1960); General Acceptance Corp, Prudential Fin (1960); Sandy's Restaurant (1980); El Burro Loco (1985)
104 E 10 th St	Eagle Bak Co (1954)
106 E 10 th St	Roadrunner Sales (1970), New Times (1974)
108 E 10 th St	Roadway News (1954-1960)
110 E 10 th St	Halpern Sales (1965)
114 E 10 th St	Arizona Leather Goods (1954), Vacant (1960), The Taylor LaSalle (1965)
116 E 10 th St	Doreen's Beauty Salon / Downtown Beauty Salon / Doreen's Downtown (1951-1985)
118 E 10 th St	Foot Comfort Shoe Shop (1954), The Gold Spot Jewelers (1960), Allen Safe & Lock / Allen Safe Lock & Key (1960-1974)
201 E Congress St	W Goldring & Sons (1918-1921); Rebeil & Co dry goods and ladies furn (1924); Owl Drug Co / Owl Fountain Lunch (1929-1954); Mavis & Georgette fountain (1935)
201-203 E Congress St	Larkin's Cancellation Shoes (1960)
201 E Congress St	Modern Chrome Furniture (1974); Marty's Thrift Musc (1980)
203 E Congress St	Lucille's ladies wear (1929), Navajo Indian Store (1935), Rudolph Rasmussen Curios (1939-1944), May's / May's Ready To Wear (1951-1954), Cash Sales Co (1980)
215 E Congress St	Richardson Supply Co (1921), Army Store (1924, 1935-1939), Pima Merc Co (1929), Penny Arcade (1944); Federal Clothiers / Federal Clothing St / Federal Credit Clothing (1951-1965), D&H Refrigeration Co (1980)
217 E Congress St	People's Meat Market (1918); Tucson Meat & Prov (1921-1924); Busy Bee Market, Jack Lichtenstein meats (1929); Posner's Paint Store (1935-1954); National Council of Jewish Women Thrift Store (1960); Nettie's Treasures (1974-1980)
219 E Congress St	J C Penney Co (1924); International Store dry goods (1929); Munson-Ackley optom, People's Fin & Thrift Co (1935); W P Fuller & Co paints (1935-1944); Optician (1939-1944); Indian Mart (1944); Pilcher & Casey (1951); Brott Jewelers (1954); Rock-Sack Gem & Spec Shop (1960); Shirley's Bookstore (1970-1974)
221 E Congress St	Vacant (1924), Russell Electric & Machine Co (1935-1939), Van's Billiards Parlor (1944), Thom McAn (1951), Segal Curios & Gift (1954), No Delay Shine Parlor (1960), Roy Lizama Studios (1985)
223 E Congress St	Rebeil Coml Co (1918-1921), People's Bargain Store (1951), Zinder's (1954), Vacant (1960), Thrift Shop NCJW (1965), Esquire Pool Hall (1980), B & W Enterprises (1985)
225 E Congress St	Tucson Coop Grocery, Tucson Coop Pharmacy (1921); Russell Electric & Machine Co (1929); Electrical Service Co No. 1 (1951); Cecil Gaver's Home Appl. (1954); Rebeils Appliances (1960); Esquire Club (1965-1985)
227 E Congress St	Acme Printing Co, Houston Advertising Service Co (1918); Tinney-Pearson Groc Co (1921-1924); Dell Robinson meats, Cashway Markets grocer (1929)
229 E Congress St	Richardson Supply Co (1918), Perrett's Millinery (1924)
231 E Congress St	Frank Kalil dry goods (1921), Golden Rule Dry Goods Store (1924), Vacant (1929)

CITY DIRECTORIES – ADJOINING PROPERTIES

NORTH
Residence (1918-1920), rooms and hotel (1918-1954), laundry (1924), service stations (1930-1954), restaurants (1935-1940), Tiemann Feed & Supply (1944), Mack U Dr (1951), parking lot (1954-1960)
NORTHEAST
Express agencies (1951-1974), Southern Pacific Co (1951-1990), parking lots (1954-1960), Southern Arizona Yrk Con (1965), Amtrak Shipping (1972-2001), health studio (1980), Tucson Coop Warehouse (1990), B Bizarre III (1995), Resurrection (1995), Dreyers Grand AZ (1995-2001), Union Pacific RR Co (2001), apartments (2001-2005)
EAST
BETWEEN E PENNINGTON ST AND E 10TH ST
Hotel (1918-1980), autos (1920), groceries and milk products (1920-1924), laundry (1920, 1935), printer & publishers (1920-1951), barber and beauty shops (1924, 1935-1944, 1980), tailor shops (1924-1939, 1951-1960), baggage & transfer (1930-1951), news agency (1935-1951), auto travel bureau (1939), coffee shop (1951), Brushighan Distrib Co (1951), residence? (1954), Jim Clinton's (1954), sports wear (1954), plumbing supply (1960), jewelers (1966-1990), lounge (1970-1974), bookstore (1980), office building (1988-2005)
BETWEEN E 10TH ST AND E CONGRESS ST
Auto repair (1920), railroad office (1921-1929), paint stores (1929, 1960-1965), studio (1935-1939), music company (1939), college of commerce (1939-1944), liquor (1944), electric supplies (1944), shoe shop (1944), amusement store (1951), jeweler (1951), real estate (1951-1954), savings & loan (1951-1954), restaurants (1951-1960), gift shop (1954), insurance agent (1954), dance studio (1960)
SOUTHEAST
Shoe shop (1921), furniture (1929), stationery (1935), curios (1939-1954), naturopath (1944-1954), candy shop (1944-1965), Ku-Os-Sales (1960), Forest-Born Designs (1980-1985), K-Baird Specialty (1985), gallery (1989-1995), food (1991-1995), music shop (1995-2001), Martin's On Congress (1999-2001), Seven Black Cats (1999-2001), bar (2000-2005)
SOUTH
Music (1918), Fancy Goods Store (1918), tailors and/or cleaners (1918, 1924-1935, 1944-1954), furniture (1918-1924), jewelers (1918-1929, 1944-1954), auto supply (1918, 1951-1980), wrecking & salvage (1920), J C Penney Co (1921), grocers & markets (1921, 1935-1940), cafes and restaurants (1921-1979, 1985-2005), chiropractor (1924), real estate (1924-1929), optometrists and optical (1924-1929, 1960-1980), typewriters & office supplies (1924-1935), signs (1924, 1935), barbers & beauty shops (1924-1985), cigars & tobacco shops (1924-2005), insurance (1929), bakery (1929), curios & gifts (1929-1960), mining company (1930), chiropodist (1935-1940), hardware (1935-1940), hatter & shoe repair (1935-1944), sweet shops (1935-1951, 1990), fixit shop (1939-1944), billiards (1944), USO Club (1944), stationery & gifts (1944-1954), sewing machines (1954), shoes & (1960-1965), attorney (1980), gym & equipment (1983-2001), art & galleries (1985-2005), Biblio (1994-2005), Congress Vintage (1995), coffee company (1999-2001), The Yard (2001), theater (2005), apparel (2005)
SOUTHWEST
Drug stores (1918-1924, 1965), J C Penney (1929-1954), Aaronson Bros Store (1960-1965), instruments & music (1970-2001)
WEST
BETWEEN E PENNINGTON ST AND E 10TH ST
Wells Fargo & Co (1918), Myers Darling & Hinton Co (1918), motor supplies (1918-1920), residences (1918-1924), auto & taxi livery (1918-1924), hotels and inns (1918-2001), railway express (1920), tent & awning (1920), furniture (1920-1944), Johnson Bros (1924), school (1924), real estate (1930), flower shop (1930-1935), auto supplies (1930-1940), Sears Roebuck & Co (1930-1960), Fred Tregaskes Co (1935), barber shops (1935, 1951-2005), home equipment & service (1940), service station (1944), beauty school (1944-1960), Army Store (1944-1960), cafes & restaurants (1944-1960, 1974-2001), shoe store (1951), clothing (1951-1960), sewing machines (1954), baking company (1960), insurance (1960), gym equipment & health studios (1965, 1974), books (1970), saddles boots & shoes (1970-1980), school and assistance services (1970-2005), antiques (1980-1985), Roadrunner Sales (1982-1995), computer design (1988-1990), clubhouse (1993-1995), internet store (1994-2005), industrial supplies (2001), advertising (2001-2005), apartments (2005)
BETWEEN E 10TH ST AND E CONGRESS ST
Cafe (1918-1921), various offices (1918-1930), drug store (1924-1929), jewelry and curios (1924-1960), Fred & Charlie (1929), music (1935), shoe repair (1935), bakery (1935), billiards hall (1935-1954), clothing (1935-1960, 1995-2005), tailor (1940), barber (1944-1965, 1974), Pima Co Environmental Health (1980), The Gold Mine (1982-1995), radio station (1985), gallery & studios (1993-1995), pawn (2001), Rosie's Hip Hop (2001), commercial diving services (2003-2005)
NORTHWEST
Auto electric service (1918-1940), garage & service station & accessories (1935-1954), residences & rooms (1918-1944), tire company (1930), express company (1944), carloading & freight forwarding companies (1951), finance company (1951-1965), advertising (1954-1960), lock & key shop (1954-1960), cafe (1954-1974), Rogers & Assoc (1985), The Megna Group (1988-1995), attorney (1990), engineering company (1995-2005)

APPENDIX I

SUMMARY OF COT BUILDING PERMIT RECORDS INFORMATION

SUMMARY OF BUILDING PERMIT RECORDS

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
111 E 10th St		
Nov 1957-Jan 1959	Theatre Parking Lot, Don Jones	Fence, parking lot sign, remove existing masonry parking lot office & relocate in center of lot & rebuild
111-121 E 10th St		
April 1964	Alright Auto Park	Sign
August 1983	Tucson Assoc Ltd Partnership	Business license – no hazardous substances
121 E 10th St		
March 1951-August 1954	City Bus Terminal (Mr. German), American Bus Co, American Bus Terminal, All American Bus Terminal Restaurant, Tucson Rapid Transit, Terminal Fountain, Terminal Restaurant, V Rohres (lessee)	Electric, plumbing, coolers, interior alterations, reroofing, electric, gas ranges, interior alterations, ticket office, restaurant, gas appliances
June 1957	Rebeil Estates	Demo permit for 1-story adobe & brick bldg (46x130)
July- June 1964	Pueblo Parking Lot (Gladys Gibson), Park & Shop Parking Lot	Parking lot – wheel guards, erect 6x6 brick office in SEC of lot, electrical, parking lot signs, phone booth
46 N 6th Ave		
1964-Feb 1984	Manhattan Club, B Lovejoy, Woodsworth Construction	Bar & package store – Liquor licenses, sign, remodel, plumbing, Certificates of Occupancy, electric, sewer collapse repair, enclose package store, no glass, business licenses – no hazardous substances, CO ₂ , oxygen, alcohol
46, 48, 50 N 6th Ave		
October 1962	Arizona Trust Co	
46-48 N 6th Ave		
March 1979	Walter Lovejoy II	Plumbing
48 N 6th Ave		
Oct 1964-July 1969	Dee's Shoe Store, Dee's Shoe Shop, Dee's Shoes, Dee's Orthopedic Shoe Shop, Dee's Comfort Shoes	Sign, electric, hook up water tower
June-Oct 1973	Roadrunner Sales	Business license - wholesale distributor (pens, pencils, batteries, lighters), signs
50 N 6th Ave		
February 1982	Arizona Easter Seal Society	Special event license – street
52 N 6th Ave		
April 1967-Aug 1985	Gibson's Gym Equipment, Johnny Gibson's Gym Equipment	Electric, Certificates of Occupancy, sign, remodel, plumbing, additions, gas, remodeling plans (showed basement), business license – no hazardous substances
54 N 6th Ave		
August 1967	Tucson Quick Shoe Repair Shop	Certificate of Occupancy
70-72 N 6th Ave		
Oct 1951-Nov 1983	Ronstadt's Hardware	Electric; addition – 41x60 to existing bldg, restucco front; ceiling plaster; heater; fixtures; sign; plumbing; alterations & repairs – partitions, doors, another door into elevator shaft; reroof; elevator inspections – dirty pit noted several times (indicated basement); water & gas piping; business licenses – no hazardous substances, shotgun shells, propane fuel, Coleman fuel
November 1984	Ronstadt's Hardware	Closed since March 20, 1984, abandoned signs must be removed
January 1985	Ronstadt's Hardware	Electric

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
86 N 6th Ave		
March 1972	Broadloom City (Phillip Villamner)	Electric
Sep 1973-Nov 1973	Tucson Skill Center, Soleng Realty & Trust, Tom Soleng	Gas inspection, electric, remodel, AC, mechanical
May 1981	Don Ginn	Electric
May-Aug 1981	Funtyme Adult Bookstore, Funtyme Books (Jerry Dwaileebe)	Books, adult theater, goods, novelties – Signs; business license, no hazardous substances
183 E Pennington		
March 1952	Midwest Meat Co, Cudahay Packing Co	Electric
December 1955	Southwest Meat Market	Sandblast wall
June 1955-May 1959	Broadloom City, Arizona Floor Covering Co	Remodel, electric, plans; being converted from Old Midwest Meat Co, complaint about hazardous barricade, gas, reroof, sign
November 1984	Books Etc	Business license, no hazardous substances
July-Sep 1987	City of Tucson	Permit to demolish existing buildings for construction of Ronstadt Transit Center assigned to this address. Demolition specifications. List of addresses on whole site. Plans showing utilities, boundaries, and aerial photograph.
195, 197, 199 E Pennington		
Feb 1952-May 1955	Niewold Store, Richmond Brothers Clothing, Mrs. Peter Niewold	Reroof store, electric
August 1965-June 1968	Broadloom City (Dave Kaplin)	Sign, gas, business application – Retail sales and warehouse, Certificate of Occupancy – warehouse, reroof
March 1975-April 1978	Alvin Kaplan, D Kapan, Fred Hupp	Art studio – electric
May 1978	Tucson Jewelry Mfg	Electric
July-Sep 1980	Tool Box (D Pepin), David Kaplan	Electric, New private club – stairway & plumbing
August 1981	Hair Tiz	Liquor License
February 1982	Rhod Lauffer	Electric
March 1982	John DeCindis	Photographs for resale – Business license, no hazardous substances
March 1982-May 1984	Catherine Duplisia, Rhod Lauffer, Martin Amorous	Electric
September 1983	Sagacious Music Studio	Business license, no hazardous substances
April 1984	Five Star Studio	Retail amusements – Business license, no hazardous substances
February 1986	Dave & Georgia Kaplan	Violation – abandoned signs for Broadloom City, removed
207 E Pennington		
December 1952	Telephone Answering Service	Demo iron garage at rear
September 1957-Apr 1958	Theatre Parking Co, Don Jones	Demo 2-story brick bldg at SWC Pennington & Arizona Alley, electric, signs
10 N 6th Ave		
April 1951	Arizona Credit Co	Roof cooler
July 1952-Feb 1960	Family Finance Co, Rebeil Estates (owner)	Signs, AC, alterations or repairs, painting, décor, partitions, office building – patch plaster, repaint
November 1965	Rebeil Estates	Vacant – usually retail store – plaster over windows
June 1972	Rebeil Estates	Reinspect gas & electric
July 1972	Downtown Coin & Gift Shop	Business license – Retail books, gifts, coins, & rental library
December 1972	Rebeil Estates	Reinspect gas
April 1974	Rebeil Estates	Repair truss

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
August-Oct 1974	Concha's Seafood Marqueta, Rebeil Estates, Concha's Seafood Market (E Bugel), Rebeil Estates	Wiring, aluminum shade, sign, business license, electric, ice machine, floor sink, marquee, plumbing, building had basement
December 1975	Jay's (William Bouthell)	Reinspect electric, Business license – Retail adult books, novelties, theater
June-July 1976	All Seas Restaurant, All Seas Fish Market (Walter Holloway & Mack Lockhart)	Grocery & fish market – electric, plumbing, gas, hood, fire suppression system, signs, refrigeration, ice machine, floor sink, Business license – resell fish to other stores
January-March 1978	Fast Food Fritters, Fantastic Fritters (Berna Vakalakis)	Electric, refrigerator, Certificate of Occupancy – takeout food
July 1978-Jan 1979	Michael Angelo's (William J DeCroce & James H Brocksopp)	Electric, mechanical, floor plan, wall, fire suppression system remodel, grease trap, gas appliance, Certificate of Occupancy, Business license – fast food restaurant
April 1979-Jan 1980	Sandy's Cafe, Sandy's Restaurant (J & S Herrera)	Electric, Business license, Certificate of Occupancy
Nov 1982-Feb 1986	El Burro Loco Café (Cecilio Provencio)	Sign, Business license – no hazardous substances
No date	El Jardin (Quintana Moreno)	Business license – no hazardous substances
104 E 10th St		
May 1951	Al Marus	Stove – repairs
June-July 1952	Bus Stop Beer & Wine, Bus Stop Liquor Store (J Tang)	Electric, sign
June 1963	Rebeil Wholesale Co Inc	Certificate of Occupancy – Wholesale & retail auto & home specialties
106 E 10th St		
Nov-Dec 1965	Rebeil Estates, Steve Rebeil	Plaster over window, plumbing
May 1966	Stop 'N Snack, Steve Rebeil	Certificate of Occupancy - Restaurant
October 1966	Marv's Place (Marv Herndon)	Certificate of Occupancy – Retail sales – restaurant
January 1967	Steve Rebeil	Heater
March-April 1967	Roadrunner Sales (Pauline Halpern)	Certificate of Occupancy – Sundries – pens, lighters, etc.
November 1973	Fred's Upholstery	Business license
September 1974	New Times Inc	Business license – Retail newspaper, printed elsewhere
November 1974	Rebeil Estates	Reroof
December 1975	William Barthell	Electric
February 1976	Steve Rebeil	Studio – Electric
April 1977	Steve Rebeil	Warehouse – Electric
August 1977- May 1978	Dietra's Delight, Steve Rebeil	Business license – Office & commissary for push cart storage & supply, hazard violations, electric
108 E 10th St		
July 1951-June 1957	Roadway News, A Marks	Plumbing – gas, plumbing, electric
110 E 10th St / 217 E Congress St		
Feb 1984-Jan 1985	Presidio Assoc	Remodel of commercial building (retail); inspections – electric, building, mechanical, plumbing; renew permit for final inspection
114 E 10th St		
May 1951		Official address
April-May 1957	Rebeil Estates, Lowell Medalen	New doors, windows, gas piping, electric
August 1962	La Salle The Tailor	Certificate of Occupancy
November 1965	Rebeil Estates	Plaster over window
September 1970	K&M Placement Agency	Certificate of Occupancy, electric
March 1972	John S Susarrez	Electric

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
April 1972	Tim Lennon	Fire smoke damage
January 1974	Rebeil Estates	Electric
October 1975	Peter Hoeflich	Tattoo shop – Business license
July 1976	Eduardo Sanchez	Personal storage – electric
July 1979	Sharon Pou	Clothing design – electric
February 1980	C&C Distributing Corp	Business license – Distribute leaflets, etc.
June 1983	JC Harry & Associates	Property manager – electric
October 1984	Presidio Assoc	Gas
116 E 10th St		
November 1965	Rebeil Estates	Plaster over window
April 1972-Dec 1981	Doreen's Beauty Salon (Dora Ricke), Rebeil Estates	Fire smoke damage April 1972 – condemned , electrical reinspection – turned off because of fire in adjacent building; reroof (Aug 1974); sign permit violation (30 years at this location in 1981)
118 E 10th St		
May 1953	Health Spot Shoe Store	Sign
April-June 1959	Gold Spot Jewelers, Sam Melnick, Rebeil Estate	Sign, electric, jewelry – sign
November 1959	Rebeil Estate	Remodel, gas heater
May-Sep 1960	Allen Safe Lock & Key Supplies, Allen Key Shop (B Allen)	Signs
Sep 1961-Nov 1969	Rebeil Estate	Cooler, plumbing, electric, roof repair, gas
April-June 1972	Pool Room Area, Rebeil Estate	Fire badly damaged – condemned, rebuilt building after fire, repair for multiple addresses
January-February 1973	Steve Rebeil	Gas, heater
September 1980	Allen Safe & Lock	Business license, no hazardous materials
Sep 1983-Aug 1984	Presidio Assoc	Remodel – move wall, figure showing address locations, permit for partition expired; included with 223 E Congress Street in Sept 1983
201 E Congress St		
August-October 1951	Owl Drug Store	Electric, sign, air vent, remodel
December 1956	Steve Rebeil	Retail store – plaster, paint
March 1959	Larkin's Cancellation Shoes (John Larkin)	Shoe store – electric, sign
Aug-Nov 1959	Rebeil Electric Co, Rebeil Estate	Remove partition dividing stores, plaster partition
September-November 1970	El-Ma Rummage Outlet, Julia & Steve Rebeil	Retail sales used merchandise, carpet – Certificate of Occupancy, signs, gas
April 1972	Modern Home Appliances	Retail sewing machine & appl. – Business license
March 1973	Modern Home Furn	Signs
May 1973	Steve Rebeil	AC
November 1975	House of Lloyd	Discount store - gas
November 1975	Fifty D Discount	Retail toys, gifts, Xmas decorations – Business license
March-April 1976	Marty's	Retail new & used gifts & novelties – Business license, electric, signs
Oct 1976-Oct 1980	Marty's Thrift Music	Instruments, gifts, novelties – Business license, signs; business license – toy caps, hydrogen peroxide (1 pint), nitric acid (1/4 ounce)
July 1981	Marty's Coins & Jewelry	Business license, no hazardous materials
December 1981	Martin Wagner Metals	Business license, no hazardous materials
July 1985	BJ's Accounting	Business license, no hazardous materials

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
October- November 1985	Downtown Wig	Business license, no hazardous materials
October 1986	Wilbur Chase	Retail TV parts – Business license, no hazardous materials
September 1988	City of Tucson	Demolish structures
201-203 E Congress St		
November 1959	Larkin's Cancellation Shoes	Heater
December 1965	Rebeil Estate, Inc.	Ceiling
February 1972	Steve Rebeil	Reroof
203 E Congress St		
Oct 1951-Dec 1953	May's Dress Shop, May's Department Store, Rebeil Estates	Remodel, gas piping, heater
December 1956	Rebeil Appliances	Electric
March 1959	Rebeil Electric Co	Electric
December 1965	Rebeil Estate	Electric, remodel
March-April 1973	El Almacen, S Rebeil	Gas, electric
November 1973	El Paso Store	Business license
March 1975	Sufi Communications of Tucson, Rebeil Estate	Electric
October- December 1975	Santa Cruz Valley Cooperative Press, Santa Cruz Valley Consumer's Coop, Inc.	Business license, gas piping
October 1975	Community Data Systems	Small computer repair & parts sales – Business license
October 1975	Evolve	Job printing – Business license
May 1976	Mother Duck Press	Job printing – Business license
November 1976	Fifty D Discount	Business license
October 1977	Rebeil Investments	Electric
November 1977-May 1978	Merchandise Liquidators, Cash Sales Co, Stephen Rebeil	Retail records & gifts – Business license, sign; Gift shop – Business license, electric, no hazardous substances
June 1982-May 1984	Fidelity Realty, Coldwell Banker	Artists studio – electric
July 1985	Richard Rogers	Electric
205-207 E Congress St		
June 1956	S Rebeil	Sign – Rebeil's
215 E Congress St		
April 1962	Rebeil Estates	Awning & glass
?-Nov 1972	Allen Safe & Lock	Business license, electrical, reinspect for gas clearance
Jan-July 1975	Senior Citizen Food Coop	Gas & electric, sign permit
November 1978	D&H Refrigeration	Business license – Retail new & used AC & refrigerators
February 1979		Sign permit
September 1979	MODA, La Mesa Enterprises (owner), Fidelity Realty	Business license – Modeling agency; electrical permit application – occupant dancing/art production company; sign permit; modeling studio – skylights building permit
May 1983	Steven Meckler Photographer	Business license – Advertising photographs – no hazardous substances
May 1984	Congress St Guild	Business license – food booths at art festival, art, no hazardous substances
1987, 1988, 1989	Ronstadt Transit Center	Final condemnation/purchase orders for site lots: Frank & Peggy Graham & Manhattan Club, John & Pearle Gibson, Industrial Land Co, De La Ware Investment Corp, Leon & Lois Thikoll, Great Western Assoc, Presidio Assoc, Thomas & Cecilia Peterson

