PHASE I ENVIRONMENTAL SITE ASSESSMENT OF 302 WEST OAK AVENUE IN FLAGSTAFF, ARIZONA

TALLPINES JOB NO. 20TEC116.ESA

Prepared for

FLAGSTAFF MEDICAL CENTER, INC.
P.O. BOX 1268
FLAGSTAFF, ARIZONA

Prepared by

TALLPINES ENVIRONMENTAL CONSULTING CO.
10 WEST DALE AVENUE
FLAGSTAFF, ARIZONA 86001

April 13, 2020

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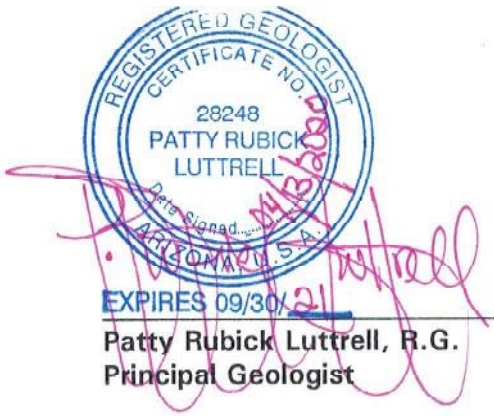

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Principal Geologist

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Flagstaff, Arizona 86001
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April 13, 2020

Flagstaff Medical Center, Inc.
P.O. Box 1268
Flagstaff, Arizona 86002

Attention: Thomas P. Immen, Interim Director of Real Estate

RE: Phase I Environmental Site Assessment of an Unoccupied Building and Detached Garage
302 West Oak Avenue in Flagstaff, Arizona
Tallpines Job No. 20TEC116.ESA

Tallpines Environmental Consulting Co. (Tallpines), Flagstaff, has performed a Phase I Environmental Site Assessment (Phase I) of an unoccupied building and detached garage located at 302 West Oak Avenue in Flagstaff, Arizona.

Tallpines has completed our environmental services, and appreciates having had the opportunity to work with you on this environmental due diligence portion of the project.

Respectfully Submitted,
Tallpines Environmental Consulting Co.

Patty Rubick Luttrell, R.G.
Principal Geologist

Addressee: (4) electronic .pdf files

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PHASE I ENVIRONMENTAL SITE ASSESSMENT OF 302 WEST OAK AVENUE IN FLAGSTAFF, ARIZONA

Tallpines Job No. 20TEC116.ESA

1.0 INTRODUCTION

1.1 Project Authorization

This report presents the results of a Phase I Environmental Site Assessment (Phase I) conducted on an unoccupied building and detached garage located at 302 West Oak Avenue in Flagstaff, Arizona (the Property). Tallpines was authorized by Thomas P. Immen, Interim Director of Real Estate, Flagstaff Medical Center, Inc., owner, to perform this Phase I assessment in anticipation of a real estate transaction of the Property.

1.2 Phase I Objectives

The objectives of a Phase I assessment are to determine if evidence exists to suggest the presence of *recognized environmental conditions* at a site which can be attributed to current and/or previous ownership and uses of the site, and/or to properties within the ASTM-specified distances surrounding the site. The term *recognized environmental condition (REC)* is defined by the ASTM to be "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment." A *de minimis* condition is one that does not represent a threat to human health or the environment, and would not be subject to enforcement action if brought to the attention of a regulatory agency. A *de minimis* condition does not qualify as a *REC*.

This Phase I was conducted to evaluate the physical setting, identify the presence or likely presence of *RECs*, develop conclusions, and make recommendations regarding the potential impact of *RECs* at the site, if warranted. In addition, Tallpines conducted pre-demolition testing for hazards.

1.3 Scope of Work

The fieldwork and report were performed to meet the substantive requirements for the American Society for Testing and Materials (ASTM) Designation E 1527-13; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries; 40 CFR Part 312. Due diligence included the following activities:

- Review of regulatory agency databases covering the area occupied by the site, and areas located within the ASTM-specified minimum search distances

- Review of environmental, geotechnical, biological, and/or engineering reports previously conducted at the site, and provided by the owner or selected representative
- Evaluation of the physical setting of the site and surrounding study area
- Description of current and past uses of the site, and adjoining areas
- Field reconnaissance of the site to assess for *RECs*
- Reconnaissance of adjoining properties during the site visit
- Interviews with individuals knowledgeable with respect to the site
- Evaluation of the information compiled during the assessment tasks
- Written report with conclusions and recommendations regarding the site

1.4 Field Reconnaissance

Tallpines performed a field reconnaissance of the site and surrounding areas to observe and assess the current conditions of the following features:

- Geologic, surface hydrologic, topographic, and soil features
- Site drainage features including streams, springs, culverts, stormwater, and wastewater
- Physical improvements including buildings, structures, roads, and parking lots
- Evidence of current, or removed underground storage tanks (USTs) including fuel dispenser pumps, pump islands, vent pipes, inspection ports, and pavement replacement
- Above-ground storage tanks (ASTs)
- Previous, or current release of fluids from electrical or hydraulic equipment
- Soil surrounding dry, irrigation, injection, groundwater, monitoring, and abandoned wells
- Solid waste storage areas including storage containers, and drums
- Solid waste on the ground, or within open excavations
- Environmental indicators such as unusual odors, stressed vegetation, staining, or corrosion of surface soil, and paved areas
- Oil sheens, films, or coatings on water surfaces
- Imported-fill or surface grading including mounds, and depressions
- Ponds, pits, lagoons, sumps, septic tanks, oil/water interceptors, and floor drains

1.5 Statement of Qualifications

To facilitate a high standard of appropriate inquiry, the Phase I fieldwork was performed by Patty Rubick Luttrell, R.G., Principal Geologist, Tallpines. Luttrell is a registered geologist (R.G.) in the State of Arizona. As per the ASTM standard, a Phase I must be conducted by, or under the direct supervision of a registered professional. Luttrell possesses the scientific education, training, and experience to qualify as an environmental professional under the ASTM Standard E 1527-13 as defined in the All Appropriate Inquiry Regulation §312.10 of 40 CFR §312, and has the ability to develop conclusions and make recommendations regarding *RECs*, if any, at the Property.