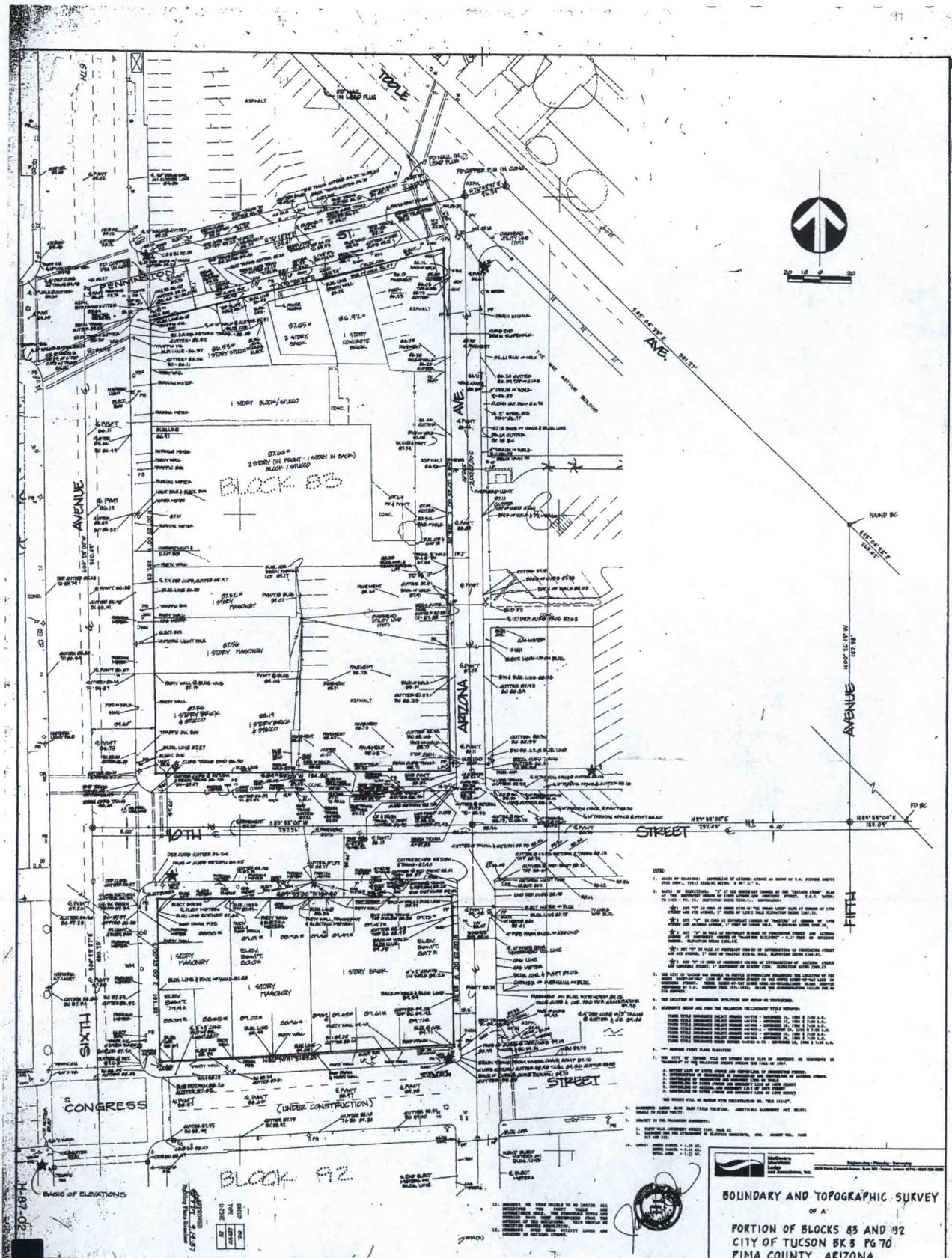
DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
1987-1989	Ronstadt Transit Center	Geotechnical report; plans – drywell shown under walkway NE of info booth for condensate drain in booth; meeting report – COT wants drinking fountains & condensate drains connected to sewer, not drywell; structural design calculations; building permit – one drywell, sewer, water, restrooms (4 toilets), irrigation, electric, mechanical, 17,000 square feet, steel & masonry construction (included 183 E Pennington St), official address 215 E Congress St, special inspection certifications – masonry, welding, concrete, grading, excavation filling
1990-March 1991	Ronstadt Transit Center	Various inspections, passive cooling addition (2 towers), electrical, sewers, ramps; signs
March 1991	Lloyd Construction	Temporary Certificate of Occupancy, released February 1994
May 1991-2005	Ronstadt Transit Center	Certificate of Occupancy, Zoned B-3; surveillance cameras, plans; remodel heat pumps; departure signs plans, power circuits to new sign
215-217 E Congress St		
July 1965	Rebeil Estates	Reroofing building
217 E Congress St		
April 1951-Sep 1953	Posner's Paint Store	Signs, electrical
September 1953	Rebeil Estates	Reroofing
November 1959	National Council of Jewish Women	Electrical
July 1962-March 1974	Steve Rebeil, Roy Halpin, Rebeil Estates, R M Rubel	Cooler; gas heater; complaint – dilapidated building, sign fell over; loose boards – awning – repair or replace; reinspect fixtures; gas reinspection; replace false front, aluminum siding permit
July 1974-Sep 1980	Nettie's Treasures	Business license – New & used glassware; Business license – Gift shop, no hazardous substances
Feb 1984-Oct 1985	Presidio Assoc, Richard Roger, Rich Rogers	Remodel of commercial building (retail); remodeling permit expired; included with 110 E 10 th St in Feb-Sep 1984; gas inspection; remodel tenant spaces – renew permit; reconnect power
November 1985	George & Company	Business license – Artist – no hazardous substances
217-219 E Congress St		
November 1965	Rebeil Estates	Repairs, plaster over windows, remove tile
219 E Congress St		
March 1951-July 1952	Pilcher-Casey Optical Co, Drs. Pilcher & Collins	Remodeling, cooler
May 1953-Dec 1953	Brott Jewelers, Dick Brott	Remodel, repainting and remodeling sign
November 1953	Rebeil Estates	Gas piping & heater
July 1964	Steve Rebeil	Complaint – dilapidated building, sign fell over; tile pulling from wall, window glass loose – repair
Oct-Nov 1966	Shirley's Book & Art Supplies, Rebeil Estates	Certificate of Occupancy – Retail used books and art supplies; replace gas heater
April 1972	Esquire Club	Fire smoke & water damage
July 1974	Dallas Brasel & Assoc	Business License – Solicits advertising, no printing performed
January 1975	Frenchy's	Business license – Retail sale of books, magazines, assorted reading materials
March 1975	Gary Kipfer	Gas & electric

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
May 1976	Mother Trucker Macrame Shop	Business license – sale of macramé & jewelry
October 1976	Ebony Records	Electrical
October 1977	Rebeil Investments	Store rental – Electric, Repair walls & ceilings
July-Aug 1978	Wheeler's Small Appliance Repair	Reinspect electric, business license
April 1980	Bob Sutherland	Business license – Retail, art studio
September 1980	Trader Will	Business license – no hazardous substances
July 1981	Fidelity Management	Electrical
August 1982	J C Harry & Assoc	Electrical
	Silverware Studio	Business license – Retail gallery – no hazardous substances
October 1983	Richard Rogers	Studio – gas piping permit
October 1984	Presidio Assoc (Richard Roger)	Gas inspection
March 1985	Sunwest Graphics	Business license – no hazardous substances
April 1985	Nightfall Productions	Business license – Promotions, videos
July 1985	Botanica Santa Barbara	Business license – Retail novelties, candles – no hazardous substances
219-221 E Congress St		
April 1956	Zinder's Clothing	Reroof
221 E Congress St		
September-November 1951	Segal Curio & Gifts	Shelving, sign, heaters, Certificate of Occupancy, new business license
November 1958	Frank Fraser	Heater – second hand store?
January 1960	No Delay Shining Parlor	Certificate of Occupancy
July 1964	Steve Rebeil	Complaint – dilapidated building, sign fell over; loose plaster on front of store
April 1972-May 1973	Rebeil Estates	Fire damage – condemned, rebuilt building after fire, reconnect electric
August 1973	Saratoga Trunk	Retail handcraft flowers, candles, antiques, jewelry
October 1975	Frenchy's Bookstore	Electrical
March 1976	Pink Tiger	Certificate of Occupancy – Retail adult bookstore & amusement
May 1977	William Darnell	Electrical
June-Oct 1977	Tucson Traffic Service Inc	Business License – Retail freight salvage; business License – Audit freight bills; sign permit, replace heater
August 1978	Gallego Iron Lamps	Business license
July 1981	Fidelity Realtors & Management	Rehearsal studio – Electrical permit
November 1981	Xanadu	Business license – Retail adult books and novelties – no hazardous substances
January 1982	Outer Limits	Business license – Records, tapes, miscellaneous – no hazardous substances
January 1985	Ernest Montañó	Electrical reconnection
223 E Congress St		
May-June 1951	Zinder's Clothing Store	Remodel, outlets
February 1952	G Gaver Appliance Store	Repair coping
January 1953	J J Craviolini	Roofing
August 1955	Dee's Shoe Shop	Sign
January 1956	Zinder's	Awning
November 1958	Bibleway Mission	Store – replace heater
April 1959	Rebeil	Store – remodel, remove balcony
April 1959	S&W Enterprises	Electrical
August 1962	Steve Rebeil	Gas
January 1963	Julia Rebeil	Retail clothing – gas heater
November 1967	Rebeil Estates	Remodel, electric

DATE	OCCUPANT/OWNER/MANAGER/ CONTRACTOR	INFORMATION
December 1967	Globe Billiards	Certificate of Occupancy – billiards parlor
April 1972	Pool room area	Fire investigation report – trash burned in corner – condemned
June 1972	Rebeil Estate	Rebuilt building after fire
December 1973	Fred's Upholstery	Gas & electric inspection
Sep 1974-Aug 1980	Esquire Billiards	Gas & electric permits, Business license – pool hall, sign permit, new owner, Occupant Inspection Report, replace heater, Business license – no hazardous substances
April 1983	Jerry Lee Johnson's Pool Hall	Business license – no hazardous substances
September 1983	Presidio Assoc	Building safety division (with 118 E 10 th St)
September 1986	Rich Rogers	Artist studio – electrical reconnect
December 1985	Arizona Dance Theater	Gas reconnect
February 1989		Pressure test on gas line
225 E Congress St		
January 1954	Rebeil Estates	Gas piping and heater
December 1954		Plaster fell off front of building
March 1955	Miller's Army Surplus	Electrical
January 1956	City of Tucson	Sidewalk repair
Aug-Dec 1959	Rebeil's Appliances	Electrical, gas inspection
May 1961-April 1986	Esquire Club, Club Esquire, Hy Laven, I Rebeil,	Alterations & repairs, install bar fixtures, new restrooms, marquee, plumbing, electric, sign, gas heater, laundry bays, etc. (NWC Congress & Arizona Avenue); awning & glass; remodeling plan – bar, dance floor, booths, etc; occupancy load worksheet; plumbing; complaint – water from roof spills onto sidewalk; liquor license transfer; Certificates of Occupancy; business license – CO ₂ in tanks, no other hazardous substances
April 1972-Oct 1974	Esquire Club	Fire smoke damage; roof repair plans, truss repairs; reroofing
November 1985	Canadian Club	Too many signs

APPENDIX J

**COT DEPARTMENT OF TRANSPORTATION
SURVEY PLAN DRAWINGS**



1. DATE OF SURVEY: 08/14/2012
2. NAME OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY OF A PORTION OF BLOCKS 85 AND 92, CITY OF TUCSON, PIMA COUNTY, ARIZONA
3. BASIS OF ELEVATIONS: 1. ALL ELEVATIONS ARE TO THE MEAN SEA LEVEL DATUM (MSL) OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83). 2. ALL ELEVATIONS ARE TO THE MEAN SEA LEVEL DATUM (MSL) OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
4. THE CITY OF TUCSON HAS REVIEWED THIS SURVEY AND APPROVES THE RESULTS OF THE SURVEY. THE CITY OF TUCSON HAS REVIEWED THIS SURVEY AND APPROVES THE RESULTS OF THE SURVEY.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - a. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - b. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - c. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - d. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
11. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
12. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

BOUNDARY AND TOPOGRAPHIC SURVEY
 OF A
PORTION OF BLOCKS 85 AND 92
CITY OF TUCSON BK 3 PG 70
PIMA COUNTY, ARIZONA

APPENDIX K

**PIMA COUNTY DEVELOPMENT SERVICES
DEVELOPMENT PLAN MAP**

APPENDIX L

ALL LANDS HISTORICAL TITLE REPORT



ALL LANDS

14947 W. Piccadilly Road, Goodyear, AZ 85338
(623) 535-7800 FAX (623) 535-7900

HISTORICAL TITLE REPORT

YOUR FILE NO: 10.204058.11

ALLANDS FILE NO: 2006-06-011T

DATE***: June 2, 2006

ALL LANDS hereby reports a Historical Title Report to the land described below, subject to the items as shown in Schedule B. This is a historical title report ONLY and is neither a guarantee of title, a commitment to insure or a policy of title insurance. The total liability is limited to the fee paid for this report.

***The date of the report reflects the most current data made available by the information sources used at the time the research was performed.

1. Title to the estate or interest covered by this report is vested in: THE CITY OF TUCSON, AN ARIZONA MUNICIPAL CORPORATION
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Pima County, Arizona, described as follows:

Assessor's No.: 117-06-097A & 185A

SEE LEGAL DESCRIPTION ATTACHED

SCHEDULE B

1. Lease by and between Hawke-Brewster Trust, Lessor and Julia Johnson and Anthem E. John, doing business as the Manhattan Club, Lessee, as disclosed by Right of Way Deed recorded 8-27-55 in Docket 905, page 513. (117-06-100A)
2. No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. ***

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

CHAIN OF TITLE
(Streets)

1. Dedication to the City of Tucson on 6-26-1872, as shown on Official Map of the City of Tucson, recorded 1-18-1918 in Book 3 of Maps and Plats, page 70.
2. Abandonment of 10th Street and Alley within Block 83, City of Tucson, from the City of Tucson to adjacent property owners, dated 9-18-89, recorded 10-2-89 in Docket 8634, page 491.
3. Quit-claim Deed from the city of Tucson, an Arizona municipal corporation to the city of Tucson, an Arizona municipal corporation, dated 4-28-03, recorded 5-1-03 in Docket 12041, page 3885.

CHAIN OF TITLE

117-06-086

1. Deed from Helen Louise Wells to Henry O. Wells, dated 1-20-1940, recorded 1-20-40 in Book 263 of Deeds, page 415.
2. Bargain and Sale Deed from Henry O. Wells and Zepha Wells, his wife to Bernice W. Porter, wife of Rutger B. Porter, as her sole and separate property, dated 2-5-47, recorded 3-4-47 in Book 321 of Deeds, page 583.
3. Deed from Bernice W. Porter, wife of Rutger B. Porter, as her sole and separate property, to Jin Kuo Dorn and Jin Lee Yiu Kau, husband and wife, dated 7-20-53, recorded 7-28-53 in Docket 625, page 160.
4. Deed from Jin Kuo Dorn and Jin Lee Yiu Kau, husband and wife to Leon Thikoll and Thikoll, husband and wife, dated 8-15-84, recorded 8-23-84 recorded Docket 7353, page 424.
5. Order for Immediate Possession vs. Leon Thikoll and Lois Thikoll, husband and wife, awarding property to the city of Tucson, dated 5-6-87, recorded 5-13-87 in Docket 8034, page 2522.

CHAIN OF TITLE

117-06-087

1. Deed from John W. Walker and Auguste T. Walker, husband and wife to Helen Carmel and Louis Carmel, wife and husband, dated 3-30-1939, recorded 12-15-45 in Book 290 of Deeds, page 165.
2. Deed from Helen Carmel and Louis Carmel, wife and husband to Peter Niewold and Tena Niewold, husband and wife, dated 6-25-46, recorded 7-2-46 in Book 301 of Deeds, page 383.
3. Deed from Peter Niewold and Tena Niewold, husband and wife to Dave Kaplan and Georgia May Kaplan, husband and wife, dated 11-10-55, recorded 10-16-57 in Docket 1187, page 163.
4. Order for Immediate Possession vs. Dave Kaplan and Georgia May Kaplan, awarding property to the city of Tucson, dated 6-8-87, recorded 6-9-87 in Docket 8052, page 3008.

CHAIN OF TITLE

117-06-088

1. Decree of Distribution of the estate of Patrick J. Mitchell, deceased, awarding property to John E. Mitchell, dated 5-27-1940, recorded 5-27-40 in Book 66 of Deeds, page 243.
2. Bargain and Sale Deed from John E. Mitchell and Pearl Mitchell, husband and wife to Thomas H. Peterson and Cecilia F. Peterson, husband and wife, dated 3-26-46, recorded 12-14-46, recorded Docket 131, page 302.
3. Order for Immediate Possession vs. Thomas H. Peterson and Cecilia F. Peterson, husband and wife, awarding property to the city of Tucson, dated 6-17-88, recorded 6-23-88 in Docket 8314, page 1083.

CHAIN OF TITLE

117-06-091

1. Bargain and Sale Deed from Jack B. Martin and Helen L. Martin, husband and wife to F. Ronstadt Hardware Company, an Arizona Corporation, dated 7-16-1939, recorded 7-25-40 in Book 149 of Deeds, page 195.
2. Deed from F. Ronstadt Hardware Company, an Arizona corporation to Industrial Land Company, an Arizona corporation, dated 10-16-53, recorded 10-16-53 in Docket 658, page 423.
3. Order for Immediate Possession vs. Industrial Land Company, an Arizona corporation, awarding property to the city of Tucson, dated 6-17-88, recorded 6-23-88 in 8314, page 1079.

CHAIN OF TITLE
117-06-096 & 097

1. Deed from Adolfo Vasquez and Amelia de Vasquez, his wife to Andrus Rebeil, dated 10-13-1894, recorded 10-15-1894, recorded in Book 25 of Deeds, page 476.
2. Executor's Deed from Concepcion Rebeil and Julia Marie Rebeil, Executor's of the last will and testament of Andrus Rebeil, deceased to Rebeil Estates Inc., a corporation, dated 9-21-29, recorded 3-14-30 in Book 141 of Deeds, page 615.
3. Judgment and Decree from Pima County Court declaring Andrus Rebeil as an incompetent person, awarding property to Rebeil Estate, Inc., a corporation, dated 6-25-30, recorded 6-26-30 in Book 146 of Deeds, page 427.
4. Deed from Paul Rebeil to Rebeil Estate, Inc., a corporation, dated 9-21-29, recorded 3-19-30 in Book 141 of Deeds, page 617.
5. Deed from Julia Marie Rebeil, Steve Rebeil, Leonie Rebeil Pesqueira, formerly Leonie Rebeil to Rebeil Estate, Inc., a corporation, dated 9-17-29, recorded 3-19-30 in Book 141, page 619.
6. Deed from Rebeil Estate, Inc., an Arizona corporation to Bernice R. Dunn, a widow, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 207.
7. Deed from Rebeil Estate, Inc., an Arizona corporation to Georgette Mehan, a widow, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 208.
8. Deed from Rebeil Estate, Inc., an Arizona corporation to Leonie R. Pesqueira, an undivided 18/195% interest, dated 3-19-75, recorded 3-26, 75 in Docket 4982, page 209.

CHAIN OF TITLE CONTINUES

CHAIN OF TITLE CONTINUED
117-06-096 & 097

9. Deed from Rebeil Estate, Inc., an Arizona corporation to Steve W. Rebeil, husband of Helen A. Rebeil, as his sole and separate property, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 210.
10. Deed from Rebeil Estate, Inc., an Arizona corporation to the estate of Julia M. Rebeil, deceased, an undivided 123/195% interest, dated 3-19-75, recorded 3-16-75 in Docket 4982, page 211.
11. Decree of Distribution of the estate Julia M. Rebeil, deceased, awarding property to Steve W. Rebeil, an undivided 18.281% interest, Georgette Mehan, an undivided 14.932% interest, Bernice R. Dunn, an undivided 14.932% interest, and Leonie R. Pesqueira, an undivided 14.932% interest, dated 8-10-78, recorded 7-20-78 in Docket 5847, page 813.
12. Joint Tenancy Deed from Steve W. Rebeil, as his sole and separate property, Georgette Mehan, a widow, Bernice R. Dunn, a widow, and Leonie R. Pesqueira, a widow to Eric J. Nauhaus and Pamela P. Nauhaus, husband and wife, dated 5-30-79, recorded 6-18-79 in Docket 6051, page 768.
13. Deed from Eric J. Nauhaus and Pamela P. Nauhaus, husband and wife to Donald R. Jones and A. Dorris Jones, husband and wife, and Harry W. Shepard and Patricia P. Shepard, husband and wife, dated 1-3-80, recorded 1-23-80 in Docket 6201, page 188.
14. Deed from Donald R. Jones and A. Dorris Jones, husband and wife, and Harry W. Shepard and Patricia P. Shepard, husband and wife, to Tucson Associates Limited Partnership, an Arizona limited partnership, dated 7-9-83, recorded 7-22-83 in Docket 7079, page 1000.

CHAIN OF TITLE CONTINUES

CHAIN OF TITLE CONTINUED
117-06-096 & 097

15. Deed from Tucson Associates Limited Partnership, an Arizona limited partnership to De La Warr Investment Corporation, a Delaware corporation, dated 7-17-85, recorded 10-1-85 in Docket 7630, page 1643.
16. Order for Immediate Possession vs. De La Warr Investment Corporation, a Delaware corporation, awarding property to the city of Tucson, dated 5-19-87, recorded 5-26-87 in Docket 8042, page 2587.

CHAIN OF TITLE
117-06-098 & 099A

1. Deed from Roy A. Mere to Charles M. Ingham, dated 10-15-31, recorded 10-15-31 in Book 161 of Deeds, page 110. (098)
2. Deed from Milton Cole and Virginia C. Cole, husband and wife to A. L. Fell and Ellen G. Fell, husband and wife, dated 6-21-54, recorded 7-1-54 in Docket 730, page 87. (099A)
3. Deed of Distribution of the estate of Charles M. Ingham, deceased, awarding property to Charlotte Ingham, dated 1-21-57, recorded 2-11-57 in Docket 1090, page 428. (098)
4. Joint Tenancy Deed from Ellen G. Fell, a widow to John W. Gibson and Pearl L. Gipson, husband and wife, dated 2-1-73, recorded 2-2-73 in Docket 4448, page 675. (099A)
5. Decree of Distribution of the estate of Mollie Josephine Ingham, deceased, awarding property to Charles Maurice Ingham, as his sole and separate property, an undivided 1/12 % interest, John Davidson Ingham, as his sole and separate property, an undivided 1/12% interest, Bini Elizabeth Nathan, as her sole and separate property, an undivided 1/12% interest, Francis Harley Ingham, as his sole and separate property, an undivided 1/12% interest, Margaret Jeanne Spies, as her sole and separate property, an undivided 1/12% interest, and Charlotte H. Ingham and Frank H. Ingham, co-trustees, an undivided 1/2 % interest, dated 12-2-70, recorded 12-2-70 in Docket 3883, page 551. (098)

CHAIN OF TITLE CONTINUES

CHAIN OF TITLE CONTINUED
117-06-098 & 099A

6. Deed from Charlotte H. Ingham, a widow to Charlotte H. Ingham and Frank H. Ingham, co-trustees, dated 11-20-75, recorded 11-28-75 in Docket 5153, page 161. (098)
7. Joint Tenancy Deed from Charles Maurice Ingham, as his sole and separate property, an undivided 1/12 % interest, John Davidson Ingham, as his sole and separate property, an undivided 1/12% interest, Bini Elizabeth Nathan, as her sole and separate property, an undivided 1/12% interest, Francis Harley Ingham, as his sole and separate property, an undivided 1/12% interest, Margaret Jeanne Spies, as her sole and separate property, an undivided 1/12% interest, and Charlotte H. Ingham and Frank H. Ingham, co-trustees, an undivided 1/2 % interest, to John W. Gipson and Pearl L. Gipson, husband and wife, dated 5-2-77, recorded 5-26-77 in Docket 5534, page 58. (098)
8. Quit Claim Deed from John W. Gipson and Pearl L. Gipson, husband and wife to James D. Wezelman, a single man, dated 1-6-87, recorded 1-16-87 in Docket 7953, page 1237; and thereafter re-recorded 4-30-87 in Docket 8025, page 2271. (all)
9. Quit Claim Deed from James D. Wezelman, a single man to John W. Gipson and Pearl L. Gipson, husband and wife, dated 1-6-87, recorded 1-16-87 in Docket 7953, page 1242; and thereafter re-recorded 4-30-87 in Docket 8025, page 2273.
10. Quit Claim Deed from John W. Gipson and Pearl L. Gipson, husband and wife to James D. Wezelman, a single man, dated 1-6-87, recorded 1-16-87 in Docket 7953, page 1241.
11. Quit Claim Deed from James D. Wezelman, a single man, to John W. Gipson and Pearl L. Gipson, husband and wife, dated 1-6-87, recorded 1-16-87 in Docket 7953, page 1243.
12. Deed from John W. Gipson and Pearl L. Gipson, husband and wife to the city of Tucson, a municipal corporation, dated 4-28-87, recorded 4-30-87 in Docket 8025, page 2275.

CHAIN OF TITLE
117-06-100A

1. Decree of Distribution of the estate of Sadie E. Brewster, deceased, probate 1953, in the matter of Testamentary Trust Hawke-Brewster Trust appointing Arizona Trust Company, trustee, dated 2-2-55, recorded 4-11-55 in Docket 2093, page 599.
2. Deed from Arizona Trust Company, trustee of the Hawke-Brewster Trust to Frank H. Graham and Peggy G. Graham, husband and wife, and Donna A. Grove, an un married woman, dated 9-27-79, recorded 10-2-79 in Docket 6125, page 58.
3. Order for Immediate Possession vs. Frank H. Graham and Peggy G. Graham, husband and wife and Donna A. Grove, an unmarried woman, awarding property to the city of Tucson, dated 5-19-87, recorded 5-26-87 in Docket 8042, page 2582.

CHAIN OF TITLE

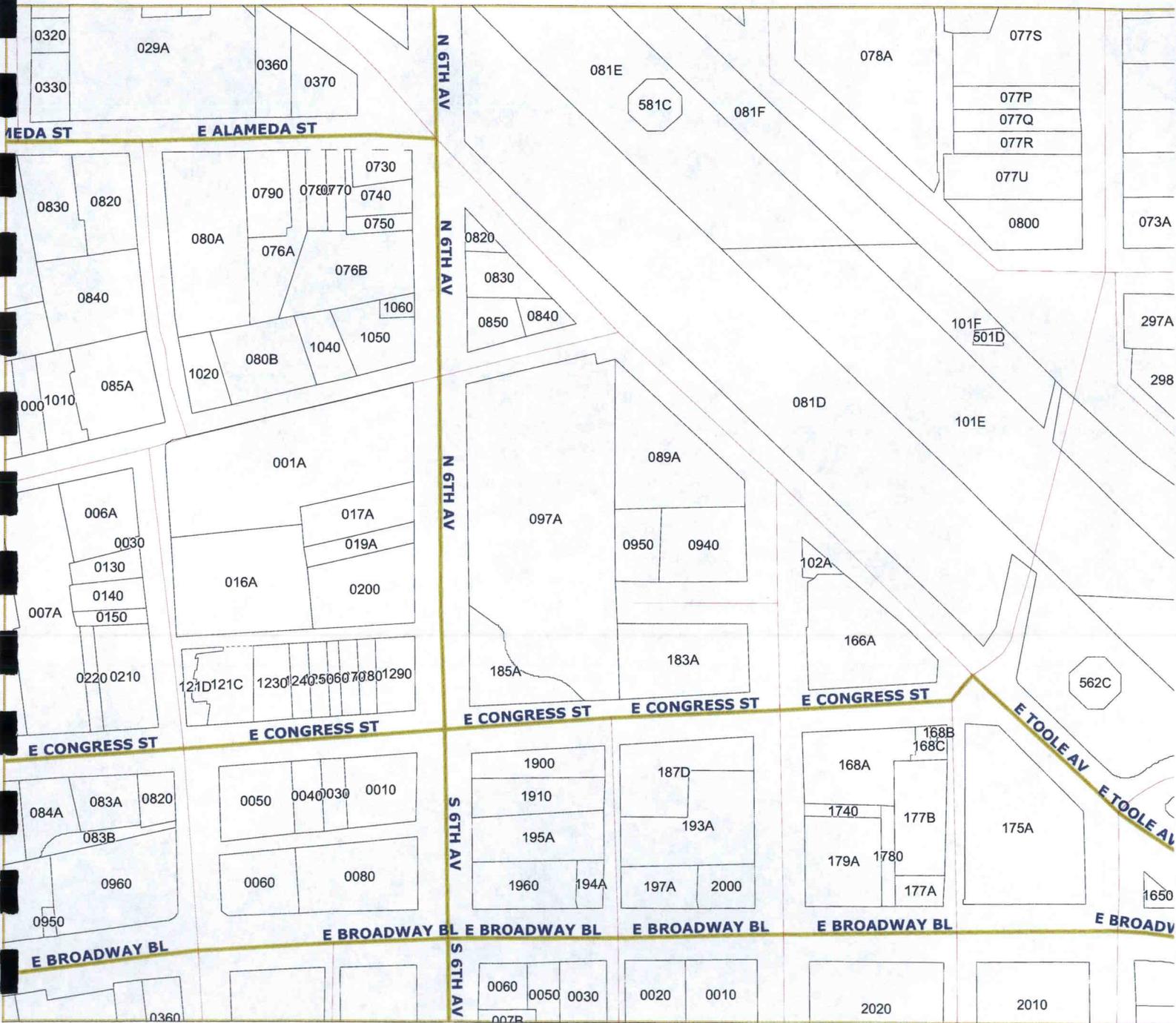
117-06-185

1. Deed from Adolfo Vasquez and Amelia de Vasquez, his wife to Andrus Rebeil, dated 10-13-1894, recorded 10-15-1894, recorded in Book 25 of Deeds, page 476.
2. Executor's Deed from Concepcion Rebeil and Julia Marie Rebeil, Executor's of the last will and testament of Andrus Rebeil, deceased to Rebeil Estates Inc., a corporation, dated 9-21-29, recorded 3-14-30 in Book 141 of Deeds, page 615.
3. Judgment and Decree from Pima County Court declaring Andrus Rebeil as an incompetent person, awarding property to Rebeil Estate, Inc., a corporation, dated 6-25-30, recorded 6-26-30 in Book 146 of Deeds, page 427.
4. Deed from Paul Rebeil to Rebeil Estate, Inc., a corporation, dated 9-21-29, recorded 3-19-30 in Book 141 of Deeds, page 617.
5. Deed from Julia Marie Rebeil, Steve Rebeil, Leonie Rebeil Pesqueira, formerly Leonie Rebeil to Rebeil Estate, Inc., a corporation, dated 9-17-29, recorded 3-19-30 in Book 141, page 619.
6. Deed from Rebeil Estate, Inc., an Arizona corporation to Julia M. Rebeil, deceased, an undivided 123/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 202.
7. Deed from Rebeil Estate, Inc., an Arizona corporation to Bernice R. Dunn, a widow, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 203.
8. Deed from Rebeil Estate, Inc., an Arizona corporation to Steve W. Rebeil, as his sole and separate property, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 204.

CHAIN OF TITLE CONTINUES

CHAIN OF TITLE CONTINUED
117-06-185

9. Deed from Rebeil Estate, Inc., an Arizona corporation to Georgette Mehan, a widow, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 205.
10. Deed from Rebeil Estate, Inc., an Arizona corporation to Leonie R. Pesqueira, a widow, an undivided 18/195% interest, dated 3-19-75, recorded 3-26-75 in Docket 4982, page 206.
11. Decree in the Matter of the estate Julia M. Rebeil, deceased, awarding property to Steve W. Rebeil, an undivided 18.281% interest, Georgette Mehan, an undivided 14.932% interest, Bernice R. Dunn, an undivided 14.932% interest, and Leonie R. Pesqueira, an undivided 14.932% interest, dated 8-10-78, recorded 7-20-78 in Docket 5847, page 813.
12. Quit Claim Deed from Helen A. Rebeil, wife of Steve Rebeil to Steve Rebeil, dated 4-19-79, recorded 6-14-79 in Docket 6049, page 755.
13. Deed from Steve W. Rebeil, as his sole and separate property, Georgette Mehan, a widow, Bernice R. Dunn, a widow, and Leonie R. Pesqueira, a widow to La Mesa Enterprises, dated 4-30-79, recorded 6-14-79 in Docket 6049, page 758.
14. Deed from La Mesa Enterprises to Presidio Associates, Arizona limited partnership, dated 8-19-83, recorded 8-29-83 in Docket 7105, page 938.
15. Order for Immediate Possession vs. Presidio Associates, an Arizona limited partnership; Steve W. Rebeil, as his sole and separate property; Georgette Mehan, a widow; and Berenice R. Dunn, a widow, awarding property to the city of Tucson, dated 5-19-87, recorded 5-26-87 in Docket 8042, page 2592; Final Order of Condemnation recorded 1-6-89 in Docket 8448, page 1664.



E ALAMEDA ST

E ALAMEDA ST

N 6TH AV

N 6TH AV

N 6TH AV

S 6TH AV

S 6TH AV

E CONGRESS ST

E BROADWAY BL

E TOOLE AV

E TOOLE AV



Pima County Department of Transportation

Technical Services - GIS Database Services

Parcel 117-06-097A

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
CITY OF TUCSON 00000-0000	TUCSON PTN LOT 3 & ALL LOTS 6,7,10 & 11 BLK 83 PTN LOT 2 BLK 92 & PTN ARIZONA AVE & PTN TENTH ST

Situs (property) address <small>(About situs addresses)</small>	Address sources		Adjust postal city:
	Permits	GIS	
111 E 10TH ST, TUCSON	✓	ZIP+4 Lookup	TUCSON
215 E CONGRESS ST, TUCSON	✓	ZIP+4 Lookup	TUCSON
207 E PENNINGTON ST, TUCSON	✓	ZIP+4 Lookup	TUCSON

Additional information for this parcel

- [Assessor Property Inquiry](#) from the [Pima County Assessor's Office](#). See [Tips for Using the Assessor's Web Pages](#) for information on **Assessor Record Maps** and more.
- [Real Estate Property Tax Inquiry](#) from the [Pima County Treasurers's Office](#).
- **Recorder's Information** from the [Pima County Recorder's Office](#)
 - [Recorded Documents](#) for Docket 8042, Page 2587.
 - [Voter Precinct and Districts](#) - Using 111 E 10TH ST
- [Subdivision Plat Map](#) for Book 3, Page 71.
- [Permits](#) (Ignore Back button. Dismiss new window after viewing.) from [Pima County Development Services](#).

- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12
- **Zoom to maps** of the parcel's area:

<p>Free Viewer!</p> <ul style="list-style-type: none"> • Main map • Orthophoto map • Floodplain map 	<p>Google™</p> <p><input checked="" type="checkbox"/> Parcel marker <input type="checkbox"/> Add markers?</p> <p>Google Maps</p> <p>Pick "Satellite" for photo. Help</p>	<p>map24</p> <p>Area Map - Using 111 E 10TH ST</p> <p>Owner's mailing zip must match the parcel's zip.</p>	<p>Maps On Us®</p> <p>Area Map - Using 111 E 10TH ST</p> <p>Owner's mailing zip must match the parcel's zip.</p>	<p>MAPQUEST™</p> <p>Area Map - Using 111 E 10TH ST</p> <p>Only works in the metro Tucson area.</p>
---	--	---	---	---

- **Parcel attributes derived from GIS data or by GIS overlay analysis:**
This information is inferred. It does not come from parcel records. **Accuracy is limited to that of the underlying GIS parcel data. All data subject to this disclaimer.**

<p>Floodplain status</p>	<p>City of Tucson jurisdiction. See City of Tucson Development Services Site Reviews or call (520) 791-5550 for floodplain information.</p>
<p>Parcel centroid coordinates</p>	<p>Approximately 32.222847 degrees latitude, -110.968129 degrees longitude.</p>
<p>Parcel area</p>	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 2.08 acres or 90,695 square feet.</p>



Pima County Department of Transportation

Technical Services - GIS Database Services

Parcel 117-06-185A

Read the [Disclaimer](#). Information is on this page is **unofficial**.

Mail name and address	Legal description
CITY OF TUCSON 00000-0000	TUCSON PTN LOTS 2 & 3 & PTN TENTH ST

Situs (property) address (About situs addresses)	Address sources
	Permits GIS Adjust postal city:
There is no situs address information.	

Additional information for this parcel

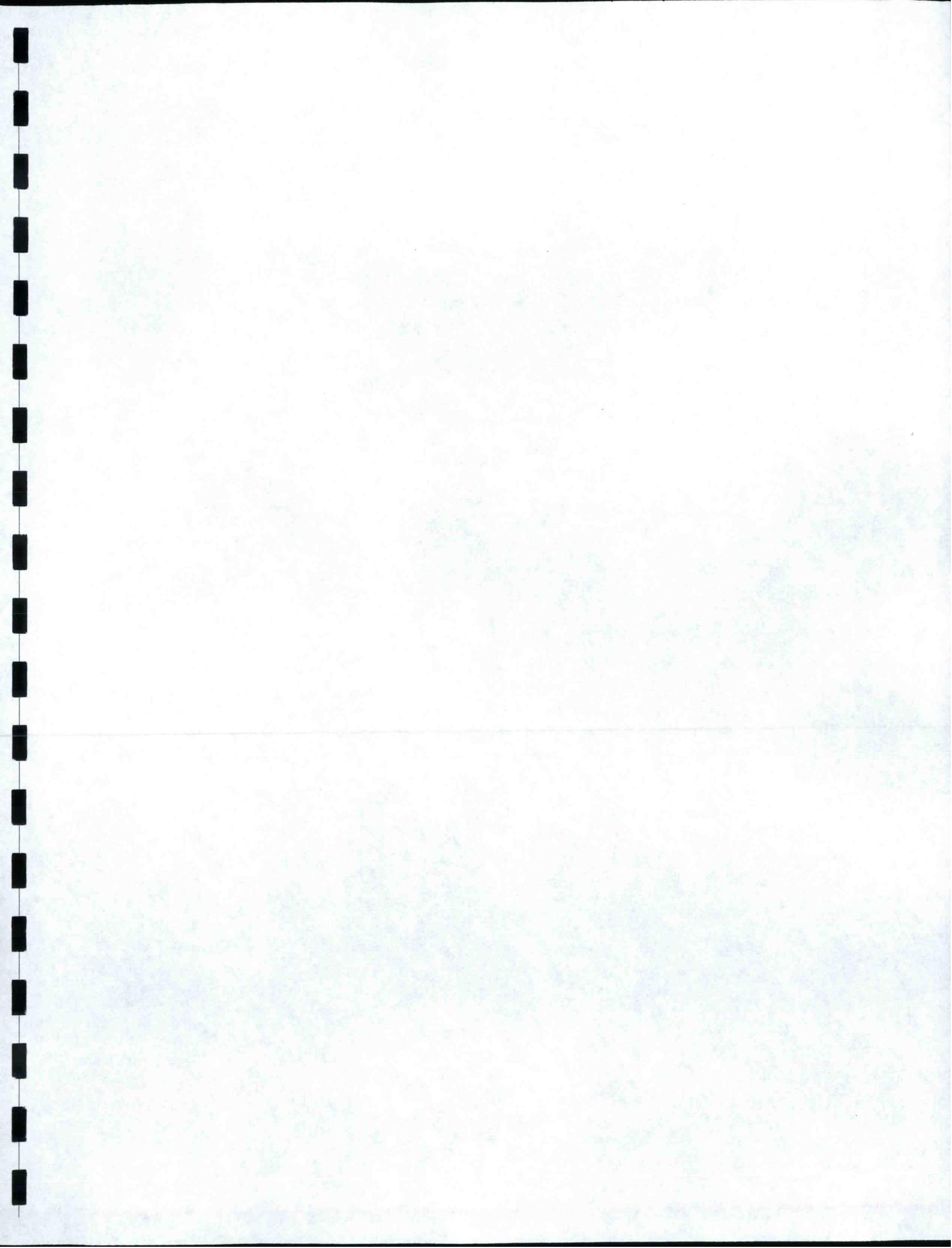
- [Assessor Property Inquiry](#) from the [Pima County Assessor's Office](#).
See [Tips for Using the Assessor's Web Pages](#) for information on **Assessor Record Maps** and more.
- [Real Estate Property Tax Inquiry](#) from the [Pima County Treasurers's Office](#).
- **Recorder's Information** from the [Pima County Recorder's Office](#)
 - [Recorded Documents](#) for Docket 12041, Page 3885.
 - Voter Precinct and Districts is not available because there is no parcel situs address information.
- [Subdivision Plat Map](#) for Book 3, Page 71.
- [Permits](#) (Ignore Back button. Dismiss new window after viewing.) from [Pima County Development Services](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12
- **Zoom to maps** of the parcel's area:



<p>Free Viewer!</p> <ul style="list-style-type: none"> • Main map • Orthophoto map • Floodplain map 	<p>Google™</p> <p><input checked="" type="checkbox"/> Parcel marker <input type="checkbox"/> Add markers?</p> <p>Google Maps</p> <p>Pick "Satellite" for photo. Help</p>
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- **Parcel attributes derived from GIS data or by [GIS overlay analysis](#):**
This information is inferred. It does not come from parcel records. **Accuracy is limited to that of the underlying GIS parcel data.** All data subject to this [disclaimer](#).

Floodplain status	City of Tucson jurisdiction. See City of Tucson Development Services Site Reviews or call (520) 791-5550 for floodplain information.
Parcel centroid coordinates	Approximately 32.222243 degrees latitude, -110.968324 degrees longitude.
Parcel area	<p>This is only an estimate from GIS data. The Subdivision Plat Map may also specify parcel area. See Finding Parcel Areas.</p> <hr/> <p>Approximately 0.24 acres or 10,554 square feet.</p>



MIKE BOYD. RECORDER
PIMA COUNTY. ARIZONA
CERTIFICATE OF RECORDING

10/02/89
10:00:00

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

10 PAGES	AT	\$	5.00
	CONVERSION FEE		.00
0 AFFIDAVIT	AT	2.00 EACH	.00
0 COPIES	AT	1.00 EACH	.00
0 POSTAGE	AT	1.00 EACH	.00
0 SEARCHES	AT	10.00 EACH	.00

NO. OF PAGES: 010
SEQUENCE: 89123206
DOCKET: 08634 PAGE: 0491

RECORDING TYPE: ORDINANCE
GRANTOR: TUCSON CITY OF
GRANTEE: ORD #7280

TOTAL 5.00

RBJ
DEPUTY RECORDER

2234 REC2

PICKUP

THE ABOVE SPACE FOR RECORDERS USE ONLY
TO BE RECORDED AS PART OF DOCUMENT

DO NOT DETACH CERTIFICATE FROM DOCUMENT

8634 491

ADOPTED BY THE
MAYOR AND COUNCIL

SEP 18 1969

ORDINANCE NO. 7280

RELATING TO REAL PROPERTY; VACATING PORTIONS OF ARIZONA AVENUE AND FENTE STREET RIGHTS-OF-WAY; DEDICATING CERTAIN CITY-OWNED PROPERTY AS PUBLIC RIGHT-OF-WAY; AND AUTHORIZING THE GRANT OF A UTILITY EASEMENT OVER A PORTION OF CITY OWNED PROPERTY IN RONSTADT TRANSIT CENTER, BLOCKS 83 AND 92 TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The property illustrated on the map attached hereto as Exhibit 1 and more fully described on Exhibit 2 attached hereto as "To Be Vacated" is vacated.

SECTION 2. The property illustrated on the map attached hereto as Exhibit 1 and more fully described on Exhibit 3 attached hereto as "To Be Dedicated" is dedicated as public right-of-way.

SECTION 3. The grant of a utility easement to Mountain States Telephone and Telegraph Company for existing facilities in connection with construction area needs of the proposed Ronstadt Transit Center, as described in the Grant of Easement attached hereto as Exhibit 4, and under the terms and conditions of said Exhibit 4, is authorized and approved.

SECTION 4. The Mayor and City Clerk are authorized and directed to sign and attest for and on behalf of the City of Tucson said Exhibit 4.