2.0 SITE INFORMATION

The Phase I fieldwork was conducted on March 9 and 16, 2020. Tallpines obtained a copy of the County GIS parcel maps showing the location of Coconino County Parcel Number 110-060-36E (reported 0.89 acre), ordered an ASTM regulatory database, and reviewed historical aerial and topographic maps prior to completing the report.

2.1 Review of Previous Reports

When questioned about any type of geotechnical, biological, geological, environmental, or engineering reports previously conducted on the Property, Immen supplied Tallpines with a Phase I report conducted August 22, 2005 by Northland Research, Inc., and an asbestos sampling report conducted by Carothers Environmental, LLC, dated December 21, 2004. A review of the Carothers Environmental report reveals asbestos in vinyl floor tile, linoleum, and duct wrap insulation.' After an initial walk of the building by Tallpines, it was determined that the bulk sampling conducted in 2004 is incomplete and will require additional sampling to determine the locations and amounts of asbestos present in building materials.

The Phase I report by Northland Research reveals that the unoccupied building was previously used as a morgue, and based on the presence of an exterior 3-inch natural gas pipeline, a crematorium was located between the northeast side of the morgue and alleyway. The Northland report concludes that there is no evidence of *RECs*.

2.2 Site Location

The Property is located at 302 West Oak Avenue in Flagstaff, Arizona. Coconino County Parcel 110-060-36E is developed with an asphalt parking lot, building with numerous additions, and a detached garage. The cadastral location is within the SW¼ of Section 10, Township 21 North, Range 7 East of the Gila and Salt River Baseline and Meridian in Coconino County, Arizona. The topographic and satellite images, following pages, show the location of the parcel, multiple building additions as delineated by the variation in roof pitches, and a Coconino County map, drawn to scale, of the building, additions, and detached garage. The photographic log, Appendix A, depicts current conditions observed during Tallpines' field reconnaissance.

Site location Map

Topo: 0.75 Mile Radius

302 WEST OAK AVENUE FLAGSTAFF, AZ 86001

Map Image Position: TP
Map Reference Code & Name: 6716680 Flagstaff West
Map State(s): AZ
Version Date: 2014

Coconino Co. Parcel 111-060-36E

3/8/2020, 5:03:39 PM

County Boundary

Municipal Boundaries

County Parcels

Land Ownership

Private

1:1,128

0 0.01 0.01 0.03 mi

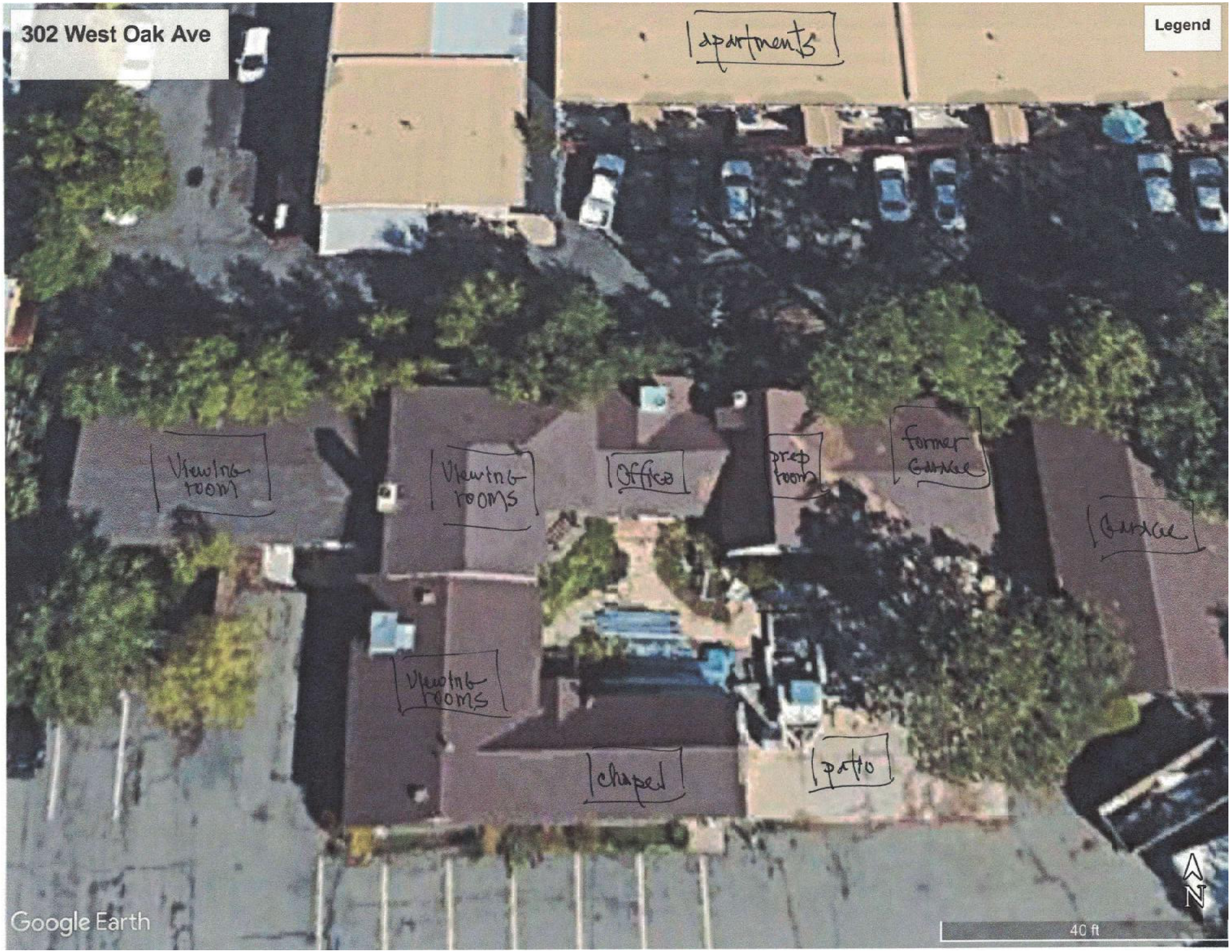
0 0.01 0.03 0.05 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Coconino County GIS