SECTION 5. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 6. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Tucson that this ordinance become immediately effective, an emergency is hereby declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, SEP 18 1989.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:

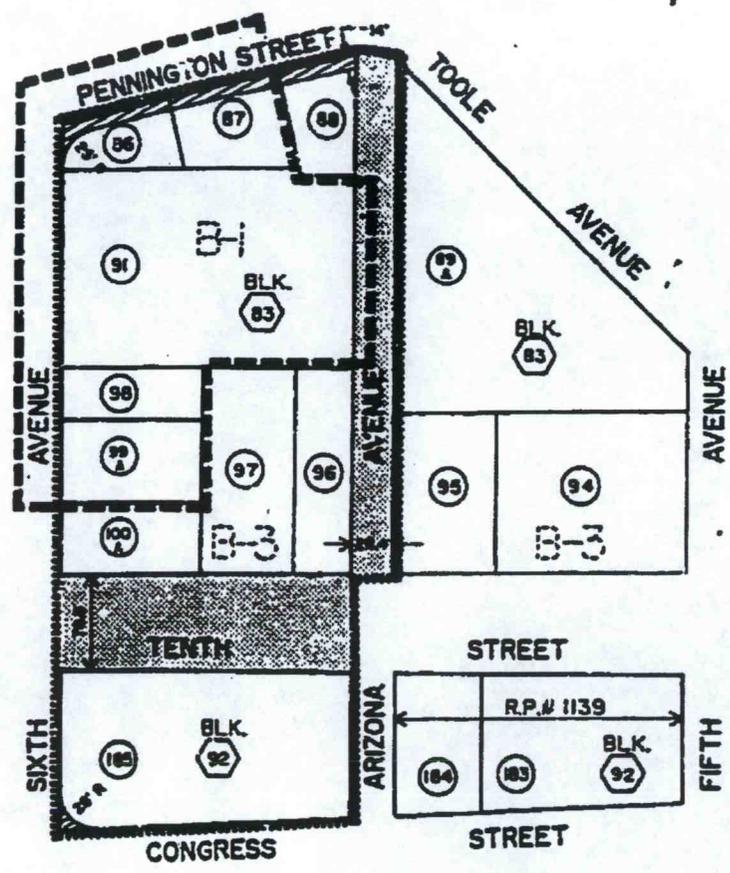
REVIEWED BY:


CITY ATTORNEY


CITY MANAGER


GWB:mg
9/01/89

CITY OF TUCSON



- LEGEND**
- RIGHTS OF WAY TO BE DEDICATED
 - RIGHTS OF WAY TO BE VACATED
 - ASSESSOR'S TAX CODE NUMBER
 - ZONING
 - ZONING BOUNDARY LINE
 - BLOCK NUMBER
 - BOUNDARY OF PROPOSED DOWNTOWN TRANSIT CENTER.

BASE MAP NO.1

Approved as to form
 9/7 19 82
 George W. Browning
 Asst. City Attorney

TAX CODE NO. 117-06 M/P 3/71 SEC. 12 T.J.4S. R.13E.

DR DGR APR 19 87	RIGHTS OF WAY TO BE VACATED AND DEDICATED	CITY OF TUCSON, ARIZONA ENGINEERING DIVISION
SCALE NO SCALE		PLAN NO. RES.# 87/19
APPROVED _____		

FORM 8-10

8634 494

CERTIFIED PAGE 3 of 8

TO BE VACATED

PARCEL I: All that portion of Arizona Avenue situate in Block 83 of the City of Tucson, Pima County, Arizona, according to the field notes, map and survey, made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of the City of Tucson (then Village) on June 25, 1872 which map is of record in the Office of the Recorder of said County in Book 3 of Maps and Plats at page 71, described as follows:

Beginning at the point of intersection of the east line of Sixth Avenue and the southerly line of Fernington Street as now established, said point bearing S.62°52'05"E., a distance of 44.66 feet from the City survey monument in the intersection of Sixth Avenue and Fernington Street;

thence N.76°28'29"E., along said southerly line, 189.74 feet to its intersection with the west line of Arizona Avenue;

thence S.00°25'00"E., along said west line, 14.37 feet to a point on a line parallel with and 14.00 feet southerly of, and measured at right angles to, said southerly line, being the TRUE POINT OF BEGINNING;

Thence N.76°28'29"E., along the easterly prolongation of said parallel line, 27.11 feet to a point on the east line of Arizona Avenue;

thence S.00°25'00"E., along said east line, 320.04 feet to the southwest corner of Lot 12 in said Block 83;

thence S.89°35'00"W., a distance of 26.40 feet to the southeast corner of Lot 11 in said Block 83;

thence N.00°25'00"E., along the west line of Arizona Avenue, 313.89 feet to the TRUE POINT OF BEGINNING.

PARCEL II: All that portion of Tenth Street bounded on the:

north, by the south line of Lot 11 in Block 83 of the City of Tucson, Pima County, Arizona, according to the field notes, map and survey, made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of the City of Tucson, (then Village) on June 26, 1872 which map is of record in the Office of the Recorder of said County in Book 3 of Maps and Plats at page 71;

east, by the southerly prolongation of the easterly line of Lot 11;

south, by the north line of Block 92 as shown on said map; And

west, by the southerly prolongation of the west line of said Block 83.

R.E.S. #87-18
BT:jml

8634 495

CERTIFIED PAGE 4 of 8

TO BE DEDICATEDPARCEL I:

All that portion of Block 83 of the City of Tucson, Pima County, Arizona, according to the field notes, map and survey, made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of the City of Tucson, (then Village) on June 26, 1872, which map is of record in the Office of the Recorder of said County in Book 3 of Maps and Plats at page 71, described as follows:

BEGINNING at the point of intersection of the east line of Sixth Avenue and the southerly line of Pennington Street as now established, said point bearing S.62°52'05"E., a distance of 44.66 feet from the City survey monument in the intersection of Sixth Avenue and Pennington Street;

THENCE N.76°28'29"E., along said southerly line, 189.74 feet to its intersection with the westerly line of Arizona Avenue as now established;

THENCE S.00°25'00"E., along said westerly line, 14.37 feet to a point on a line parallel with and 14.00 feet southerly of said southerly line of Pennington Street;

THENCE S.76°28'29"W., along said parallel line, 169.90 feet to a point of curvature;

THENCE southwesterly, along the arc of a circular curve to the left, having a radius of 25.00 feet and a central angle of 76°53'29", a distance of 33.55 feet to a point of cusp on the west line of said Block;

THENCE N.00°25' C'W., along said west line, 34.22 feet to the POINT OF BEGINNING.

PARCEL II:

All that portion of Block 92 of the City of Tucson, Pima County, Arizona, according to the field notes, map and survey made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of the City of Tucson, (then Village) on June 26, 1872, which map is of record in the Office of the Recorder of said County in Book 3 of Maps and Plats at page 71, described as follows:

BEGINNING at the northwest corner of said Block;

THENCE S.00°25'00"E., along the west line of said Block, 75.70 feet to a point of curvature, being the TRUE POINT OF BEGINNING;

THENCE southeasterly, along the arc of a circular curve to the left, having a radius of 25.00 feet and a central angle of 92°44'19", a distance of 40.46 feet to a point of cusp on a line parallel with and 60.00 feet northerly of, and measured at right angles to, the southerly line of Congress Street as established by that certain Deed of record in said County Recorder's Office in Book 30 of Deeds of Real Estate at page 158;

THENCE S.86°50'41"W., along said parallel line, 26.22 feet to its intersection with said westerly line of Block 92;

THENCE N.00°25'00"W., along said westerly line, 26.22 feet to the TRUE POINT OF BEGINNING.

R.E.S. #87-18
BT:jml&slg

8634 496

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

I hereby certify that the within
instrument was filed for record
in Pima County, State of Arizona.

No. _____
Book _____ Page _____

Witness my hand and Official Seal.
Indexed Paged Blotted

RICHARD J. KENNEDY
County Recorder

DATE: _____
Request of _____

EXEMPTIONS 42-1614(A-2)

By: _____
Deputy _____ Fee _____

RIGHT-OF-WAY EASEMENT
(Underground)

The undersigned Grantor (and each and all of them if more than one) for and in consideration of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by the Grantee the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado corporation, 931 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, lessees, licensees and agents, a Right-of-Way Easement and the right to construct, operate, maintain and remove such underground communication and other facilities, from time to time, as said Grantee may require in, on, through, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest to-wit:

See Attached EXHIBIT "A"

TOGETHER WITH the right of ingress and egress over and across the land of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary to preserve the above-mentioned communication facilities.

Any relocation, modification, etc. of existing utilities and/or existing or future public improvements necessitated by the grant of this easement or the Grantee's subsequent use of the easement area shall be at no expense to the Grantor. Following its installation of facilities within the easement area, Grantee shall return the construction site to original contours and shall replace vegetation to the satisfaction of the City.

This easement is granted without warranty, expressed or implied. By acceptance of this easement, the Grantee agrees to defend, indemnify and hold harmless the Grantor from any and all claims, demands, causes of action, or complaints whatsoever for damages (including costs, expenses and attorney's fees) resulting or arising from the granting of this easement and the Grantee's use thereof. However, nothing contained herein shall be construed to require Grantee to pay damages or to hold Grantor harmless against any claim arising, in whole or in part from the negligent or intentional acts of Grantor, its agents or employees.

R.E.S. #87-18

SJB:ldc

7/87
1 of 2

8634 4/1

EXHIBIT 4 TO ORDINANCE NO. 7280

CERTIFIED PAGE 6 of 8

The easterly 15.00 feet of the following described parcel:

All that portion of Arizona Avenue situate in Block 83 of the City of Tucson, Pima County, Arizona, according to the field notes, map and survey, made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of the City of Tucson (then Village) on June 26, 1872 which map is of record in the Office of the Recorder of said County in Book 3 of Maps and Plats at page 71, described as follows:

BEGINNING at the point of intersection of the east line of Sixth Avenue and the southerly line of Pennington Street as now established, said point bearing S.62°52'05"E., a distance of 44.66 feet from the City survey monument in the intersection of Sixth Avenue and Pennington Street;

THENCE N.76°28'29"E., along said southerly line, 189.74 feet to its intersection with the west line of Arizona Avenue;

THENCE S.00°25'00"E., along said west line, 14.37 feet to a point on a line parallel with and 14.00 feet southerly of, and measured at right angles to, said southerly line, being the TRUE POINT OF BEGINNING;

THENCE N.76°28'29"E., along the easterly prolongation of said parallel line, 27.11 feet to a point on the east line of Arizona Avenue;

THENCE S.00°25'00"E., along said east line, 320.04 feet to the southwest corner of Lot 12 in said Block 83;

THENCE S.89°35'00"W., a distance of 26.40 feet to the southeast corner of Lot 11 in said Block 83;

THENCE N.00°25'00"W., along the west line of Arizona Avenue, 313.89 feet to the TRUE POINT OF BEGINNING.

R.E.S. #87-18
BT:slg

8634 497

Certificate of Clerk

• City of Tucson •

State of Arizona)
County of Pima) ss

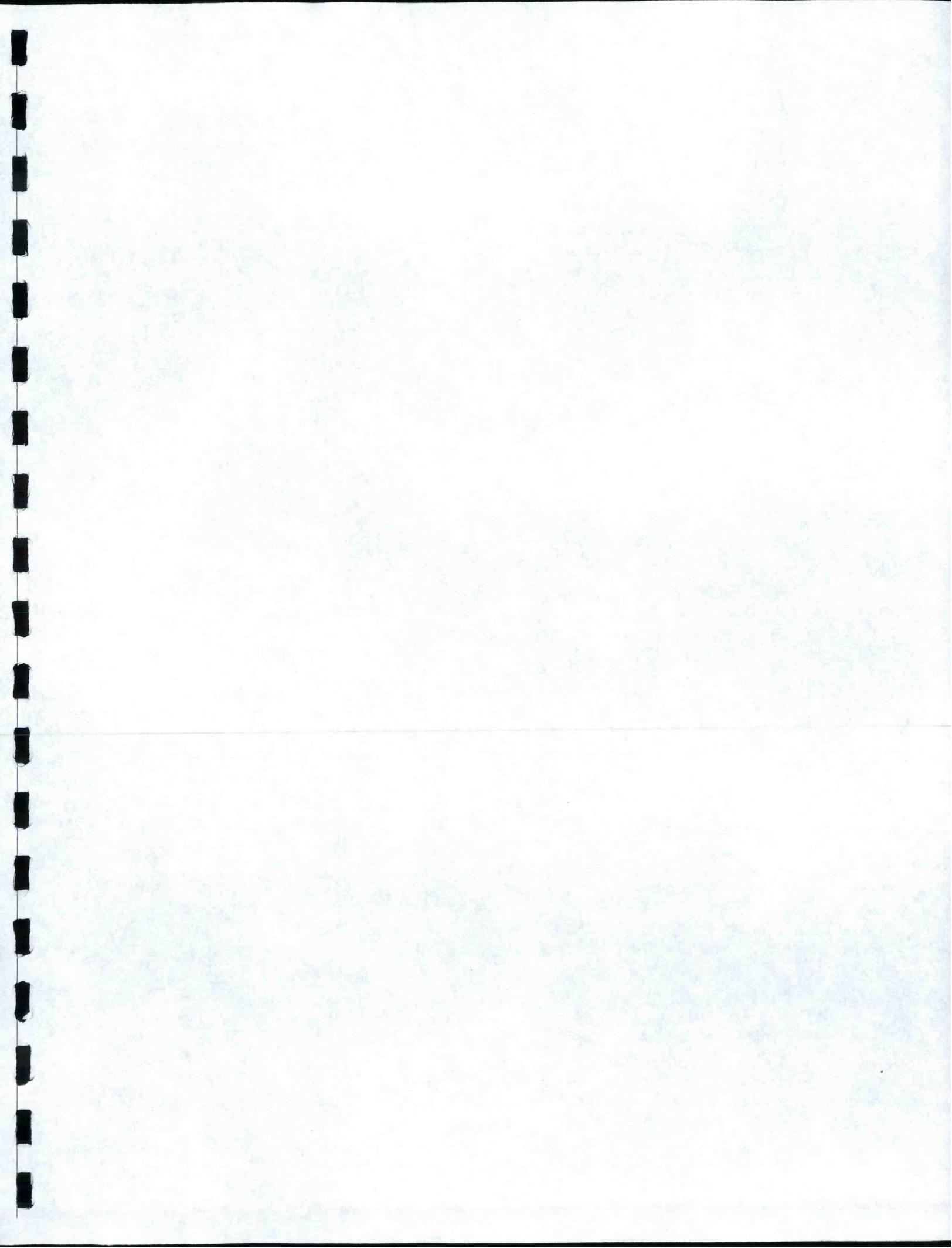
I, Donald L. De Ment, the duly appointed and qualified City Clerk of the City of Tucson, Arizona, do hereby certify that the foregoing is a true, correct, and compared copy of Ordinance No. 7280, which was passed and adopted by the Mayor and Council of the City of Tucson, Arizona, at a meeting held on the 18th day of September, 19 89, at which a quorum was present, by the affirmative vote of not less than five-sixths of the Council, taken by ayes and nays.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 28th day of September, 19 89

Total of 8 page(s) certified.

Donald L. De Ment
City Clerk

8634 500



F. ANN RODRIGUEZ, RECORDER
RECORDED BY: RBP
DEPUTY RECORDER
3591 PE3

CCCLR
TUCSON CITY CLERK
255 W ALAMEDA
TUCSON AZ 85701



DOCKET: 12041
PAGE: 3885
NO. OF PAGES: 3
SEQUENCE: 20030840569
05/01/2003
QCDEED 16:30

PICKUP

AMOUNT PAID \$ 7.00

Quit Claim Deed

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Tucson, an Arizona municipal corporation, does hereby quit claim to City of Tucson, an Arizona municipal corporation any interest of the City of Tucson in the following real property situated in Pima County, Arizona:

SEE ATTACHED EXHIBIT "A"

Affidavit Exempt: A.R.S. § 11-1134(A)(3)

This quitclaim deed is given pursuant to Ordinance No. 8614 of the Ordinances of the Mayor and Council of the City of Tucson, Arizona.

Dated this 28th day of April, 2003

CITY OF TUCSON

Mayor

ATTEST:

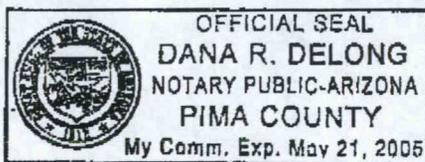
City Clerk

APPROVED AS TO FORM:

Principal Assistant City Attorney

STATE OF ARIZONA)
)ss.
COUNTY OF PIMA)

This instrument was acknowledged before me this 29 day of April, 2003, by ROBERT E. WALKUP, as Mayor, and KATHLEEN S. DETRICK, as City Clerk of the City of Tucson, a municipal corporation, as the Act of said municipal corporation.


Notary Public

RP 2921

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EXHIBIT "A" PAGE 1 OF 2

PARCEL 1

DESCRIPTION OF PARCEL LYING WITHIN ABANDONED TENTH STREET

That portion of abandoned TENTH STREET, according to the plat recorded in Book 3 of Maps and Plats at Page 70, Records of Pima County, Arizona, described as follows;

BEGINNING at the northwest corner of Block 92 of said CITY OF TUCSON;

THENCE N 89° 35' 00" E along the north line of said Block 92 a distance of 48.48 feet to a point on the arc of a non-tangent curve concave to the west, a radial line of said curve through said point having a bearing of N 69° 30' 26" E;

THENCE northerly and westerly along the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of 33° 55' 28" for an arc distance of 14.80 feet to a point of tangency;

THENCE N 54° 25' 02" W 49.07 feet to the northerly projection of the west line of said Block 92;

THENCE S 00° 25' 02" E along said northerly projection a distance of 40.48 feet to the POINT OF BEGINNING;

Containing 0.025 acres, more or less.

PARCEL 2

DESCRIPTION OF PARCEL THAT WAS CONVEYED FROM "PRESIDIO ASSOCIATED" TO CITY OF TUCSON

That portion of Lots 2 and 3, Block 92, CITY OF TUCSON, according to the plat recorded in Book 3 of Maps and Plats at Page 70, Records of Pima County, Arizona, described as follows;

BEGINNING at the northwest corner of said Block 92;

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EXHIBIT "A" PAGE 2 OF 2

PARCEL 2 (Continued)

THENCE N 89° 35' 00" E along the north line of said block 92, a distance of 48.48 feet to a point on the arc of a non-tangent curve concave to the west, a radial line of said curve through said point having a bearing of N 69° 30' 26" E;

THENCE southerly along the arc of said curve, to the right, having a radius of 25.00 feet and a central angle of 20° 04' 32" for an arc distance of 8.76 feet to a point of reverse curvature of a tangent curve concave to the northeast;

THENCE southerly and easterly along the arc of said curve, to the left, having a radius of 55.00 feet and a central angle of 90° 00' 00" for an arc distance of 86.39 feet to a point of reverse curvature of a tangent curve concave to the southwest;

THENCE easterly along the arc of said curve, to the right, having a radius of 55.00 feet and a central angle of 45° 00' 00" for an arc distance of 43.20 feet to a point of tangency;

THENCE S. 45° 25' 03" E 20.71 feet to the north right-of-way line of CONGRESS STREET;

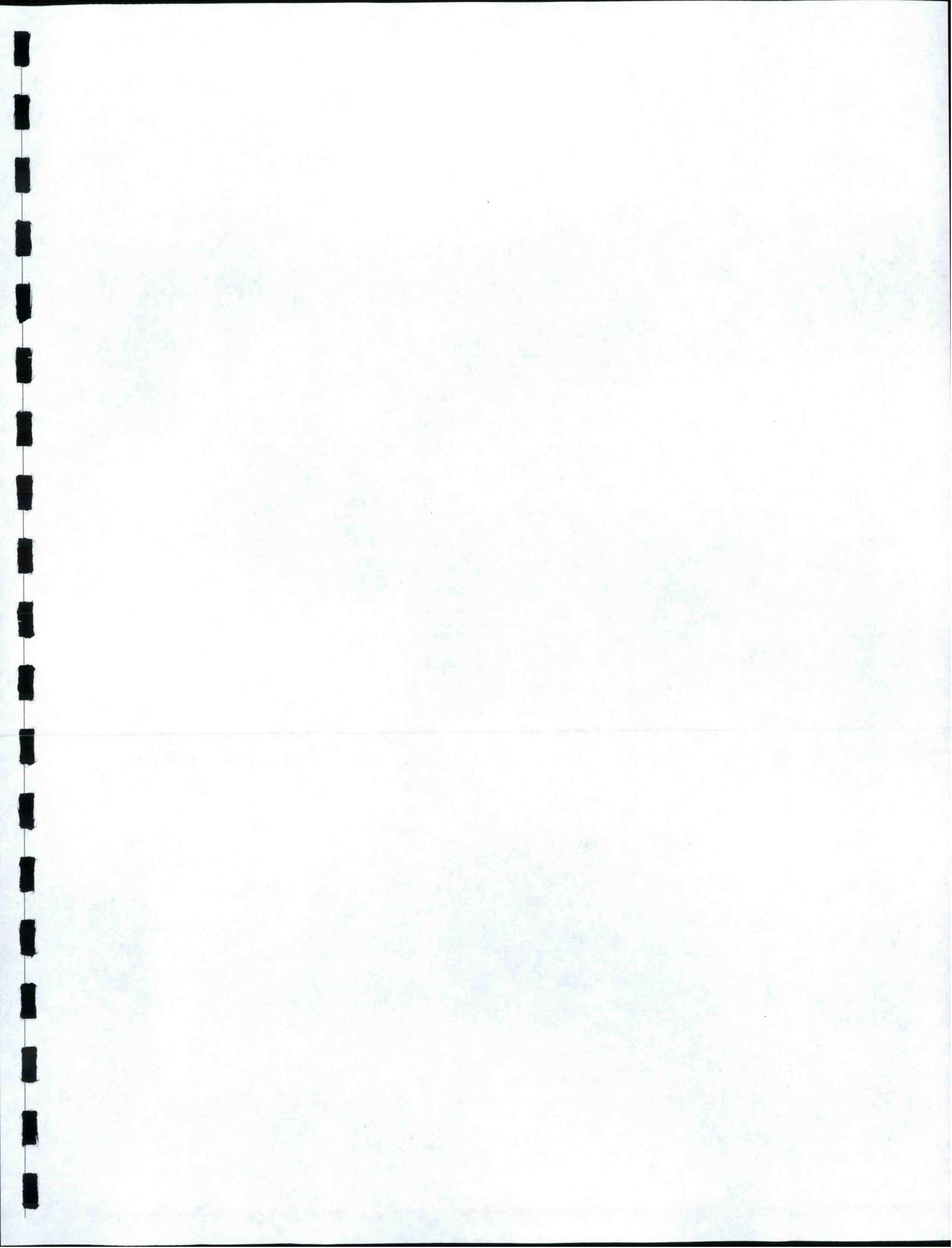
THENCE S 86° 50' 41" W along said right-of-way line a distance of 158.72 feet to the west line of said Block 92;

THENCE N 00° 25' 00" W along said west line of Block 92, a distance of 101.92 feet to the POINT OF BEGINNING;

Containing 0.201 acres, more or less.