This is not a legal document. No warranty of accuracy is given or implied.


Legend
Parcel 110-060-36E
Google Earth 2012
W Cedar Ave
W Oak Ave
Google Earth
N
100 ft


302 West Oak Ave
Legend
apartments
Viewing room
Viewing rooms
Office
prep room
former Garage
Garage
Viewing rooms
chapel
patio
N
Google Earth
40 ft

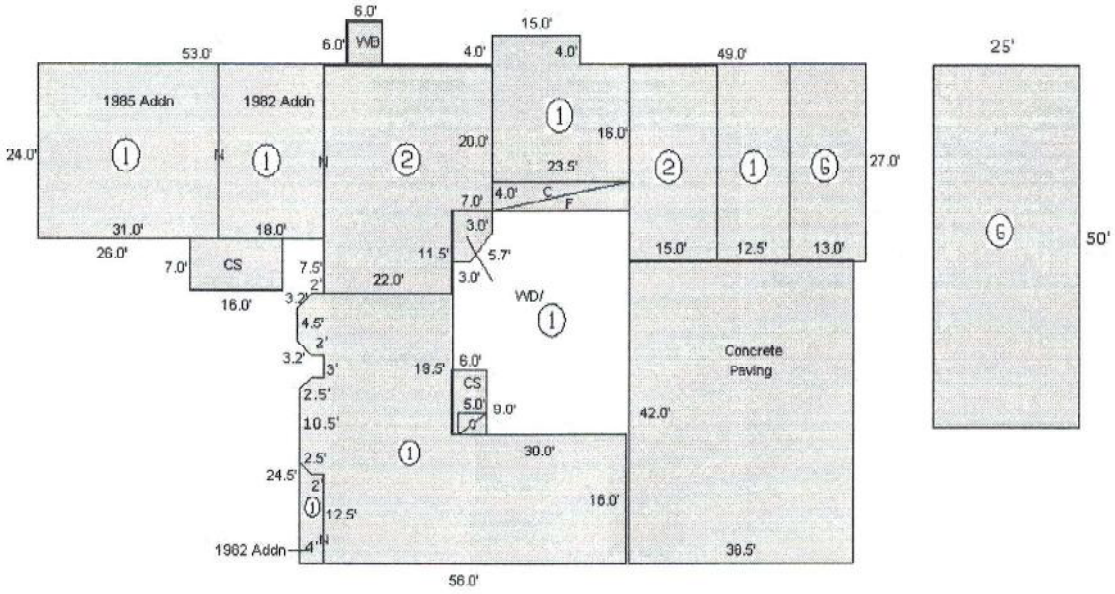
Account: R0025713







1st Level = 4,729 SF
2nd Level (Ctr) = 833 SF
2nd Level (Rt) = 405 SF
Total = 5,967 SF



Sketch by Apex Sketch v5 Pro

2.3 Description and Observations of Property

Entry to the Property is through a paved parking lot addressed as 302 West Oak Avenue. According to Immen, the building has been unoccupied since FMC purchased it approximately 9 years ago. In addition to used appliances, medical equipment, and a transport bus parked near the entry to the building, FMC uses the detached garage for storage. The exterior of the reported 5,967 SF building is constructed of volcanic malpais rock encased within a concrete matrix. The upper walls are finished with painted wood siding. The western additions to the original building are constructed on a malpais rock stemwall, and the upper walls are finished with painted wood siding. The additions have a crawlspace accessible through the basement boiler room in the original building. The exterior stairs leading to the upper east and west apartments have been removed.

The detached garage is constructed of painted wood siding on a concrete slab. The interior is partially filled with office chairs, desks, tables, filing cabinets, partition walls, trash cans; office furniture.

The exterior of the main building is secured with a lock. The eastern end of the building is what appears to be a former garage. On the interior, the converted garage has a 2-inch metal pipe suspended from the ceiling near the north perimeter wall. On the exterior is a 3-inch gas pipe that was reportedly connected to an exterior crematorium which has since been removed (Northland Research, 2005). The room adjacent to the converted garage contains a chiller with trays used for cold storage. The room adjacent and west of the chiller room is the preparation room with sinks. No corrosion of the stainless steel sinks was observed. No floor drain was observed inside the preparation room, but the concrete floor is currently covered with a rubberized, washable floor cover.

A closet in the preparation room contains a piece of metal ductwork coated with a fibrous white duct wrap insulation that tested positive for asbestos. The insulation is significantly damaged, and connected to the underlying boiler. Walking down the steps to the basement boiler room, there is no visible insulation on the boiler or on the ductwork with the exception of the upstairs duct. A partial view inside the crawlspace (west addition portions of the building) reveals large metal ductwork aligned southwesterly toward the viewing room additions. Approximately 70 feet away, a piece of polyurethane plastic is duct-taped to the side of the metal duct; typically indicative of prior abatement of asbestos. There are broken/torn pieces of what appears to be white duct insulation scattered across the soil inside the crawlspace. If abatement of insulation did occur, the significantly damaged residual wrap inside the preparation room closet, and possible TSI (thermal system insulation) debris on the floor of the crawlspace both point to incomplete prior removal.