RP 2921

2043887



PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

05/13/97
16:22:00

NO. OF PAGES: 005
SEQUENCE: 87078970 DOCKET: 08034 PAGE: 2522
RECORDING TYPE: ORDER
GRANTOR: THIKOLL LEON
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON, AZ 85701
602-791-4213

JEB
DEPUTY RECORDER

5 PAGES	AT	\$	3.00
CONVERSION FEE			.00
0 AFFIDAVIT	AT	2.00 EACH	.00
0 COPIES	AT	1.00 EACH	.00
0 POSTAGE	AT	1.00 EACH	.00
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TOTAL 3.00

AMOUNT PAID \$ 3.00

2012 REC3 AMOUNT DUE \$ 3.00

THE ABOVE SPACE FOR RECORDERS USE ONLY

TO BE RECORDED AS PART OF DOCUMENT

8034 2522

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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FREDERICK S. DEAN
City Attorney
TOBIN ROSEN
Assistant City Attorney
P.O. Box 27210
Tucson, AZ 85726-7210
Telephone: 791-4221
Attorneys for Plaintiff

1987 MAY 12 PM 3:17

BY: P. PATTISON, DEPUTY

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PIMA

CITY OF TUCSON, a municipal corporation,

Plaintiff,

vs.

LEON THIKOLL and LOIS THIKOLL,
husband and wife; JIN KUO DORN
and JIN LEE YIU KAU, husband and
wife,

Defendants.

NO: 241798

STIPULATION AND ORDER FOR
IMMEDIATE POSSESSION

(Assigned to Judge
Buchanan)

Plaintiff, CITY OF TUCSON, and Defendants LEON THIKOLL
and LOIS THIKOLL, husband and wife, by and through their respec-
tive attorneys and pursuant to A.R.S. Sec. 12-1116, hereby stipu-
late as follows with respect to the above-numbered eminent
domain action:

1. That the use for which the property described in
Paragraph Two of the Complaint is sought to be condemned is a
public use authorized by law and the possession of said property
is necessary to said use.

2. That upon deposit with the Clerk of the Pima County
Superior Court of a bond in the sum of Eighty Two Thousand

8034 2523

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4669

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

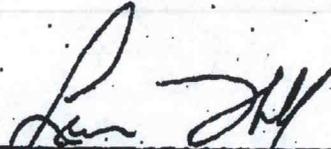
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Dollars (\$82,000.00), the City of Tucson shall be entitled without further court order, to immediate possession of the property described in Paragraph Two of the Complaint. This stipulation is without prejudice to Defendants claiming additional compensation at trial.

3. That Leon Thikoll, Defendant, may withdraw any or all of the \$82,000.00 deposited as a bond without further notice of the Court, PROVIDED HOWEVER, that prior to paying any of said money to Defendants, said Defendant shall first pay off all mortgages and/or tax liens or other liens or encumbrances presently existing against the subject property and improvements.

4. That the hearing of the Order to Show Cause based on the Plaintiff's Application for Immediate Possession, which is now scheduled for June 15, 1987, at 1:30 p.m., may be vacated.

DATED: This 6 day of May, 1987.



LEON THIKOLL
Defendant

FREDERICK S. DEAN
City Attorney

BY: 

TOBIN ROSEN
Assistant City Attorney
Attorneys for Plaintiff

8034 2524

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

ORDER

1
2 The Plaintiff having filed a Complaint in eminent domain
3 and having applied for immediate possession of the property
4 hereinafter described and pursuant to A.R.S. Sec. 12-1116, and
5 the foregoing Stipulation, it is hereby:

6 ORDERED that the use for which the Plaintiff seeks con-
7 demnation of the property described below is a public use autho-
8 rized by law and that the taking of said property is necessary
9 for said use.

10 Upon deposit with the Clerk of the Pima County Superior
11 Court of an immediate possession bond in the amount of Eighty
12 Two Thousand Dollars (\$82,000.00), the Plaintiff, CITY OF
13 TUCSON, shall be entitled without further court order to imme-
14 diate possession and use, for the purpose described in the Com-
15 plaint, the property described in Paragraph Two of the Com-
16 plaint, to wit:

17
18 All that part of Lots 3 and 6 in Block 83 of the
19 City of Tucson, Pima County, Arizona, according to
20 the field notes, map and survey made and executed
21 by S.W. Foreman and approved and adopted by the
22 Mayor and Common Council of the City of Tucson
(then Village) on June 26, 1872, which map or plat
is of record in the office of the County Recorder
of Pima County, Arizona in Book 3 of Maps and
Plats at page 70 thereof, described as follows:

23 Beginning at the southeast corner of the intersec-
24 tion of the east line of Sixth Avenue and the
25 south line of the Pennington Street in the City of
26 Tucson, as now established, which point is situate
south 62°48'36" E., 44.69 feet from the City sur-
vey monument at the intersection of Sixth Avenue
and Pennington Street;

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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Thence, North 76°31' E., along the south line of Pennington Street, 68.00 feet to a point;

Thence, South 13°13' E., 45.38 feet to a point;

Thence, South 89°35' W., 76.29 feet to a point on the west boundary line of said Block 83;

Thence, North 0°25' W., along the west boundary line of said Block 83, a distance of 28.88 feet to the point of beginning.

IT IS FURTHER ORDERED:

That Leon Thikoll, Defendant, may withdraw any or all of the \$82,000.00 bond posted by Plaintiff, without further order of the Court, PROVIDED HOWEVER, that before paying any of said money to Defendants, said Defendant shall first pay off any and all mortgages and/or tax liens or encumbrances now existing against the subject land and improvements.

That the hearing of the Plaintiff's Application for Immediate Possession and Order to Show Cause now scheduled for June 15, 1987, at 1:30 p.m. be and hereby is vacated.

DATED: This 11 day of May, 1987.

Robert J. ...
JUDGE OF THE SUPERIOR COURT

APPROVED AS TO FORM:

Tobin Rosen
TOBIN ROSEN
Attorney for Plaintiff

Leon Thikoll
LEON THIKOLL
Defendant

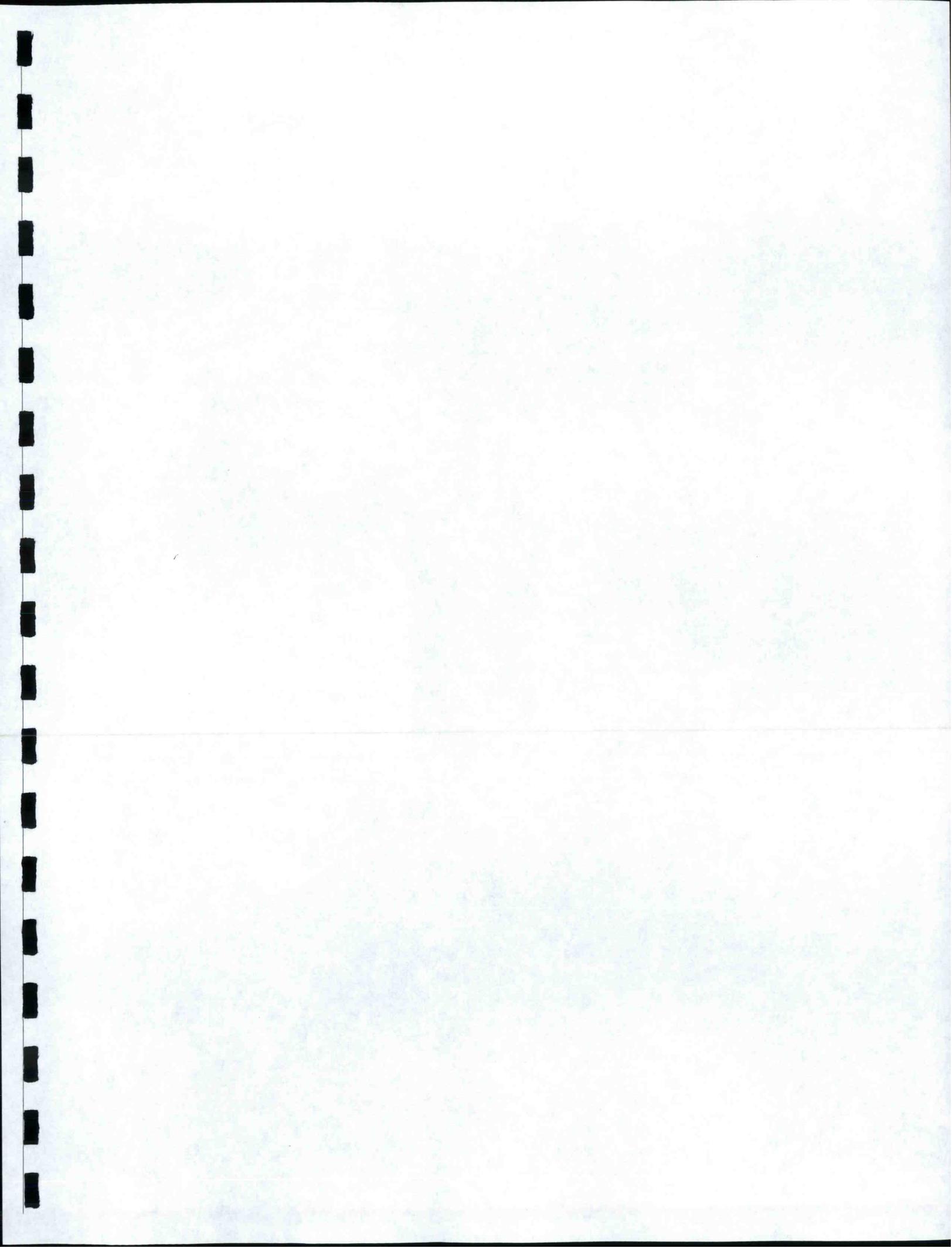
STATE OF ARIZONA }
COUNTY OF PIMA. } 88-

The foregoing instrument is a full, true, and correct copy of the original on file in this office.

Attested 12 May 19 87
JAMES N. CORBETT, Clerk

By *James N. Corbett* Deputy

8034 2526



PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

06/09/87
15:39:00

NO. OF PAGES: 004
SEQUENCE: 87096619 DOCKET: 08052 PAGE: 3008
RECORDING TYPE: ORDER
GRANTOR: GREAT WESTERN ASSOCIATES V +
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

JEB
DEPUTY RECORDER

4 PAGES	AT	\$	3.00
CONVERSION FEE			.00
0 AFFIDAVIT	AT	2.00 EACH	.00
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TOTAL 3.00

AMOUNT PAID \$.00
2012 REC3 AMOUNT DUE \$	3.00

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8052 3008

REC-2415 • Form 3016/308, 1/29/87
Pima County Recorder's Office

FILED

1987 JUN -8 PM 3:09

JAMES M. ... DEPUTY

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FREDERICK S. DEAN
City Attorney
TOBIN ROSEN
Assistant City Attorney
P.O. Box 27210
Tucson, AZ 85726-7210
Telephone: 791-4221
Attorneys for Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PIMA

CITY OF TUCSON, a municipal corporation,
Plaintiff,
vs.
GREAT WESTERN ASSOCIATES V, a limited partnership; DAVE KAPLAN and GEORGIA MAY KAPLAN, as tenants in common,
Defendants.

NO: 241790
ORDER OF IMMEDIATE POSSESSION
(Assigned to Judge Rodriguez)

The Plaintiff's application for immediate possession of the real property sought to be condemned by this action having come on regularly for hearing, notice of said hearing having been given as required by law, and evidence having been given as to the probable damages to the persons having an interest in the real property sought to be condemned, and

It further appearing to the Court that the proceedings in eminent domain were started according to law, and that the use for which the Plaintiff seeks to condemn the subject property is a public use authorized by law, and that the taking of said property is necessary for said use, it is:

4

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

1 ORDERED:

2 Pursuant to A.R.S. Sec. 12-1116, when the Plaintiff has
3 deposited with the Clerk of the Pima County Superior Court a
4 bond in the amount of Two hundred thousand dollars
5 (~~\$200,000.00~~), the Plaintiff without further Court Order shall be
6 entitled to immediate possession of the real property sought to
7 be condemned by this action, for the purpose described in the
8 Complaint, which property is described as follows:

9
10 All that part of Lots 3 and 6 in Block 83 of the
11 City of Tucson, Pima County, Arizona according to
12 the field notes, survey and map as made and ex-
13 ecuted by S.W. Foreman and approved and adopted by
14 the Mayor and Common Council of said City, then
15 Village, of Tucson on June 26, 1872, a certified
16 copy of which map is of record in the office of
17 the County Recorder of Pima County, Arizona, in
18 Book 3 of Maps and Plats at page 70 thereof, de-
19 scribed as follows:

20 Beginning at the southeast corner of the intersec-
21 tion of the east line of Sixth Avenue and the
22 south line of Pennington Street in the City of
23 Tucson, as now established, which point is situate
24 south 62°48'36" E., 44.69 feet from the City
25 survey monument at the intersection of Pennington
26 Street with Sixth Avenue;

 Thence, North 76°31' E., along the south line of
Pennington Street, 68.00 feet to a point, being
the true place of beginning of the property hereby
described;

 Thence, from said true point of beginning North
76°31' E., along the south line of Pennington
Street, 71.71 feet to a point, which point is
South 76°31' W., 50 feet from the west line of
26.4 foot alley running north and south through
said Block;

 Thence, South 13°13' E., a distance of 62.00
feet to a point;

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Thence, South 89°35' W., a distance of 73.54 feet to a point;

Thence, North 13°13' W., a distance of 45.38 feet to the true place of beginning.

IT IS FURTHER ORDERED that Defendants may withdraw any bond posted by Plaintiff, without further order of the Court, PROVIDED HOWEVER, that before paying any money to Defendants, said Defendants shall first pay off or satisfy any and all mortgages and/or tax liens or other liens or encumbrances including leases now existing against the subject land and improvements.

DATED: This 8th day of June, 1987.

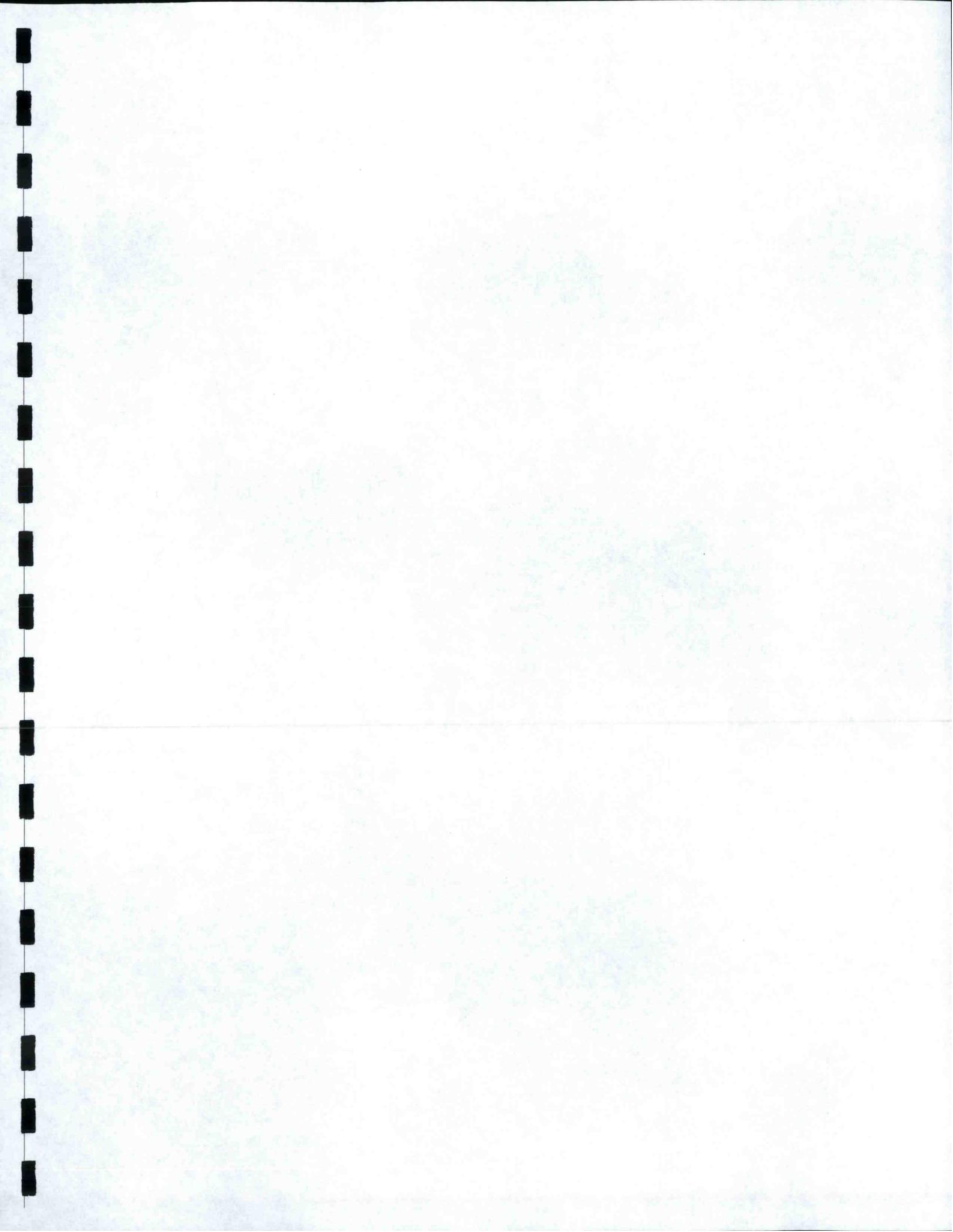
Jana S. Rodriguez
JUDGE OF THE SUPERIOR COURT

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attested June 8 1987
JAMES A. CORBETT, Clerk
By *[Signature]* Deputy

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210



DO NOT DETACH CERTIFICATE FROM DOCUMENT

PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

06/23/88
09:59:00

NO. OF PAGES: 004
SEQUENCE: 88081676 DOCKET: 08314 PAGE: 1083
RECORDING TYPE: ORDER
GRANTOR: PETERSON THOMAS H +
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

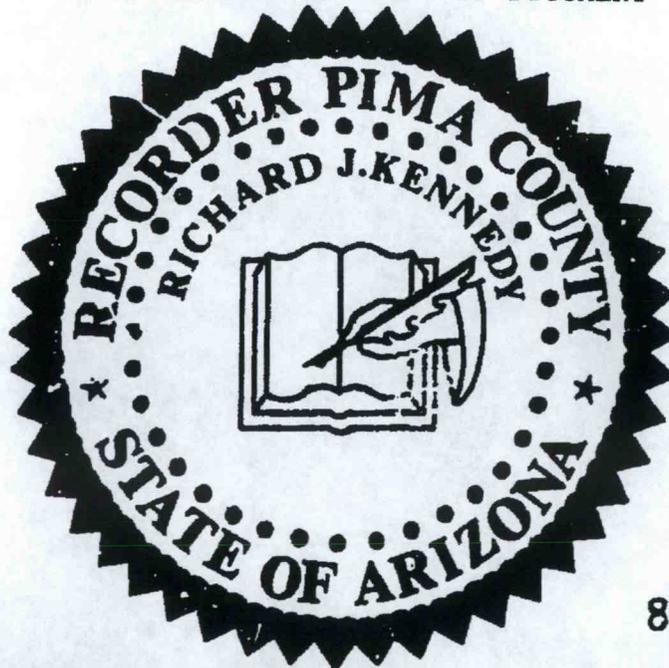
4 PAGES	AT	\$	3.00
CONVERSION FEE:			
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0 COPIES	AT	1.00 EACH	.00
0 POSTAGE	AT	1.00 EACH	.00
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TOTAL 3.00

RBJ
DEPUTY RECORDER

2234 REC2

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Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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from the intersection of the east boundary line of Sixth Avenue with the said south boundary line of Pennington Street, and which point is also 50 feet southwesterly from the intersection of said south boundary line of Pennington Street with the west boundary line of a 26.4 foot alley running north and south through said Block 83;

Thence, northeasterly along the said south boundary line of Pennington Street, as now established, for a distance of 50 feet to the said intersection of said south boundary line of Pennington Street with the west boundary line of said alley;

Thence, southerly along the said west boundary line of said alley for a distance of 76 feet to a point;

Thence, westerly and parallel with the south boundary line of said Block 83, for a distance of 33.89 feet to a point;

Thence, northwesterly for a distance of 66.31 feet, more or less, to the place of beginning.

and awarding compensation to the parties entitled thereto, and it appearing that said Judgment has been paid and satisfied, it hereby is:

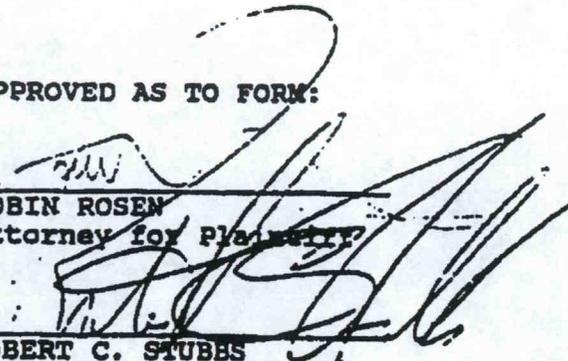
ORDERED that the real property described above is condemned for use by the City of Tucson for a public use, and that all rights, title and interest in and to said property hereby are vested in fee simple in the City of Tucson.

DATED: This 17 day of June, 1988.

P. J. Fink
JUDGE OF THE SUPERIOR COURT

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APPROVED AS TO FORM:


TOBIN ROSEN
Attorney for Plaintiff

ROBERT C. STUBBS
Attorney for Defendants
Peterson

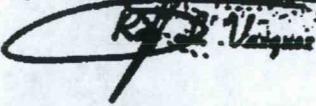
Office of the City Attorney
P.O. Box 27210
Phoenix, Arizona 85226 7210

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

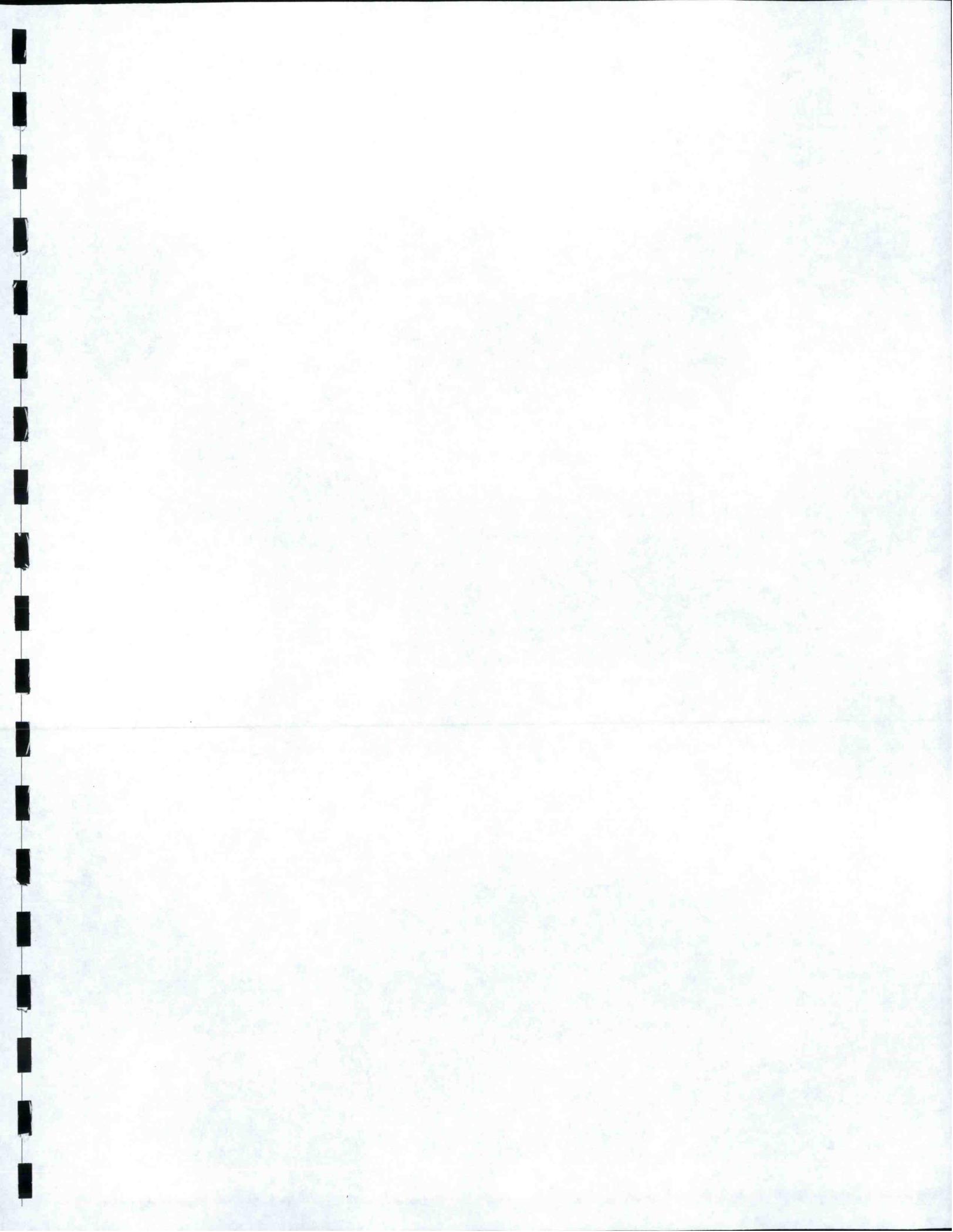
The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attested: 21 June 1986
JAMES N. CORREIA, Clerk

By  Deputy



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DO NOT DETACH CERTIFICATE FROM DOCUMENT

PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

06/23/89
09:59:00

NO. OF PAGES: 004
SEQUENCE: 86061675 DOCKET: 08314 PAGE: 1079
RECORDING TYPE: ORDER
GRANTOR: INDUSTRIAL LAND CO
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

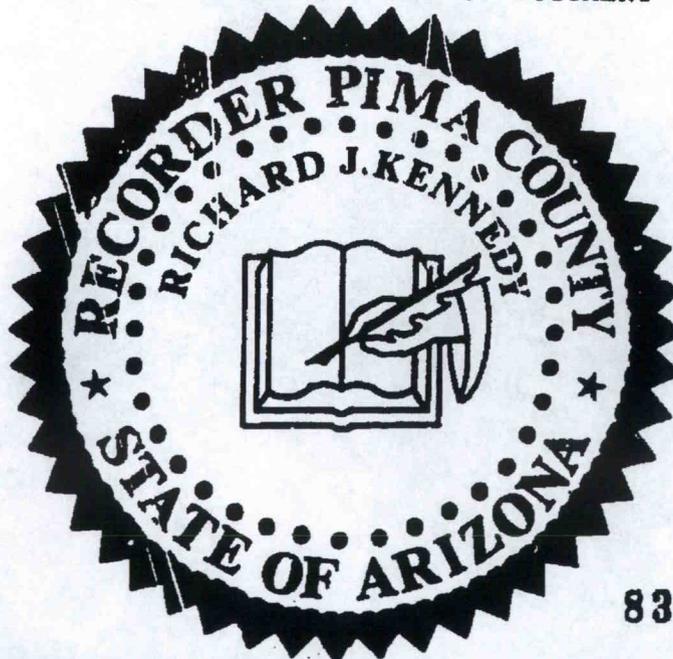
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TOTAL 3.00

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DEPUTY RECORDER

2234 REC2

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JUN 16 1988

RICHARD HANNAH

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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FREDERICK S. DEAN
City Attorney
TOBIN ROSEN
Assistant City Attorney
P.O. Box 27210
Tucson, AZ 85726-7210
Telephone: 791-4221
Attorneys for Plaintiff

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PIMA

CITY OF TUCSON, a municipal
corporation,

Plaintiff,

vs.

INDUSTRIAL LAND COMPANY, an
Arizona corporation,

Defendants.

NO: 241794
FINAL ORDER OF
CONDEMNATION
(Assigned to Judge Hannah)

Judgment having been previously entered in the above
numbered eminent domain action condemning the property described
as follows:

All of Lot 7 and all that part of Lot 6 in Block
83 of the City of Tucson, Pima County, Arizona, ac-
cording to the field notes, map and survey made
and executed by S.W. Foreman and approved and
adopted by the Mayor and Common Council of the
City of Tucson (then Village) on June 26, 1872, a
copy of which map is of record in the office of
the County Recorder of Pima County, Arizona, in
Book 3 of Maps and Plats at page 70 thereof, de-
scribed as follows, to wit:

Beginning at the southwest corner of said Lot 6 in
Block 83;

Office of the City Attorney
P.O. Box 27216
Tucson, Arizona 85726-7210

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Thence, North $0^{\circ}25'$ W., along the west boundary of said Lot 6, a distance of 58.59 feet to a point;

Thence, North $88^{\circ}41'$ E., a distance of 76.34 feet to a point;

Thence, North $13^{\circ}13'$ W., a distance of 0.17 feet to a point;

Thence, North $89^{\circ}35'$ E., a distance of 73.54 feet to a point;

Thence, South $13^{\circ}13'$ E., 4.89 feet to a point;

Thence, South $89^{\circ}48'20''$ E., a distance of 32.89 feet to a point on the east boundary of said Lot 6;

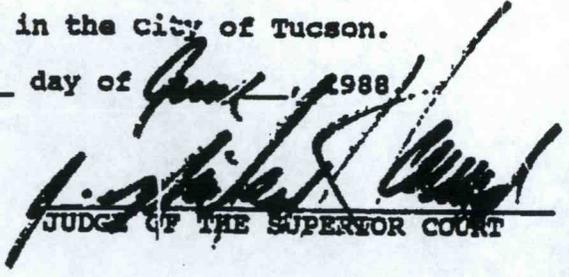
Thence, South $0^{\circ}25'$ E., along the east boundary of said Lot 6, a distance of 74.87 feet to the southeast corner of said Lot 6;

Thence, South $89^{\circ}35'$ W., along the south boundary of said Lot 6, a distance of 184.80 feet to the place of beginning.

and awarding compensation to the parties entitled thereto, and it appearing that said Judgment has been paid and satisfied, it hereby is:

ORDERED that the real property described above is condemned for use by the City of Tucson for a public use, and that all rights, title and interest in and to said property hereby are vested in fee simple in the city of Tucson.

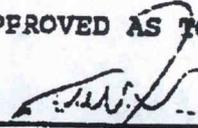
DATED: This 17 day of June, 1988.


JUDGE OF THE SUPERIOR COURT

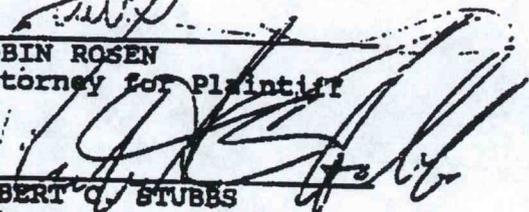
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P.O. Box 27210
Tucson, Arizona 85726-7210

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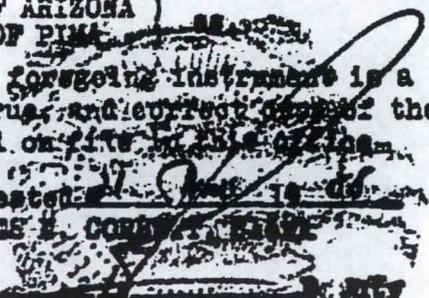


TOBIN ROSEN
Attorney for Plaintiff



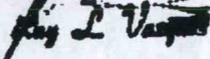
ROBERT C. STUBBS
Attorney for Defendant

STATE OF ARIZONA)
COUNTY OF PIMA)
The foregoing instrument is a
full, true and correct copy of the
original on file in this office.

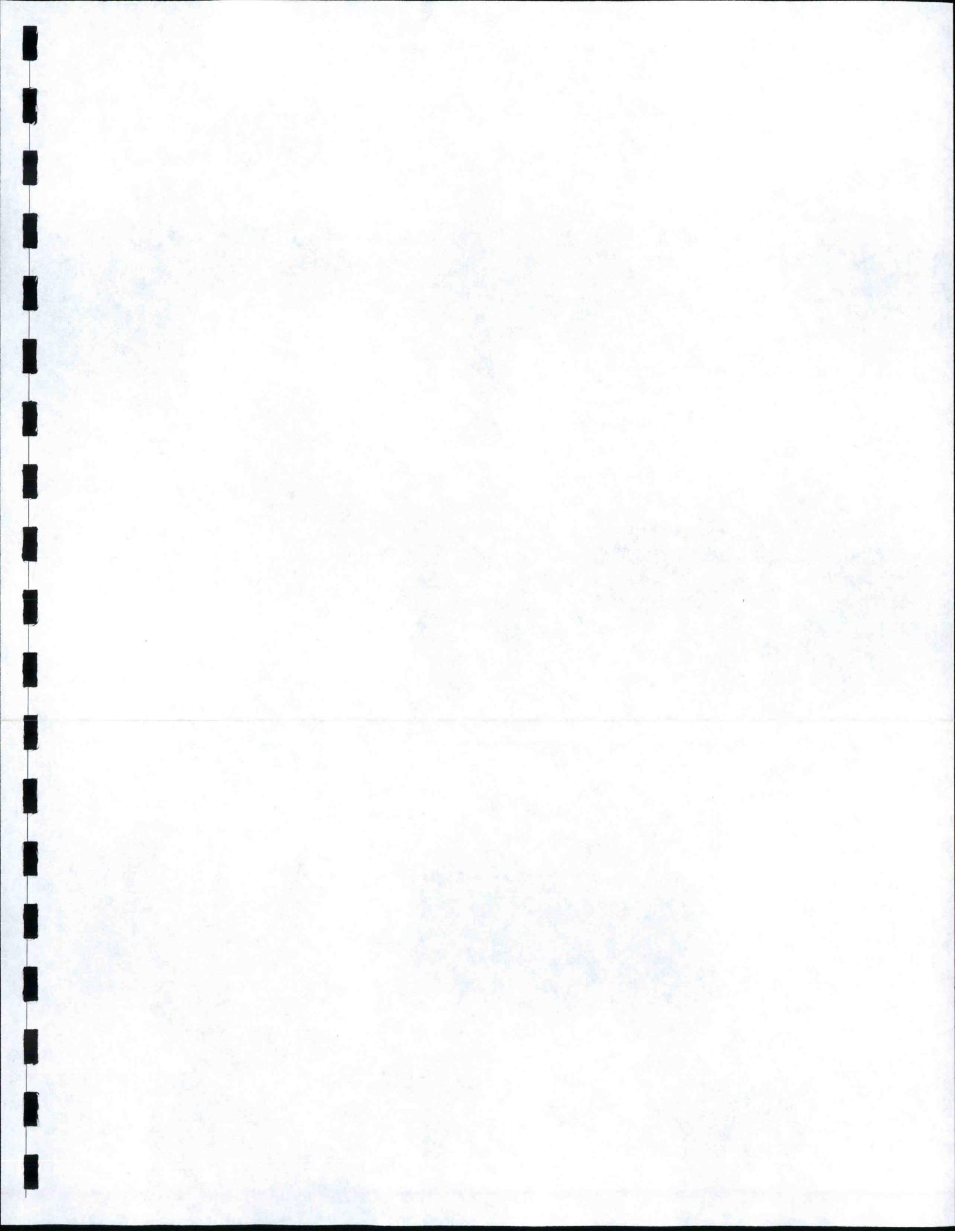
Attested: 

JAMES H. COBB, CLERK

By _____, CITY



8314 1082



PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

05/26/87
15:18:00

NO. OF PAGES: 005
SEQUENCE: 87086699 DOCKET: 08042 PAGE: 2587
RECORDING TYPE: ORDER
GRANTOR: DE LA WARR INVESTMENT CORP
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

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TOTAL 3.00

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1111 REC3 AMOUNT PAID \$.00
AMOUNT DUE \$ 3.00

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FREDERICK S. DEAN
City Attorney
TOBIN ROSEN
Assistant City Attorney
P.O. Box 27210
Tucson, AZ 85726-7210
Telephone: 791-4221
Attorneys for Plaintiff

FILED
1987 MAY 22 PM 2:26

JAMES J. ...
CLERK ...
BY [Signature]
DEPUTY Dallas Caldwell

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF PIMA

CITY OF TUCSON, a municipal corporation,
Plaintiff,
vs.
DE LA WARR INVESTMENT CORPORATION, a Delaware corporation;
PIMA COUNTY TREASURER,
Defendants.

NO: 241793

STIPULATION AND ORDER FOR IMMEDIATE POSSESSION

(Assigned to Judge Arnold)

Plaintiff, CITY OF TUCSON, and Defendant DE LA WARR INVESTMENT CORPORATION, by and through their respective attorneys and pursuant to A.R.S. Sec. 12-1116, hereby stipulate as follows with respect to the above-numbered eminent domain action:

1. That the use for which the property described in Paragraph Two of the Complaint is sought to be condemned is a public use authorized by law and the possession of said property is necessary to said use.
2. That upon deposit with the Clerk of the Pima County Superior Court of a bond in the sum of One Hundred Thousand

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5018

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

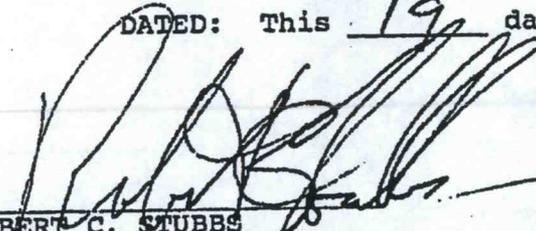
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Dollars (\$100,000.00), the City of Tucson shall be entitled without further court order, to immediate possession of the property described in Paragraph Two of the Complaint. This Stipulation is without prejudice to Defendants claiming additional compensation at trial.

3. That Robert C. Stubbs, attorney for Defendant De La Warr Investment Corporation, may withdraw any or all of the \$100,000.00 deposited as a bond without further notice of the Court, PROVIDED HOWEVER, that prior to paying any of said money to Defendant, said Defendant shall first pay off all mortgages and/or tax liens or other liens or encumbrances presently existing against the subject property and improvements.

4. That the hearing of the Order to Show Cause based on the Plaintiff's Application for Immediate Possession, which is now scheduled for June 8, 1987, at 1:30 p.m., may be vacated.

DATED: This 19 day of May, 1987.


ROBERT C. STUBBS
Attorney for Defendant
De La Warr Investment

FREDERICK S. DEAN
City Attorney

BY: 
TOBIN ROSEN
Assistant City Attorney
Attorneys for Plaintiff

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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ORDER

The Plaintiff having filed a Complaint in eminent domain and having applied for immediate possession of the property hereinafter described and pursuant to A.R.S. Sec. 12-1116, and the foregoing Stipulation, it is hereby:

ORDERED that the use for which the Plaintiff seeks condemnation of the property described below is a public use authorized by law and that the taking of said property is necessary for said use.

Upon deposit with the Clerk of the Pima County Superior Court of an immediate possession bond in the amount of One Hundred Thousand Dollars (\$100,000.00), the Plaintiff, CITY OF TUCSON, shall be entitled without further court order to immediate possession and use, for the purpose described in the Complaint, the property described in Paragraph Two of the Complaint, to wit:

PARCEL I:

The westerly 58.8 feet of the easterly 94.8 feet of Lots 10 and 11 in Block 83 of the City of Tucson, Pima County, Arizona, as shown by map on file in Book 3 of Maps and Plats at page 70, Pima County records.

PARCEL II:

The east 36 feet of Lots 10 and 11 in Block 83 of the City of Tucson, Pima County, Arizona, as shown by map on file in Book 3 of Maps and Plats at page 70, Pima County records.

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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IT IS FURTHER ORDERED:

That Robert C. Stubbs, attorney for Defendant De La Warr Investment, may withdraw any or all of the \$100,000.00 bond posted by Plaintiff, without further order of the Court, PROVIDED HOWEVER, that before paying any of said money to Defendant, said Defendant shall first pay off any and all mortgages and/or tax liens or encumbrances now existing against the subject land and improvements.

That the hearing of the Plaintiff's Application for Immediate Possession and Order to Show Cause now scheduled for June 8, 1987, at 1:30 p.m. be and hereby is vacated.

DATED: This 20 day of May, 1987.

Jack T. Arnold
JUDGE OF THE SUPERIOR COURT

APPROVED AS TO FORM:

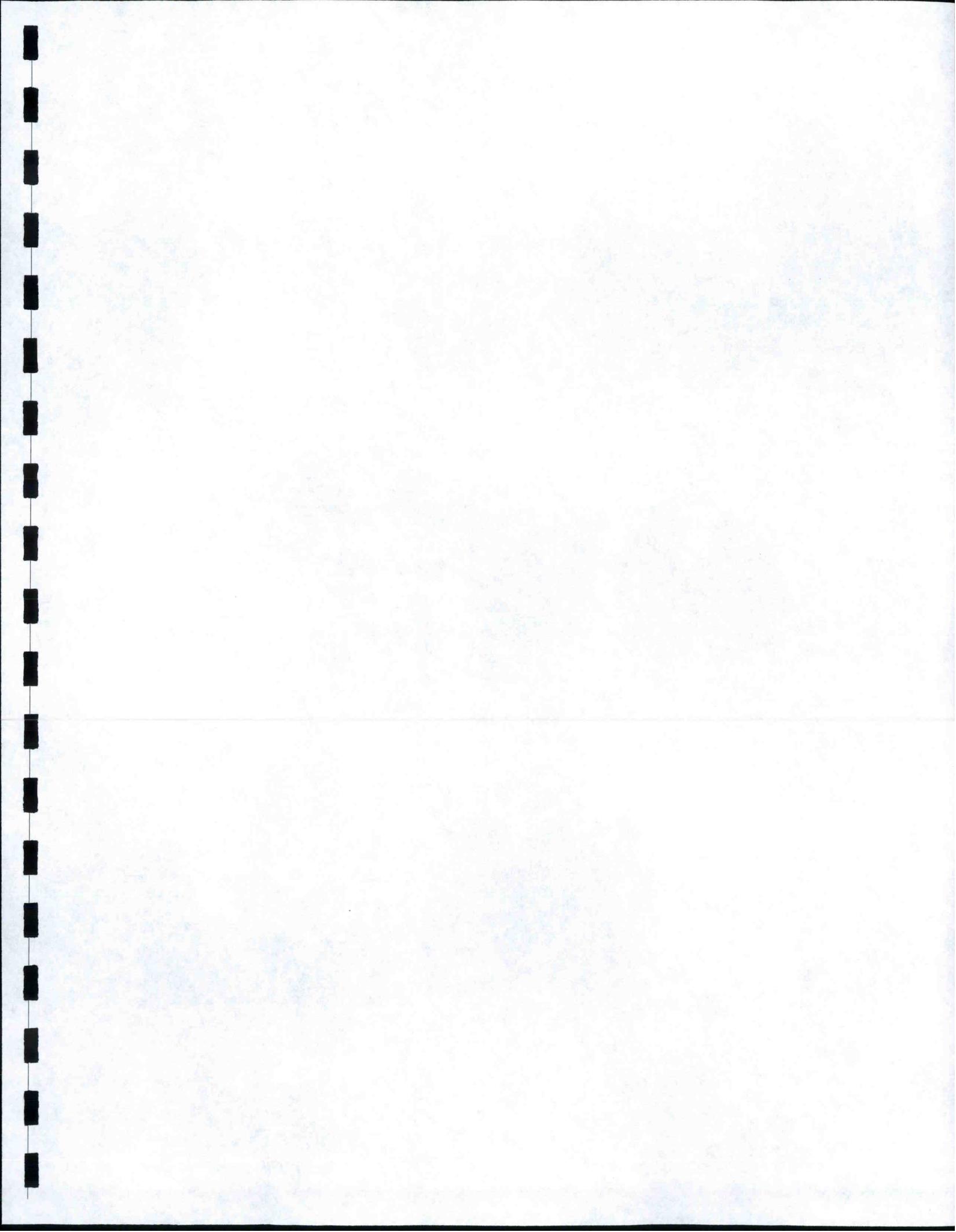
[Signature]
TOBIN, ROSEN
Attorney for Plaintiff

[Signature]
ROBERT C. STUBBS
Attorney for Defendant
De La Warr Investment

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

The foregoing instrument is a full, true, and correct copy of the original on file in this office.

Attested MAY 22 1987 19
JAMES N. CORBETT, Clerk
By [Signature] Deputy
Dallas Caldwell



PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

04/30/87
08:00:00

NO. OF PAGES: 003
SEQUENCE: 87070489 DOCKET: 08025 PAGE: 2275
RECORDING TYPE: DEED
GRANTOR: GIBSON JOHN W
GRANTEE: TUCSON CITY OF

TTTIT
TICOR TITLE

6245 E BROADWAY
TUCSON AZ 85711
602-747-7373

RBJ
DEPUTY RECORDER

3 PAGES	AT	\$	5.00
CONVERSION FEE			3.00
0 AFFIDAVIT	AT	2.00 EACH	.00
0 COPIES	AT	1.00 EACH	.00
0 POSTAGE	AT	1.00 EACH	.00
0 SEARCHES	AT	10.00 EACH	.00

TOTAL 8.00

2234 RR23 AMOUNT PAID \$ 8.00
AMOUNT DUE \$.00

THE ABOVE SPACE FOR RECORDERS USE ONLY
TO BE RECORDED AS PART OF DOCUMENT

8025 2275

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

TICOR TITLE INSURANCE COMPANY

No. _____
Book _____ Page _____

Witness my hand and Official Seal
Indexed Paged Blotted

RICHARD J. KENNEDY
County Recorder

Date: _____
Request of: _____

AFFIDAVIT EXEMPT ARS 42-1614(A-3)

By _____ Deputy _____ Fee _____

D E E D

For and in consideration of the sum of One Dollar, and other valuable considerations the undersigned, JOHN W. GIBSON and PEARLE L. GIBSON*, husband and wife,

do(es) hereby CONVEY unto the CITY OF TUCSON, a municipal corporation, the following described property situate in Pima County, Arizona:

See Attached EXHIBIT "A"

AND the undersigned warrant(s) the title against any persons whomsoever.

DATED this 28th day of April, 1987.

John W. Gibson
JOHN W. GIBSON

Pearle L. Gibson
PEARLE L. GIBSON*

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

This instrument was acknowledged before me this 28th day of April, 1987, by John W. Gibson and Pearle L. Gibson.*

*also known as Pearle Gibson.