The western additions consist of viewing rooms, the upper west apartment, and chapel. A partial view of the attic through the upstairs west apartment hall portal reveals a former fire inside the attic; charred wooden rafters.

On the exterior of the building is a small grassy area on the south side of the northwest addition. Two grave markers within a few inches of each other are engraved with Carroll C. Creighton, M.D. (1903-1962; 59 years old), and Rosa Lee Mealey (1880-1975; 95 years old). It is unknown if these individuals are buried beneath the grave markers.

Tallpines observed 5-gallon buckets of used paint stockpiled on an exterior flagstone walkway. These abandoned paints are considered to be a *de minimis* condition.

Tallpines observed no stockpiles of solid waste (other than appliances, medical equipment, 5-gallon buckets of paint), evidence of former underground storage tanks (USTs) or above ground storage tanks (ASTs), stained topsoil, or odors suggestive of a current or prior release of petroleum products or hazardous substances on the Property.

2.4 Description of Surrounding Land Use

- North: Paved alleyway and the West Cedar Avenue apartments
- South: West Oak Avenue and private residences
- East: Apartments and Childtime of Flagstaff day care center
- West: Apartments and private residences

Tallpines observed the apartments, residences, day care center, and roads adjacent to the Property, and did not note any obvious stockpiling of containers or materials that would suggest the current or previous use of hazardous substances or petroleum products which could potentially have an impact on the Property.

3.0 HISTORIC SITE CONDITIONS

Historic conditions of the Property were identified through a review of various standard historical information sources including Environmental Data Resources, Inc. (EDR), Google Earth, the Coconino County GIS website, and the City of Flagstaff Public telephone book directory.

3.1 Historical Aerial Photographs and Topographic Maps

Historical Aerial Photographs

EDR conducted an historical search of aerial photographs covering the Property that can be referenced in Appendix B. The flight dates consist of a minimum of one aerial per decade, and include 2017, 2013, 2010, 2007, 2003, 1997, 1992, 1981, 1974, 1964, and 1954. Starting with the most recent 2017 and 2013 aerials, it can be seen that the Property (parcel is outlined in red) is located within 2 city blocks north of the Flagstaff Medical Center complex, and is surrounded dominately by private residences. The 2010, 2007 and 2003 aerials show less development of surrounding properties. The 1997 and 1992 aerials are not clear, but the 1981 aerial shows the building on the Property as well as what appears to be a red roofed structure on the

southern side of the parcel. The FMC east campus is missing in the 1981 aerial. The 1974 aerial of the Property shows the same structure in the south parking lot, and the northwest addition/ viewing room to the building is not present. What appears to be white roofed building(s) on the Property in the 1964 aerial cannot be explained. The apartments located north and east of the Property have not yet been built in the 1964 aerial. The residential development to the west and downgradient of the Property is Coconino Estates. In the 1954 aerial, neither the building on the Property nor Coconino Estates are present. This is in conflict with the Northland Phase I report which states that the building was constructed in 1945, and the Coconino County map that states the building was constructed in 1949. There is no visible evidence of stockpiling or dumping of materials on the Property in the reviewed historical aerial photographs.

Historical Topographic Maps

EDR was subcontracted to conduct an historical topographic map search of the Property which can be reviewed in Appendix B. Historical topographic maps that cover the Property include 2014, 1983, 1974, 1962, 1912, and 1908. A review of the 2014 topographic map reveals that the Property is located off the western slope of a saddle in Switzer Mesa; an erosional volcanic lava flow. The Burlington Northern Santa Fe (BNSF) railway and Interstate 40 are located approximately 1 mile to the south. Topography on the parcel is relatively flat at an elevation of approximately 6,970 feet above mean sea level. Surface drainage on the property is southeastward toward the Rio de Flag. The unnamed tributary draining Buffalo Park on Switzer Mesa flows within a ¼ mile of the Property, and drains southerly to the Rio de Flag.

The 1983 and 1974 topographic maps show buildings in the downtown area, and the residential areas are marked by roads. The U.S. Geologic Survey building complex is located off the southern side of Cedar Road. The 1962 map displays substantially less development in the downtown area. The 1912 and 1908 maps show minimal development of the south side of Flagstaff, and no hospital.

3.2 Sanborn & Perris Fire Maps

No historical fire maps, published by the Sanborn & Perris Map Company Ltd., extend onto the Property.

3.3 Wetlands Classification

According to the U.S. Fish and Wildlife Service National Wetlands Inventory, the Property is not classified as a wetlands.

3.4 Public Library Historical Telephone Directories

The City of Flagstaff Public Library telephone directories were reviewed on-line. There is no listing for Flagstaff Mortuary in the 1948 or 1954 directories, but it is listed in 1959 through the 2002 telephone books.

3.5 Ownership Information

Ownership records for the Property were accessed on the Coconino County GIS website. The Property is currently owned by Flagstaff Medical Center, Inc. deeded from Robert Edward Woolley on May 1, 2011. On August 1, 2005, Mighty Oak Alliance, LLC deeded the Property to Loven Contracting, Inc. and Paul Grasser. On December 1, 2002, Mighty Oak Alliance purchased the parcel from Alderwoods, Inc. On September 1, 1988, Flagstaff Mortuary deeded the parcel to Richard Bagwell, FMI Acquisition Corporation (Flagstaff Mortuary).

4.0 INTERVIEWS

Tallpines conducted interviews with various knowledgeable individuals associated with the Property, and local agency personnel. The purpose of interviews was to obtain information regarding current and past uses of the Property, as well as information concerning potentially regulated activities at the site. Each interviewee was asked various questions concerning potential environmental issues, and Tallpines requested responses based on each individual's actual knowledge of the specific circumstance.

4.1 Current Owner and Tenants

According to Immen, FMC has never occupied the building other than to use the detached garage and exterior concrete parking area to store appliances, medical equipment, and office furniture. When questioned, Immen stated that, to the best of his knowledge, there have never been any USTs or ASTs on the Property, and no release of petroleum products or hazardous substances.

After searching the Coconino County death certificates and vital records, Tallpines was unable to locate any information regarding the two individual names on the grave markers to determine if there is a record of where these individuals were buried. Tallpines spoke with Judith Stapley, Executive Director, Arizona State Board of Funeral Directors and Embalmers, Phoenix. She stated that if these two individuals are buried on the Property, a funeral director would have to be present to unearth them, as well as an excavation permit from Coconino County Planning and Zoning. She recommended calling Norvel Owens, Norvel Owens Mortuary, Flagstaff, as he and his daughter Kay are a wealth of historical information in the Flagstaff area.

Tallpines interviewed Norvel Owens, as well as his daughter Kay, regarding 302 West Oak Avenue. Owens stated that he was the Funeral Director at Flagstaff Mortuary from 1976-1998. When asked about the two grave markers, he said that Carroll C. Creighton, M.D., was a medical

doctor in town, but not the funeral director. Creighton was buried at Peaceful Valley Cemetery out near Walnut Canyon. He said the family became concerned when Creighton's head stone disappeared, so another was inscribed. When the location for the new head stone was dug up, the old head stone resurfaced; dislodged by prairie dogs. Owens' daughter Kay did some research, and said that Rose Lee Mealey was buried at Citizens Cemetery in Flagstaff. Based on this conversation, neither of the grave markers are underlain by the named deceased.

When asked how Owens disposed of biohazard waste back in the 1970s-1980s, he said that all biowaste was incinerated. When asked about a floor drain on the concrete slab inside the preparation room, he said that the floor drain was connected to the sewer, so any wastewater would drain directly into the sewer system. When told that there is a rubberized membrane on the floor today, he concluded that the floor drain was most likely sealed with concrete before being covered with the cleanable rubberized flooring.

When questioned about the location of the crematorium, he stated that it was inside the former garage; east end of the main building. When asked how the wood framed roof could withstand high temperature heat from the crematorium, he stated that only a 6-inch air space must be present between the exhaust stack and the rafters. He said that mortuary crematoriums are typically inside buildings, not outside.

Tallpines spoke with Howard Perlman, Risk Manager for Messinger Mortuary & Chapel, Inc., Scottsdale. Perlman is an expert regarding the regulations required for morgues and crematoriums. He stated that it was common to release body/embalming fluids down septic or sewer drains before the 1990s. When it was explained that the WWTP had no NOVs for this address, he stated that the fluids are typically too diluted to cause an issue with the WWTP digestors located several miles downstream. He said that, at a minimum, the covered floor drain should be inspected for signs of corrosion and unusual odors related to a former release of embalming fluids; typically a mixture of formaldehyde, glutaraldehyde, methanol, and other solvents. Tallpines does not believe solvents would be off-gassing today, but it is possible that soil contamination may be present; dependent upon the amount and length of time involved with a release from a potentially corroded drain system. Due to the potential prior release of hazardous substances (embalming fluids/solvents) down the sink and floor drains, the wastewater sewer system beneath the preparation room represents a *REC*.

4.2 Regulatory Agency Personnel

Tallpines contacted the Flagstaff Fire Department regarding responses to the Property. Tallpines was informed that there is no record of UST or AST installation at 302 West Oak Avenue, and the fire department has no record of having responded to hazardous material release incidents on the Property.

Tallpines contacted the City of Flagstaff Wildcat Wastewater Treatment Plant (WWTP) to determine if they had any record of a notice of violation (NOV) regarding wastewater from Flagstaff

Mortuary. They stated that any NOVs would be reported to ADEQ and to the Arizona Department of Health Services (ADHS). Researching these two databases, Tallpines found no record of a former NOV for 302 West Oak Avenue, Flagstaff.

5.0 PHYSICAL SETTING

5.1 Geologic Setting

The greater Flagstaff area is situated primarily on the Harrisburg member of the Permian Kaibab Formation, and overlying Tertiary basalts (volcanic rocks). The Permian (245-286 million years ago) Kaibab Formation is a marine sedimentary formation, deposited prior to the uplift of the Colorado Plateau. The Triassic (240-245 million years ago) Moenkopi represents a mixture of marine and nonmarine continental deposits. The Tertiary (4-6 million years ago) basalts erupted from volcanic vents which flowed over the erosional surface of the Moenkopi or Kaibab, capping it with layers of lava up to several feet thick.

According to the Geologic Map of Arizona (Reynolds, Stephen J., 1988), the Property is located within Quaternary; Holocene to Middle Pliocene basaltic rocks; 0-4 million years old. The basaltic rocks are dominately dark-colored lava and cinders. Basalt is dark due to a high percentage of iron and magnesium, and minimal quartz. A geologic map of Flagstaff (Ulrich and others, 1984) shows that Switzer Canyon, as well as the adjacent parallel McMillian Mesa, occur within faulted, downdropped linear valleys infilled with cindery alluvium; sand, silt, clay deposited by a stream/ running water derived from the weathering of volcanic terrain. The Switzer Canyon and McMillian lava flows originated from Dry Lake Hills; a cluster of eight coalesced lava domes of dacite. According to Holm (2019), a thick lava flow poured down the west side of the volcanic cluster covering older basalts that cap McMillian Mesa. Lava flows typically issue from the base of cinder cones, and along expansion fissures opened during volcanic activity.