In witness whereof I hereunto set my hand and official seal.

Parcel "E" HBS:tds 4/87
Ronstadt Transit Center



Kathleen J. Schulz
Notary Public
8025 2276 3

E-444982-NST ND-P

7/85 (wt)

EXHIBIT "A"

• PARCEL I:

All that part of Lot 10 in Block 83 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map made by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at Page 70 thereof, described as follows, to-wit:

BEGINNING at the Northwest corner of said Lot 10;

RUN THENCE Easterly along the North boundary line of said Lot 10, a distance of 90 feet, more or less, to the Northwest corner of the property deeded to Andrea Rebeil by Deed recorded in Book 25 of Deeds at Page 476;

RUN THENCE Southerly along the west line of said property deeded to Andrea Rebeil for a distance of 33 feet to a point;

RUN THENCE Westerly parallel with the North line of said Lot for a distance of 90 feet, more or less, to a point on the West boundary line of said Lot 10;

RUN THENCE North along the West boundary line of said Lot 10, a distance of 33 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of Lot 10 in Block 83 of the City of Tucson, Pima County, Arizona, according to the official survey, map and field notes of said City as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at Page 70 thereof, described as follows to-wit;

COMMENCING at the Southwest corner of said Lot 10;

RUN THENCE Northerly along the West line of said Lot 10, for a distance of 33 feet to a point;

THENCE Easterly 90 feet to a point;

THENCE South 33 feet to a point on the South boundary line of said Lot 10;

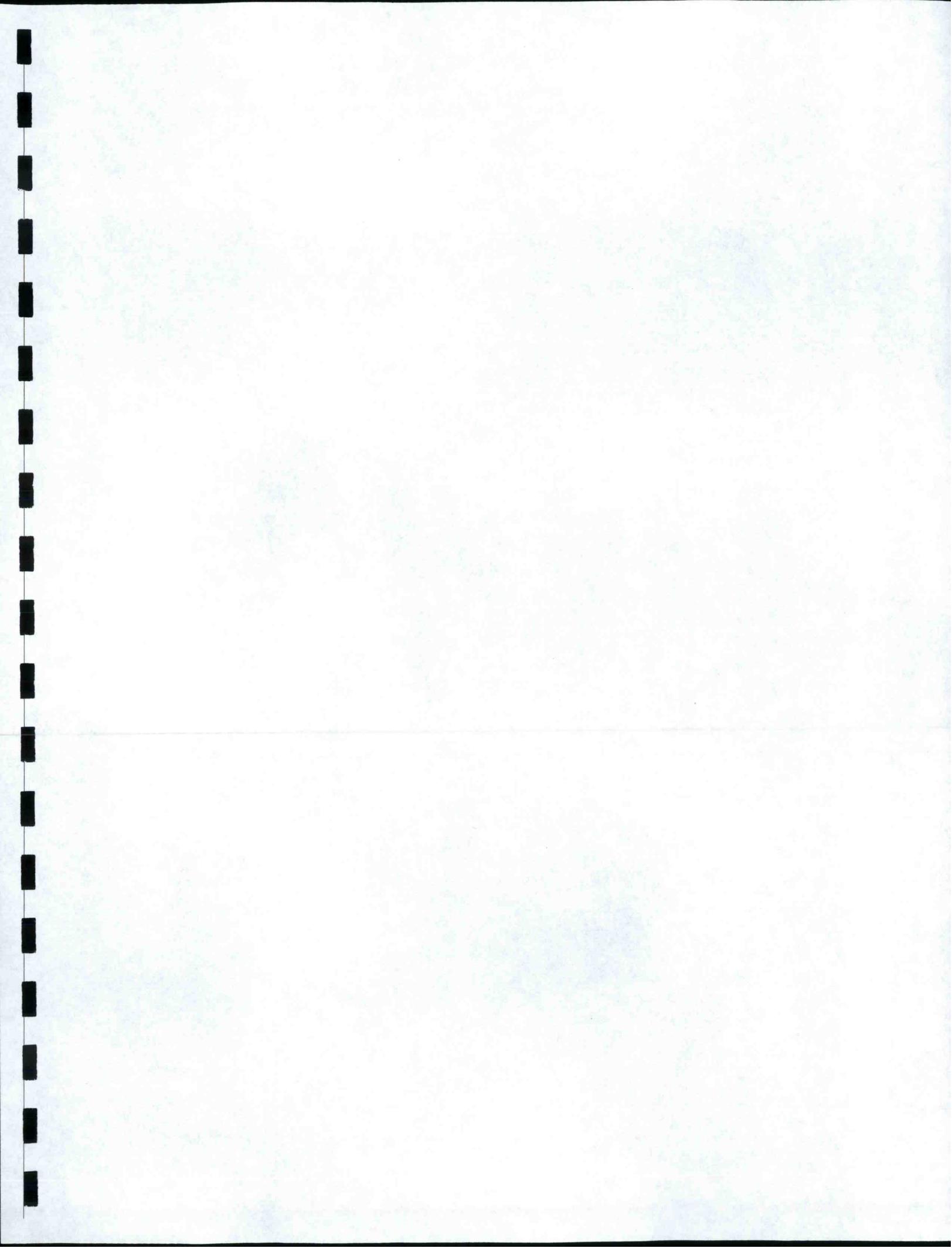
THENCE West along the South boundary line of said Lot, 90 feet to the PLACE OF BEGINNING.

PARCEL III:

The West 90 feet of Lot 11, Block 83, City of Tucson, Pima County, Arizona as shown by map on file in Book 3 of Maps and Plats at Page 70, Pima County Records. EXCEPT the South 63.9 feet thereof.

PARCEL IV:

The North 18 feet 6 inches of the South 63.9 feet of the West 90 feet of Lot 11, Block 83, City of Tucson, per map recorded in Book 3, Page 70 of Maps, in the office of the Pima County Recorder.



PIMA COUNTY RECORDER
RICHARD KENNEDY, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

05/26/87
15:18:00

NO. OF PAGES: 005
SEQUENCE: 87086698 DOCKET: 08042 PAGE: 2582
RECORDING TYPE: ORDER
GRANTOR: GRAHAM FRANK H +
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

SMD
DEPUTY RECORDER

5 PAGES	AT		\$	3.00
	CONVERSION FEE			.00
0 AFFIDAVIT	AT	2.00 EACH		.00
0 COPIES	AT	1.00 EACH		.00
0 POSTAGE	AT	1.00 EACH		.00
0 SEARCHES	AT	10.00 EACH		.00

TOTAL 3.00

1111 REC3 AMOUNT PAID \$.00
AMOUNT DUE \$ 3.00

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TO BE RECORDED AS PART OF DOCUMENT

8042 2582

REC'D MAY 27 1987 10:16 AM 3270 227

FILED

1987 MAY 22 PM 2:26

JAMES H. ...
CLERK OF THE COURT
BY *[Signature]*
Deputy Dallas Caldwell

1 FREDERICK S. DEAN
2 City Attorney
3 TOBIN ROSEN
4 Assistant City Attorney
5 P.O. Box 27210
6 Tucson, AZ 85726-7210
7 Telephone: 791-4221
8 Attorneys for Plaintiff

9 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

10 IN AND FOR THE COUNTY OF PIMA

11 CITY OF TUCSON, a municipal
12 corporation,

13 Plaintiff,

14 vs.

15 FRANK H. GRAHAM and PEGGY G.
16 GRAHAM, husband and wife; DONNA
17 A. GROVE, an unmarried woman;
18 DIRECTOR OF INTERNAL REVENUE
19 SERVICE OF THE UNITED STATES OF
20 AMERICA; MANHATTAN CLUB &
21 GENERAL STORE, INC., an Arizona
22 corporation,

23 Defendants.

NO: 241791

STIPULATION AND ORDER FOR
IMMEDIATE POSSESSION

(Assigned to Judge Fenton)

24 Plaintiff, CITY OF TUCSON, and Defendants FRANK H.
25 GRAHAM and PEGGY G. GRAHAM, husband and wife and DONNA A. GROVE,
26 an unmarried woman, by and through their respective attorneys
and pursuant to A.R.S. Sec. 12-1116, hereby stipulate as follows
with respect to the above-numbered eminent domain action:

1. That the use for which the property described in
Paragraph Two of the Complaint is sought to be condemned is a
public use authorized by law and the possession of said property
is necessary to said use.

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

241791

ORDER

1
2 The Plaintiff having filed a Complaint in eminent domain
3 and having applied for immediate possession of the property
4 hereinafter described and pursuant to A.R.S. Sec. 12-1116, and
5 the foregoing Stipulation, it is hereby:

6 ORDERED that the use for which the Plaintiff seeks con-
7 demnation of the property described below is a public use autho-
8 rized by law and that the taking of said property is necessary
9 for said use.

10 Upon deposit with the Clerk of the Pima County Superior
11 Court of an immediate possession bond in the amount of One
12 Hundred Twenty Five Thousand Dollars (\$125,000.00), the Plain-
13 tiff, CITY OF TUCSON, shall be entitled without further court
14 order to immediate possession and use, for the purpose described
15 in the Complaint, the property described in Paragraph Two of the
16 Complaint, to wit:

17
18 The south 63.9 feet of the west 90 feet of Lot 11,
19 Block 83, of the City of Tucson, per map recorded
20 in Book 3, page 70 of Maps, in the office of the
21 Pima County Recorder.

22 EXCEPT the north 18 feet 6 inches thereof.

23 IT IS FURTHER ORDERED:

24 That Robert C. Stubbs, Attorney for Defendants Graham
25 and Grove, may withdraw any or all of the \$125,000.00 bond
26 posted by Plaintiff, without further order of the Court, PRO-
VIDED HOWEVER, that before paying any of said money to Defen-

Office of the City Attorney
P.O. Box: 27210
Tucson, Arizona 85726-7210

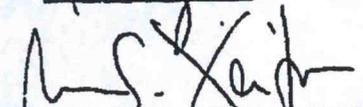
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dant, said Defendant shall first pay off any and all mortgages and/or tax liens or encumbrances now existing against the subject land and improvements.

That the hearing of the Plaintiff's Application for Immediate Possession and Order to Show Cause now scheduled for June 8, 1987, at 10:00 a.m. be and hereby is vacated.

DATED: This 20th day of May, 1987.



JUDGE OF THE SUPERIOR COURT

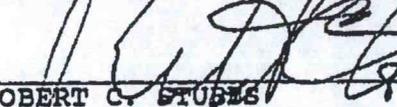
APPROVED AS TO FORM:



TOBIN ROSEN
Attorney for Plaintiff

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

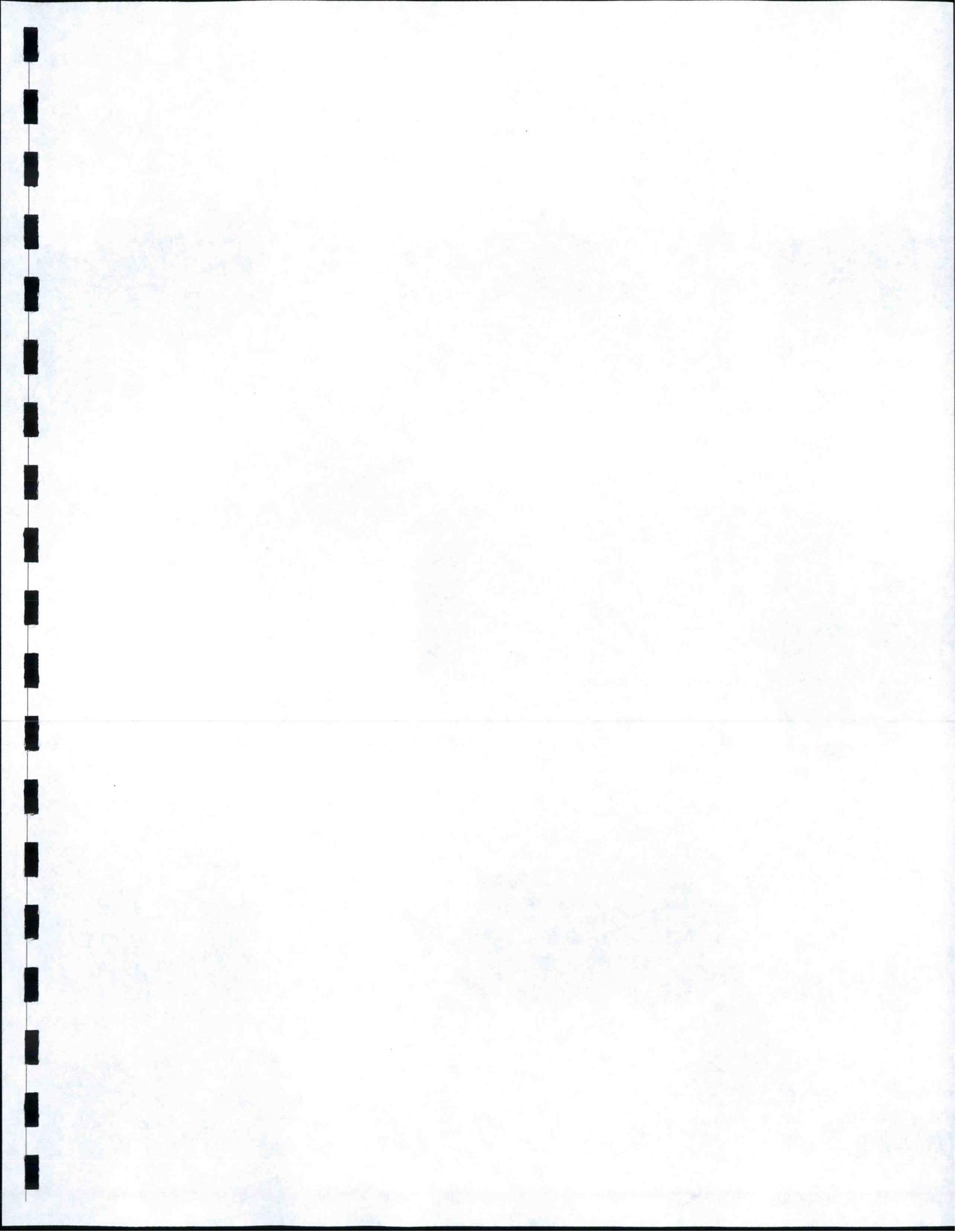
The foregoing instrument is a full, true, and correct copy of the original on file in this office.



ROBERT C. STUBBS
Attorney for Defendants
Graham and Grove

Attested MAY 22 1987 19
JAMES N. CORBETT, Clerk
By  Deputy
Dallas Caldwell

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210



PIMA COUNTY RECORDER
MIKE BOYD, RECORDER
PIMA COUNTY, ARIZONA
CERTIFICATE OF RECORDING

01/06/89
15:55:00

NO. OF PAGES: 003
SEQUENCE: 89002326 DOCKET: 08448 PAGE: 1664
RECORDING TYPE: ORDER
GRANTOR: PRESIDIO ASSC +
GRANTEE: TUCSON CITY OF

CCCLK
TUCSON CITY CLERK

255 W ALAMEDA
TUCSON AZ 85701
602-791-4213

JEB
DEPUTY RECORDER

3 PAGES	AT		3.00
CONVERSION FEE			.00
0 AFFIDAVIT	AT	2.00 EACH	.00
0 COPIES	AT	1.00 EACH	.00
0 POSTAGE	AT	1.00 EACH	.00
0 SEARCHES	AT	10.00 EACH	.00

TOTAL 3.00

201? REC3

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TO BE RECORDED AS PART OF DOCUMENT

8448 1664

DO NOT DETACH CERTIFICATE FROM DOCUMENT

1 FREDERICK S. DEAN
2 City Attorney
3 TOBIN ROSEN
4 Assistant City Attorney
5 P.O. Box 27210
6 Tucson, AZ 85726-7210
7 Telephone: 791-4221
8 Attorneys for Plaintiff
9 PIMA COUNTY COMPUTER NO. 49220

1989 JAN -5 11 10 23

BY: R. FIGUEROA; DEPUTY

10 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

11 IN AND FOR THE COUNTY OF PIMA

12 CITY OF TUCSON, a municipal
13 corporation,

14 Plaintiff,

15 vs.

16 PRESIDIO ASSOCIATES, an Arizona
17 limited partnership; STEVE W.
18 REBEIL, in his sole and separate
19 right; GEORGETE MEHAN, a widow;
20 BERENICE R. DUNN, a widow;
21 LEONIE R. PESQUEIRA, a widow;
22 LA MESA ENTERPRISES, a general
23 partnership; TUCSON LOCAL
24 DEVELOPMENT CORPORATION, an
25 Arizona non-profit corporation,

26 Defendants.

NO: 241792

FINAL ORDER OF
CONDEMNATION

(Assigned to Judge
Fabringer)

19 Judgment having been previously entered in the above
20 numbers eminent domain action condemning the property herein-
21 after described, and awarding compensation to the parties enti-
22 tled thereto, and it appearing that said Judgment has been paid
23 and satisfied, it hereby is:

24 ORDERED that the real property described as follows is
25 condemned for use by the City of Tucson for a public street or
26 highway, and that all rights, title and interest in and to said
property hereby are vested in fee simple in the City of Tucson.

8448 1665

Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

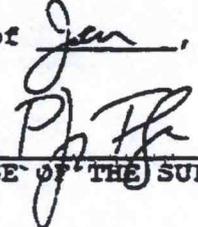
Office of the City Attorney
P.O. Box 27210
Tucson, Arizona 85726-7210

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Lots 2 and 3 in Block 92 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes and map as made and executed by S.W. Foreman and approved and adopted by the Mayor and Common Council of said City (then Village) of Tucson, on June 26, 1872 a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof.

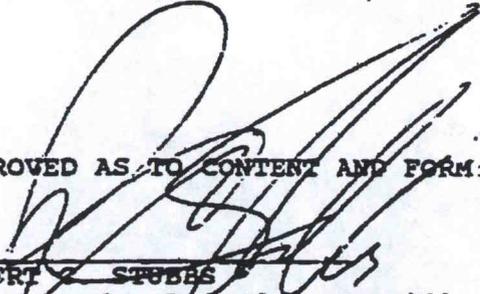
EXCEPT any portion lying within Congress Street.

DATED: This 4 day of Jan, 19 87.

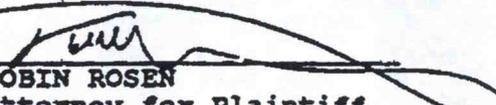


JUDGE OF THE SUPERIOR COURT

APPROVED AS TO CONTENT AND FORM:



ROBERT STEBBINS
Attorney for Defendant Presidio Associates

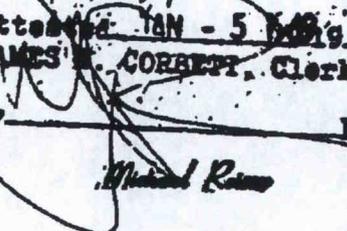


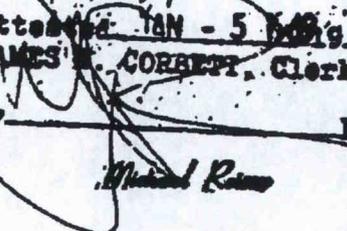
TOBIN ROSEN
Attorney for Plaintiff

STATE OF ARIZONA)
COUNTY OF PIMA) ss.

The foregoing instrument is a full, true, and correct copy of the original on file in this office.

Attested: JAN - 5 1987
JAMES M. CORRETT, Clerk

By  Deputy



APPENDIX M

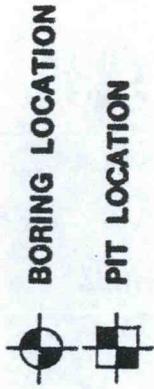
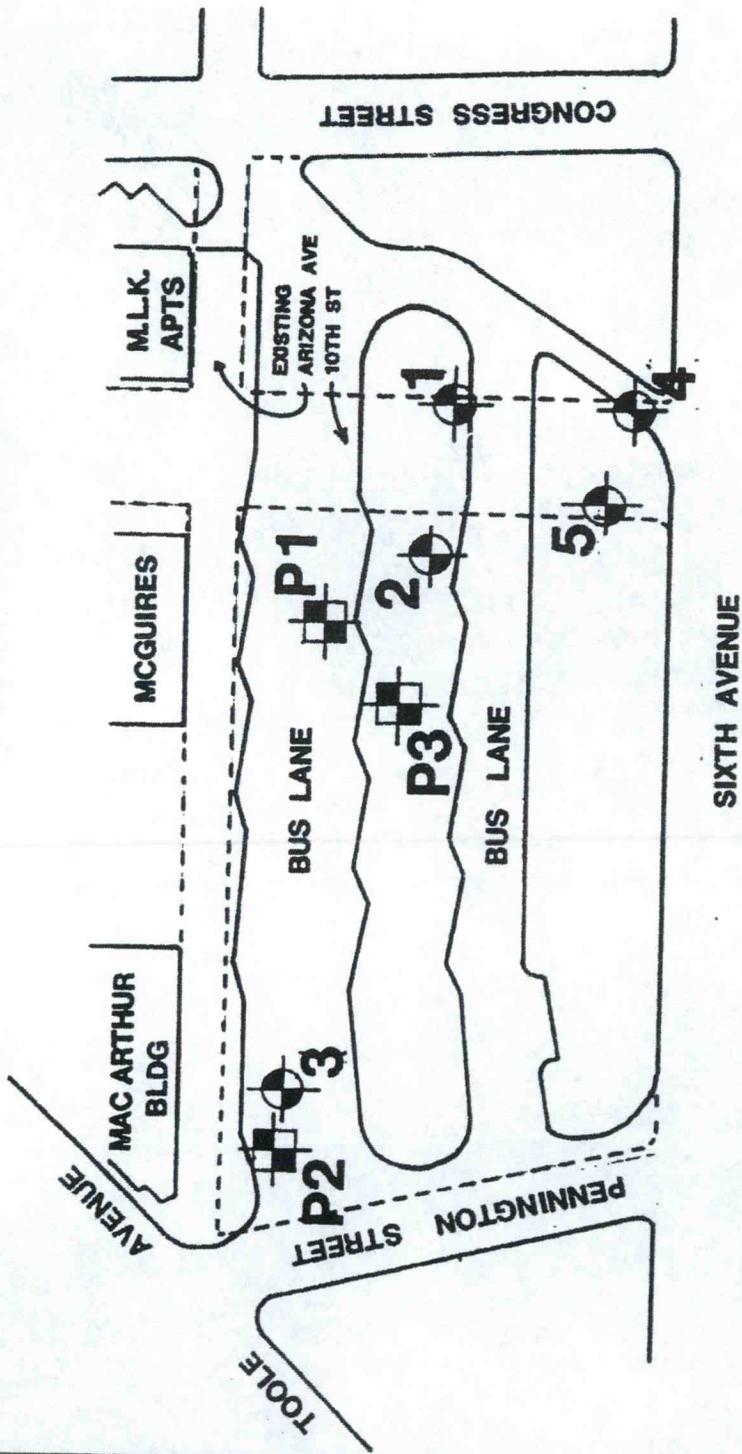
PREVIOUS GEOTECHNICAL REPORT FIGURE

Prepared By _____ Date 12-11-87

Checked By _____

Date 12-11-87

Ronstadt Transit Center



SITE PLAN REFERENCE:
 C.W. FENTRESS AND ASSOCIATES INC.
 ARCHITECTURE, INTERIORS, PLANNING

SITE PLAN REDUCED



APPENDIX N

COT FIRE DEPARTMENT RECORDS



**CITY OF
TUCSON**

FIRE
DEPARTMENT
DAN NEWBURN
FIRE CHIEF

August 9, 2006

Pat Hartshorne
SCS Engineers
2410 W. Ruthrauff Rd., Suite 110
Tucson, AZ 85705

**RE: 100-121 E. Tenth St.
0-90 N. 6th Ave. (even #'s)
179-207 E. Pennington St. (odd #'s)
201-231 E. Congress St. (odd #'s)
315 E. Congress St.**

Dear Pat Hartshorne:

In response to your written request, the Tucson Fire Department does not have a record of an environmental response to **100-121 E. Tenth St., 0-90 N. 6th Ave. (even #'s), 179-207 E. Pennington St. (odd #'s), 201-231 E. Congress St. (odd #'s) or 315 E. Congress St.** from January 1, 1995 to August 9, 2006.