5.2 Groundwater Hydrology

Based on water resource information (McGavok, et. al, 1986), the Property is situated along the southern margin of the Little Colorado River Plateau physiographic province. It is located in the hydrologic regime designated as the Little Colorado River Basin.

The Coconino Sandstone and sandy units of the underlying Supai Group represent the major regional aquifers for the Flagstaff area. Based on groundwater potentiometric contours in the Flagstaff area (McGavock, et. al., 1986, and Appel and Bills, 1979), depth to the regional aquifer is estimated at less than 400 feet below ground surface (bgs). This depth is at or near the stratigraphic contact between the Coconino Sandstone and the underlying Supai Formation. Direction of groundwater flow is reported as northeast, but faulting can displace the direction of flow (Appel and Bills, 1979, and McGavock, et. al., 1986).

Tallpines reviewed the Arizona Department of Water Resources (ADWR) well registry to obtain information regarding the presence of registered wells within 1 mile of the Property. There are over 30 wells, and those within proximity to the Rio de Flag drainage average less than 30 feet in depth. The Rio de Flag is the major drainage and source of surface groundwater recharge for the City of Flagstaff.

5.3 Groundwater Quality

Tallpines reviewed the Arizona Department of Environmental Quality (ADEQ), Water Quality Division database for groundwater quality within a 1 mile radius of the Property. No groundwater quality issues are recorded within 1 mile of the parcel.

6.0 REGULATORY AGENCY DATABASE RESEARCH

EDR was subcontracted to perform a database search which meets the ASTM Standard E-1527 for a federal, state, and tribal government database search for Phase I environmental assessments and transaction screens. The EDR FirstSearch Report can be referenced in Appendix C.

The Property has a single listing on the federal, state, or government databases. The Greenlaw Mortuary, 302 West Oak Avenue, Flagstaff, is listed on the FINDS database (Facility Index System/Facility Registry System). Minimal information is available; the listing was created December 9, 2003, and updated April 27, 2011. An alternative name listed for Greenlaw Mortuary is Flagstaff Mortuary. In an attempt to better understand this database listing, Tallpines questioned Norvel Owens regarding former names for Flagstaff Mortuary. He stated that this is the only name for this address, and Greenlaw Mortuary was never located there. He said that both of these mortuaries were owned by the same entity; Mighty Oak Alliance out of Texas. Based on this conversation, the FINDS database listing appears to be incorrect.

Other facilities recorded within the ASTM search distances from the Property include the State/Tribal leaking underground storage tank (UST) database (3 facilities), State/Tribal UST database (3 facilities), State/Tribal IC/EC database (1 facility), and U.S. Brownsfields (1 facility). Details on the various databases can be reviewed in the FirstSearch Report. After reviewing the database report, Tallpines concludes that neither the Property, nor any of the surrounding facilities represent a current environmental threat to the Property.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the field reconnaissance to determine current site conditions, physical setting, historic conditions, interviews with individuals knowledgeable regarding the Property, and a regulatory database review, Tallpines concludes that the only *recognized environmental condition (REC)* on the Property is the preparation room floor drain/sewer system which represents a potential release of hazardous waste fluids during the 50+ year use of the building as a mortuary/crematorium. It is recommended that the rubberized flooring be cut open to inspect the floor drain/sewer pipe, and to sample the underlying soil for possible solvent contamination.

The potential release of asbestos fibers into the air from significantly damaged duct wrap insulation, and a suspected release of TSI debris onto the soil inside the crawlspace, do not fall under the scope of the ASTM E1527-13, but do represent an air quality hazard requiring a response action. As per the AHERA regulations, significantly damaged TSI has a hazard ranking of 7; highest possible hazard. Because the building is not currently occupied, Tallpines recommends, at a minimum, HEPA-filtered respiratory protection be used to enter and/or conduct work in the building until the significantly damaged TSI and debris can be properly removed. The NESHAP (National Emission Standards for Hazardous Air Pollutants) regulations require the abatement of asbestos prior to demolition, and the OSHA regulations require worker protection "wherever a worker works".

Tallpines recommends that this Phase I report be used to show that due diligence has been conducted for the Property to meet the substantive requirements for the ASTM Standard E 1527-13, and 40 CFR Part 312.

7.1 Assessment Limitations

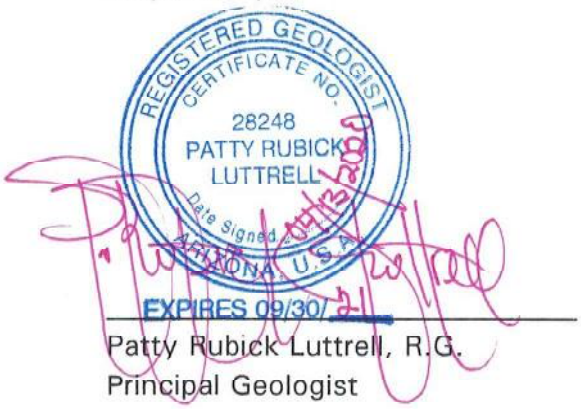
The scope of this assessment was limited to visual observations made during the field reconnaissance, interviews with individuals knowledgeable regarding current and past site conditions, and a review of State, Federal, and local databases. As a result, this assessment is limited in that Tallpines must rely on a portion of the information, including actual knowledge and interpretations reported by others, to be correct and valid.

This report and the information contained herein have been prepared for, and may be relied upon solely by Flagstaff Medical Center, Inc., and their designated interested parties. In concurrence with the ASTM E 1527-13 Standard, the information presented in this Phase I is valid for a 180-day period following date of issuance for purposes of due diligence involving real estate transactions of the Property. After such time, Property conditions will need to be re-evaluated for the presence, or likely presence of *RECs*.

7.2 Signature and Resume of Environmental Professional

By signing below, I declare, that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. As per 40 CFR Part 312.21(c)(3), my resume can be referenced on the following pages.

Prepared by:



Patty Rubick Luttrell, R.G.
Principal Geologist

PATTY RUBICK LUTTRELL, R.G., C.M.C.
PRINCIPAL GEOLOGIST & CERTIFIED MICROBIAL CONSULTANT

PROFESSIONAL QUALIFICATIONS

- Strong work experience in performing and managing environmental services involving turnkey operations; initial investigations, contract design specifications and pre-bid walks with Contractors, abatement (asbestos & lead-based paints) and bioremediation oversight and clearance air testing performed for the building owner, and written compliance closure reports.

- Exploration background involving supervision of drilling programs, lithologic core logging, electric log interpretation/subsurface correlations, underground mapping, aerial reconnaissance, evaluation and acquisition of properties, and mine-waste remediation.

- Extensive lab experience utilizing a petrographic microscope, scanning electron microscope (SEM), electron microprobe (EM), x-ray diffraction (XRD), and phase contrast microscope (PCM) analyses.

- Effective communication skills involving public speaking (technical forum) and extensive technical writing experience.

BACKGROUND

April 1996 to Present:

- Principal with *Tallpines Environmental Consulting Co.*, Flagstaff. Registered Geologist (R.G.) in the State of Arizona, and certified microbial consultant (C.M.C.) responsible for supervision of fieldwork and accuracy of technical reports. Interacts with clients, attorneys, and regulatory agencies to facilitate project completion.

April 1993 to March 1996:

- Project Environmentalist, Flagstaff. Responsibilities involved ASTM Phase I environmental site assessments of commercial & industrial sites, Phase II & III investigations involving UST product releases, management of soil & groundwater remediation systems, hazardous waste site investigations, asbestos survey & abatement oversight, hydrogeological studies, & report writing.

May 1987 to April 1993:

- Research Associate status at the *Museum of Northern Arizona,* Flagstaff. Worked as a sedimentologist and mineralogist for Dr. Michael Morales; responsibilities included detailing the stratigraphy and sedimentology of fossil-bearing strata on the Navajo Nation. Contract work through the *Museum* involved geologic mapping, paleontological monitoring, assessment and remediation of abandoned mine sites, mineral curation of *MNA* Collections, public speaking & extensive technical writing.

- Consultant for *Energy Fuels Nuclear (EFN), Union Pacific Resources (UPR), USGS-Astrobranch and the U.S. Army Engineering Topographic Laboratories (ETL)*. The work with *EFN* and *UPR* involved petrographic analysis of breccia pipes and the application of paragenetic sequences/geochemistry of mineralized versus nonmineralized core for uranium exploration. The work at *USGS* and *ETL* also entailed petrographic analysis, but the emphasis was on composition/source, method of transport, and high-temperature studies of airborne sediment for aviation engineering design.

- September 1983 to December 1986: M.S. Candidate in Geology, *Northern Arizona University,* Flagstaff, Thesis: *Basin Analysis of the Kayenta Formation (Lower Jurassic), Central Portion Colorado Plateau*, 217 pp. Research integrating the complimentary fields of petrography and sedimentology to determine source terrains as well as controls active during deposition of the Kayenta Formation. Petrologic data were used to analyze the role of source, climate, and tectonic setting of the basin in both a regional and temporal context. Sedimentological analysis was used to reconstruct sediment dispersal patterns and document changing depositional systems across the basin. The resultant sedimentary basin analysis allows for a tenable paleogeographic reconstruction of both the basin-fill and upland sources.

January 1976 to March 1982:

- Six years as an Exploration Project Geologist for *Minerals Recovery Corporation*, Denver. Responsibilities included all phases of exploration and development necessary for the discovery and delineation of uranium orebodies; planning and supervision of drilling programs, lithologic core logging, electric log interpretation, subsurface correlations involving paleochannel trends, underground mapping/mine geology, mine reclamation, calculation of ore reserves, budgets, courthouse work, evaluation and acquisition of properties, and exploration-operator in large joint ventures.

  Major Accomplishment: Discovery and delineation of a ½ million pound uranium orebody

WORK EXPERIENCE

Specific projects have involved:

- Project Manager for microbial investigations involving water- and sewage-damaged commercial and municipal buildings, and private residences. A certified microbial consultant (C.M.C.); expert witness for construction defects litigation involving indoor air hazards.

- Energy audits conducted in buildings to pinpoint locations of heat loss, ill-fitting or disconnected HVAC systems, missing wall or ceiling insulation, quickly locate electrical problems such as "hot spots" on electrical panels, and pinpoint water leaks (plumbing, roof, perimeter intrusion) using a *FLIR* B2 infrared thermal digital camera to illustrate temperature variations/patterns.

- Tallpines is entering into our 20th year as an environmental Consultant for the Flagstaff Unified School District. Industrial hygiene services for the District include asbestos sampling, contract design specifications for response actions, abatement oversight services, indoor microbial assessments for staff with indoor air quality issues, and the AHERA 3-year reinspections of the 20+ school facilities.

- Tallpines is in our 21st year as an environmental consultant for Coconino County, and works closely within the County's different departments and project managers on a wide array of environmental issues. The County has approximately 1,050 employees and 30 buildings countywide. Typical projects include complaints of poor indoor air quality related to several of the "comfort parameters", microbial investigations, Phase I site assessments, asbestos and lead-based paint inspections, contract design specifications, abatement oversight and air monitoring in occupied buildings, air permitting and opacity readings for boilers/generators, and 2-hour lead-based paint awareness training and introduction to mold contamination training for County personnel.