If you require additional information or assistance, please contact me.

Sincerely,

Nicki S. Singleton
Custodian of Records

NS: ip





CITY OF TUCSON
FIRE DEPARTMENT
P.O. Box 27210
TUCSON, ARIZONA 85726-7210
FIRE PREVENTION DIVISION
602 791-4502
RICHARD M. MORENO FIRE CHIEF

September 10, 1990

Jeff Altman
Compliance Team Leader
UST Compliance
Arizona Department of Environmental Quality
2005 N. Central Avenue
Phoenix, AZ 85004

REF: Tank Removal at Rondstat Transit Center
215 E. Congress, Tucson, AZ

Dear Jeff:

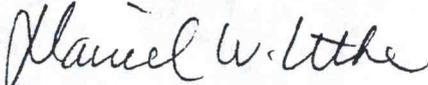
On July 13, 1990, A-1 Equipment Company removed a 550 gallon tank at 215 E. Congress for Sun Tran and the City of Tucson. The following is the sequence of events of the tank removal and site investigation:

- 1) 7/13/90 - tank removed, see copy of TFD tank permit (attachment #1); samples taken, see copy of Chain of Custody (attachment #2); and site drawing (attachment #3).
- 2) 7/20/90 - received verbal notice from A-1 equipment of the results of analysis of samples, see copy of Laboratory report of Chemical Analysis from A+ Lab (attachment #4 and 5).
- 3) Week of 7/23/90 - received copy of report from A-1, ADEQ was notified, I talked to Tony Moreland and reported the sample results, we decided to do more investigation to determine if there was a problem.
- 4) 8/13/90 - contracted Western Technology, Inc. to do further investigation of the site.
- 5) 8/27/90 - Western Technology Inc. completes report on investigation of site, see WT report (attachment #6).

It is the opinion of Western Technology and myself that there is no evidence of significant petroleum product losses at this site. The reported values of 8.25 ppm and 22.6 ppm, of the original samples, were probably the result of spillage during removal process. Sun Tran and the City of Tucson took all necessary precautions to ensure that there was not a contamination problem at this site.

If you have any questions, or if I may be of further assistance. please contact me at (602) 791-4014.

Sincerely,



Daniel W. Uthe
Captain
Fire Prevention

Enclosures

cc: Bruce Behncke, General Manager, Sun Tran
Mike Reece, Architectural Division, Dept. of Operations
Jim Parker, Battalion Chief, Tucson Fire Department



CITY OF TUCSON
FIRE DEPARTMENT
P.O. Box 27210
TUCSON, ARIZONA 85726-7210
FIRE PREVENTION DIVISION
602 791-4502
RICHARD M. MORENO FIRE CHIEF

October 30, 1991

Laura L. Manley
Hydrologist
UST Hydrology Unit
Arizona Department of Environmental Quality
Post Office Box 600
Phoenix, AZ 85001-0600

RE: File # 4715.1435
UST release at Rondstat Transit Center
215 E. Congress, Tucson

Dear Ms. Manley:

In response to your letter of September 19, 1991 the following information is provided:

- 1) Submit documentation that this area has been remediated to below the SSCL for benzene. The excavation was not backfilled, and remained open for several weeks, to allow for aeration. As stated in the original report, there may have been some spillage during the removal process, resulting in the reported values. Field readings, using an OVM/Datalogger Model 5805 portable Organic Vapor Meter Photoionization Detector, taken after aeration showed no detection.

Also, upon review of A+ Laboratory records, there is indication that carry over from prior samples may have occurred. A letter from Patrick Rundhaug, A+ Laboratory Director, stated this possibility exists (Attachment 1).

To ensure that there was no contamination, resulting from a release from this tank, WT Environmental Consultants were contracted to complete a soil boring. During WT's sampling and analysis, including field tests, there was no detection of petroleum hydrocarbon constituents. There is no evidence of significant petroleum hydrocarbon product losses at this location, and no indication that there is an environmental concern.

File # 4715.1435
October 30, 1991
Page 2

- 2) Supply ADEQ with a description of the abandonment procedure for backfilling of the borehole. See attached letter from Kate Shore, WT Environmental Consultants' Project Manager (Attachment 2).

- 3) Submit any information about the tank's ancillary equipment. During the construction of the Rondstat Transit Center, this tank was discovered. The tank was probably under the old Rondstat Hardware Store, which was demolished approximately one year prior to the start of construction. There was no ancillary equipment when this tank was discovered, all ancillary equipment must have been removed during the demolition of the building.

- 4) Submit a detailed site map that depicts sampling and boring locations. See the attached site drawing completed by A-1 Equipment Company, with the location of the soil boring added (Attachment 3).

If you have any questions, or additional information is required, please contact me at (602) 791-4014.

Sincerely,

Daniel W. Uthe
Captain
Hazardous Materials Unit

Attachments

cc: John Ross, Tucson Fire Department (w/o attachments)
James Grasham, Tucson Fire Department (w/o attachments)
Bruce Behncke, Sun Tran (w/o attachments)
Mike Reese, Architect, Facilities Design

4065 E. Illinois
Tucson, Arizona 85714-2198
748-7007

4111 N. 32nd Avenue
Phoenix, Arizona 85017
249-2622



A-1 EQUIPMENT COMPANY, INC.

December 13, 1990

Lloyd Construction Company
P.O. Box 50610
Tucson, Arizona

RE: Tank Removal
215 W. Congress Street
Tucson, Arizona

Please be advised that the soil samples taken for analysis after the removal of the UST resulted in an acceptable detection limit as set forth by EPA under Methods 8020 and 8015 in addition to the THPC 8015.

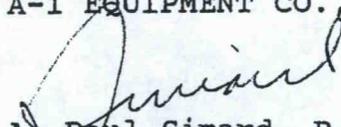
We are enclosing the following data and information forms that you are required to submit to the proper agencies.

1. Tank UL tags
2. Tank Disposal Certificate
3. Copy of the Permit
4. Schematic Plot Plan
5. OMB Form 2050-0068
6. Certificate of Compliance with Arizona UST requirements,

We are also sending copies of the laboratory analysis to the the Tucson Fire Department as required by regulations.

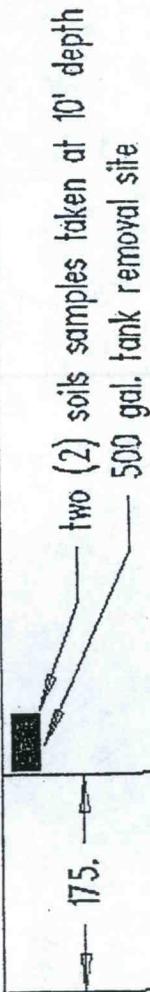
If we can be of further service, please feel free to call on us.

Very truly yours,
A-1 EQUIPMENT CO., INC.


A. Paul Simard, P.E.
enclosures



NO. 6TH AVENUE



CONGRESS

PENNINGTON

A-1 EQUIPMENT CO. INC.
4065 E. ILLINOIS STREET
TUCSON, ARIZONA 84714

TEL # 748-7007

Project: City of Tucson Transit Station
215 W. Congress Street
Tucson, Arizona

A+

Environmental Testing Laboratory

4730 N. Oracle Road, Suite 212 • Tucson, Arizona 85705 • (602) 887-1975

LABORATORY REPORT OF CHEMICAL ANALYSIS

Client:

A-1 Equipment Company, Inc.
4065 E. Illinois
Tucson, Arizona

For:

215 W. Congress

Project Name 215 W. Congress

Sample ID listed below

Lab ID 120590-01, -02

Sampling Date 12/5/90

Date Received 12/5/90

Date Extracted 12/5/90

Date of Analysis 12/5/90

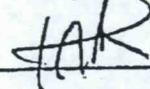
Date of Report 12/5/90

EPA Method Modified 8015 TPHC - Gas Chromatography

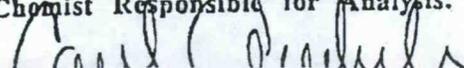
Total Petroleum Hydrocarbons	Limit of Detection 1.0 ppm	Reported Value (ppm)
#1		<1.0
#2		<1.0

Lab Notes/Comments:

Checked By:



Chemist Responsible for Analysis:



A+

Environmental Testing Laboratory

4730 N. Oracle Road, Suite 212 • Tucson, Arizona 85705 • (602) 887-1975

LABORATORY REPORT OF CHEMICAL ANALYSIS

Client:

A-1 Equipment Company, Inc.
4065 E. Illinois
Tucson, Arizona

For:

215 W. Congress

Project Name 215 W. Congress

Sample ID listed below

Lab ID 120590-01, -02

Sampling Date 12/5/90

Date Received 12/5/90

Date Extracted 12/5/90

Date of Analysis 12/5/90

Date of Report 12/5/90

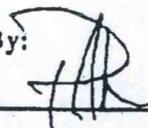
EPA Method 820 - Purgeable Aromatics (G.C. - PID) *

Limit of Detection PPM	Benzene	Toluene	Ethyl Benzene	Xylenes	Chloro- benzene	Dichlorobenzenes		
	0.02	0.02	0.06	0.02		1,2	1,3	1,4
#1	<0.02	<0.02	<0.06	<0.02				
#2	<0.02	<0.02	<0.06	<0.02				

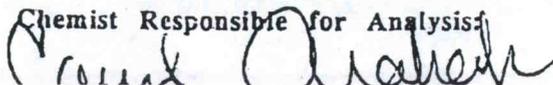
*reported in ppm

Lab Notes/Comments:

Checked By:



Chemist Responsible for Analysis:



APPENDIX O
USER QUESTIONNAIRE

USER QUESTIONNAIRE¹

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user (you) must provide the following information, if available, to the environmental professional (SCS Engineers). Failure to provide available information could result in a determination that "all appropriate inquiry" is not complete.

(1) Environmental Cleanup Liens. Are you aware of environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes No

If Yes, explain:

(2) Activity and Land Use Limitations (AULs). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

Yes No

If Yes, explain:

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

Yes No

If Yes, explain:

(4) Purchase Price vs. Fair Market Value. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? Yes No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes No

If Yes, explain:

¹ The document is designed to comply with Section X.3, User Questionnaire, of ASTM E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the USEPA AAI regulations (40 CFR §312).

(5) Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional (SCS Engineers) to identify conditions indicative of releases or threatened releases? For example, as the user,

- (a) Do you know the past use of the property?
- (b) Do you know specific chemicals that are present or once were present at the property?
- (c) Do you know of spills or other chemical releases that have taken place at the property?
- (d) Do you know of any environmental cleanups that have taken place at the property?

Yes No to all

If Yes, explain:

(6) Obvious Indications of Contamination. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination of the property?

Yes No

If Yes, explain:

Name: Tim Murphy
Title: SPECIAL PROJECTS COORDINATOR
Date: 9/13/06

APPENDIX P

RESUMES

Education: B.S. – Michigan State University, 1983, Resource Development

Registrations and Certifications: ACHMM Certified Hazardous Materials Manager, # 13573, 2006

Relevant Professional Experience:

Mr. David Laney, CHMM has over 21 years of experience in environmental engineering and consulting. His special areas of expertise include Phase I and II Environmental Site Assessments (ESA), project management, remedial investigations/feasibility studies; remediation of contaminated soil, soil gas, and groundwater; regulatory compliance; chemical process safety; air toxics; and senior technical (QA/QC) review. He has experience with ASTM Standard E 1527-05 and EPA All Appropriate Inquiry (AAI) regulations for performance of ESAs, NPDES, AZPDES, the Clean Water Act, CERCLA, RCRA, WQARF, APP and NEPA.

Mr. Laney has extensive experience in providing senior technical review of Phase I and II ESA reports, work plans, sampling plans, quality assurance project plans, site assessment and remedial investigation reports, feasibility study reports, remedial action plans, corrective action plans, closure reports, and remediation system designs. Mr. Laney performed this work for the U.S. EPA, ADEQ, the California Energy Commission as well as several private sector clients. This work frequently required submittal of a technical critique in the form of a comment letter or report on the deficiencies identified in the documents under review, as well as the development of recommendations to address/correct deficiencies. Mr. Laney and members of his team were frequently required to present the results of the work in meetings with regulatory agencies, Potential Responsible Parties, other contractors and consultants, and/or members of the public. A partial listing of representative projects includes:

- Prepared Phase I ESA of former cotton mill facility in Phoenix for ProLogis. Work included site reconnaissance, review of regulatory databases, aerial photographs, interviews with owners and operators, review of operational records, and review of previous environmental investigations and reports.
- Prepared Phase I ESA and Prospective Purchaser Agreement for client pursuing acquisition of semiconductor facility in Tempe. Work included site reconnaissance, review of regulatory databases, aerial photographs, interviews with owners and operators, review of operational records, and review of previous environmental investigations and reports.
- Prepared Phase I ESA for City of Chandler and ADOT as part of intersection improvement project. Work included site reconnaissance, review of regulatory databases, aerial photographs, review of COC records, and review of previous environmental investigations and reports.
- Directed Phase I and II ESA for five closed landfills for Maricopa County Risk Management. Work included site reconnaissance, review of regulatory databases, aerial photographs, interview of operators, review of operational records, and review of previous environmental investigations and reports.
- Provided senior review of multiple Phase I and II ESA reports prepared for City of Phoenix light rail and community noise reduction projects. These were compliant with ASTM standard E 1527-05 and EPA's AAI regulations.
- Provided senior review of multiple Phase I ESA reports prepared for Pima County Department of Transportation. These were compliant with ASTM standard E 1527-05 and EPA's AAI regulations.
- Prepared a Phase I ESA for the Broadway Pantano WQARF Site for the Arizona Department of Environmental Quality. Work included site reconnaissance, review of regulatory databases, aerial

photographs, review of operational records, and review of previous environmental investigations and reports.

- Managed environmental compliance audit of a computer assembly facility in Woodland Hills, California. Work included an evaluation of the compliance of existing operations with local, state, and federal laws and regulations; and a review of files maintained by and correspondence with the California Department of Health Service, the California Regional Water Quality Control Board (Los Angeles Region); Los Angeles County Department of Public Works, etc. The audit also included a review of compliance with Worker-Right-To-Know and Community-Right-To-Know, and an evaluation of materials storage and handling.
- Prepared Phase I ESA for Frito Lay as part of a property transfer for site located in Mission Viejo, California. This work included review of historic aerial photographs, agency files, and studies conducted by consultants to the previous landowners. Also included was the collection and analysis of several soil samples to confirm that the concentration of pesticides on the site were below levels of concern.
- Managed and performed a Phase I ESA on a site which had been used for 60 years for the production of petroleum in Signal Hill, California. This work, which was conducted prior to residential development of the property, included review of historic aerial photographs, agency files, and drilling logs for production wells. Recommendations included which wells were properly abandoned, which needed to be abandoned, and which needed to be reabandoned.
- Prepared a Phase I Soil Contamination Assessment Report to aid in identification of those areas of the 17,000-acre Rocky Mountain Arsenal polluted by hazardous substances (primarily pesticides). Developed Phase II drilling programs to better define the extent of any contamination discovered during Phase I activities.
- Conducted remedial alternatives evaluation for a 1,300-acre oil field slated for residential redevelopment in Los Angeles County, California. Work included identification of the relative advantages and disadvantages, cost and scheduling requirements, and permitting associated with potentially applicable remedial technologies. Also included was a probabilistic failure analysis of existing pipelines in order to estimate the volume of contaminated soil and the cost of remediation of some sections of the site, in the absence of a statistically significant quantity of reliable data.

PATRICIA M. HARTSHORNE, R.G.

SCS ENGINEERS – TUCSON, AZ

Education: B.S. - University of Wisconsin – Madison, 1985, Geology
M.S. - University of Arizona, 1988, Geosciences

Registrations and Certifications: State of Arizona - Registered Geologist, Certificate Number 31004
OSHA Hazardous Waste Site Investigation and Manager/Supervisor
AHERA Certified Asbestos Building Inspector and Contractor/Supervisor
EPA Certified Lead Inspector and Risk Assessor

Affiliations: Arizona Geological Society
Arizona Hydrological Society
Arizona State Bar - Environment and Natural Resources
Association for Women Geoscientists
ASTM Committee E50 on Environmental Assessment
ASTM Committee E47.05 on Risk Assessment, Communications, & Management
National Ground Water Association
Southern Arizona Environmental Management Society

Relevant Professional Experience:

Ms. Patricia M. Hartshorne, R.G. has been performing environmental and solid waste management projects for SCS Engineers since 1990. Ms. Hartshorne's qualifications include management, interpretation, and presentation of data generated by small and large multi-task projects. She has extensive experience in Phase I and II environmental assessments of industrial, commercial, and agricultural sites and remedial activities at hazardous and non-hazardous project sites. This includes historical and regulatory research; collection of soil, suspect asbestos or lead containing materials, and groundwater samples; supervision of subcontractors; health and safety compliance; data management; interpretation of laboratory analytical results; remediation oversight; and technical report preparation. She has performed, managed, and assisted with more than 350 environmental assessments, remedial investigations, and landfill investigations in Arizona, California, New Mexico, Missouri, Colorado, Louisiana, Texas, and Ohio. The following is a partial listing of representative projects:

- Performed a Phase I Environmental Site Assessment (ESA) for 240 acres of agricultural land near Arlington, Arizona, including agricultural fields, riparian areas, a former residence, and former weed spraying business. Limited soil sampling was performed in an area of yellow-stained soil at the former weed spraying business, and remediation of soils exceeding pesticide cleanup levels was recommended.
- Performed Brownfields redevelopment projects for the City of Tucson, including a former railroad depot, the Fox Theatre, Presidio Terrace, El Campo Tire property, and two structures on Broadway Road. Various tasks performed for the projects included Phase I ESAs, Phase II ESAs, and/or comprehensive asbestos surveys prior to building demolition. The El Campo Tire project also included preparation of a Sampling and Analysis Plan and submittal to EPA, a geophysical survey, closure and assessment of on-site USTs, investigation of contamination associated with off-site USTs, excavation of exploratory test pits, drilling of soil borings, collection and analysis of soil samples, data validation of laboratory reports, and preparation of technical reports. Additional projects are currently underway.
- Performed a Phase I ESA of multiple parcels of land located in Bullhead City, Arizona. The site consisted of 590 acres of vacant and undeveloped native desert that contained wildcat dumping of solid waste materials in areas that were readily accessible by vehicles, including at least five wrecked and partially burned motor vehicles and several containers with hazardous or unidentified substances.
- Performed an Environmental Baseline Survey of a portion of the proposed alignment for the Yuma Area Service Highway for Arizona Department of Transportation. The site portion of the proposed alignment extended approximately nine miles across a vacant portion of the Barry M. Goldwater Range. Because no

vehicles were allowed in the BMGR, SCS performed an aerial reconnaissance of the area by flying over the route and adjoining areas in a small plane, and then performed a site reconnaissance by walking through selected areas of the site, including a wildcat dumping area and rifle range area. Other tasks performed for this project were a regulatory database search, interviews, review of previous reports, and preparation of a technical report.

- Performed a Phase I ESA of two planned future highway traffic interchanges in northern Phoenix, Arizona. The site area included all or portions of approximately 42 parcels, and was occupied by residences, a roofing company, plant nurseries, a landscaping company, a commercial garage, a municipal well property, a cell tower, river channels, and vacant undeveloped land.
- Performed several projects for Pima County, including a Phase I ESA of a residential/commercial property in Avra Valley, a limited Phase I ESA of agricultural land near Marana, pre-demolition asbestos surveys of 12 structures along Wetmore Road, sampling of soil piles potentially contaminated by metals, and a Phase II ESA investigation of a former service station property.
- Performed extensive file and historical aerial photograph reviews of former and current aboveground and underground storage tank (UST) systems and other issues of potential environmental concern within the future Automatic People Mover Phase I Project Site Study Area at Sky Harbor International Airport for the City of Phoenix. Prepared a report documenting each of the tanks, other features, and environmental issues identified within the study area, and the potential concerns associated with each feature and issue.
- Performed closure investigations for the west side of the Los Reales Landfill for the City of Tucson, including extensive file review and historical research; installation and sampling of groundwater monitoring wells; excavation of numerous test pits; oversight of geotechnical borings, geophysical surveys, and soil vapor investigations; soil vapor extraction system pilot testing; and preparation of technical reports. Managed and performed excavation and test boring investigations to evaluate a former industrial waste burial area for proposed clean closure. Prepared a detailed Site Characterization Report for work performed to date and a Remedial Action Plan for the clean closure area.
- Performed pesticide investigations and UST closures for Arizona State Land Department and Arizona Department of Administration at several inactive agricultural airstrips. Tasks performed included review of lease records and historical aerial photographs; coordination of archaeological surveys; collection of surface and subsurface samples in areas of concern and at random locations, including runways, UST locations, waste burial areas, septic systems, leach fields, and aircraft washing and maintenance areas; interpretation of data; preparation of technical reports, Remedial Action Plans, and specifications; and oversight of remedial activities. Additional remediation activities are planned at the sites.
- Performed Site Characterization and Remediation Oversight of buried aluminum dross deposits within a housing community in Tucson, including historical research, geophysical surveys, push-probe sampling, interpretation of laboratory analytical results of soil and dross samples, waste characterization, oversight of remediation activities, and reporting of findings. Investigation and remedial methods were selected and coordinated to minimize disruption to surveyed areas and maintain favorable relations with homeowners.
- Coordinated and performed Phase I ESAs of over 100 parcels of land owned by a trust that were located throughout Arizona. The parcels were assessed and grouped according to potential environmental risks and the findings were combined into two reports and a project summary. The parcels included residential, agricultural, commercial, and mining properties, and vacant land.
- Performed Phase I ESAs of vacant former agricultural land near Casa Grande, Arizona totaling more than 4,000 acres. The properties contained gravel pits and abandoned mining areas. Oversaw excavation of backhoe test pits throughout and around former waste disposal areas to characterize waste types and extent of waste disposal, and to evaluate whether hazardous wastes had been disposed.