- Expert witness consultation involving expert review of reports, affidavits, depositions, and testimony involving mold contamination related to construction defects in the building envelope. Testimony typically involves detailing the initial delineation of mold contamination, recommendations, and post-remediation testing prior to reconstruction.

- Extensive sampling project involving both fungal mold and bacteria contamination related to a release of potable water to "clean rooms" in a private facility used for surgical implants.

- Indoor air quality (IAQ) assessment involving a building where occupant complaints involved skin rashes and itching (dermal complaints), burning eyes, and disorientation. After an extensive investigation it was determined that fiberglass insulation had infiltrated the interior of the HVAC, was ground into minute particles, and recirculated through the supply air ductwork into occupied spaces. Remediation involved repairing the breached ductwork, and cleaning the HVAC ductwork of microscopic fibrous glass particles. Following the HEPA cleaning, all symptoms ceased.

- Three year project involving AHERA asbestos inspections of buildings and structures owned by the City of Flagstaff, Public Works Department. This Citywide project involved the inspection of 37 facilities with a total of 188 buildings, and an estimated area of 2.91 million square feet. Approximately 3,500 bulk samples were collected and analyzed for this Citywide project.

- Conduct baseline and post-remediation clearance sampling on illicit drug laboratories (methamphetamine) ceased by the "Metro" Narcotics Division, Flagstaff. Baseline sampling involves the entire residence, and analytically delineates which rooms contain elevated concentrations of manufactured illicit drugs. The sampling and technical report writing are conducted in compliance with the State Board of Technical Registration (BTR) regulations regarding clandestine drug laboratory cleanup.

- Training of building maintenance personnel to remove, dismantle, package, and arrange transport of mercury-containing fluorescent bulbs and polychlorinated biphenyl (PCB) light ballasts.

- Phase I Environmental Site Assessments conducted on commercial, industrial, and municipal projects using the ASTM E 1527 Standard, northern Arizona. Phase I experience includes retail shopping malls, airport facilities, acreage along protected waterways, dry cleaners, motels, residences, gasoline stations, automobile radiator shops, and large tracts of undeveloped acreage.

- Phase I conducted on a 41,000 acre (64 square miles) open-graze cattle ranch in northern Arizona

- Phase I project for the City of Flagstaff Pulliam Airport complex involving 795 acres of developed and undeveloped parcels. This project targeted Phase II and Phase III delineation/remediation of contaminated soil sites related to a variety of past and current airport operations.

- Conduct geologic assessments of subdivision developments for developers to determine the potential for geologic hazards (floods, mass movement, subsidence, earth fissures, radon gas, karst topography, abandoned mines, and volcanic hazards) in Coconino, Mohave, and Navajo Counties.

- Assist with ADEQ air quality permitting and conduct quarterly EPA Method 9 opacity emission readings for concrete batch plants, food manufacturers, and industries with boilers and backup generators. Conduct quarterly stormwater discharge sampling and reporting for industrial sites.

- Developed and managed site assessment plan (SAP) activities at a former trap & skeet club containing lead contaminated soil. Performed sampling oversight and closure reporting of pilot residential remediation activities, northern Arizona.

- Hydrogeologic study to determine extent and impact of leachate from an inactive landfill, Sedona

- Heavy metal sampling & dissolution batch experiments to determine solubility of metals exceeding the HBGLs resulted in an APP closure of a former gold processing pilot plant, Flagstaff

- Subsurface drilling program to perform a structural analysis of a down-dropped graben valley to determine potential for additional sinkhole formation, Flagstaff

- Geological analysis of a 3-day old limestone sinkhole, Sedona

- High-temp melting point studies of mixed-sediment for experimental aviation design, Hughes Aircraft

- Petrographic analysis of rock aggregate for use as rip-rap source for erosion control, southern Utah

- Gravel provenance and attrition rate analyses, Nile Valley, Egypt, for USGS Flagstaff field office

- Paleontological monitoring and sedimentological analyses, Gallup, New Mexico

- Petrographic analysis of Dhahran Airport sediment for the U.S. Air Force, Saudi Arabia

EDUCATION

Northern Arizona University
Flagstaff, Arizona, Dec. 1986
Master of Science in Geology

University of Colorado
Boulder, Colorado, Dec. 1975
Bachelor of Arts in Geology

TECHNICAL REGISTRATIONS AND CERTIFICATIONS

Registered Geologist, State of Arizona, No. 28248 (since 1994)
ADOT Woman-Owned Business Enterprise; DBE No. 1844 (since 1997)
Conducting Facility Compliance Audits (1996)
Soil Remediation: Standards, Approaches & Innovative Technologies (1996)
EPA Asbestos Hazard Emergency Response Act (AHERA) Building Inspector (since 1994)
EPA AHERA Management Planner (since 1994)
EPA AHERA Contractor/Supervisor (since 1995)
EPA AHERA Project Designer (since 1998)
Air Sampling for Toxic Substances (1998)
40-hour OSHA, Hazardous Materials and Safety Training (since 1993)
Arizona Dept. Health Services (ADHS) Environmental Sampling Workshop (1996)
RCRA Seminar on Management and Regulatory Compliance (1996)
EPA Lead Inspector & Risk Assessment Training, UCSD, (since 1996)
State of California DHS Lead Inspector/Risk Assessor (1998-2001)
Manufacturer-trained on RMD's LPA-1 x-ray fluorescence (XRF) analyzer (1997)
NIOSH 582E Analyst, Phase Contract Microscopy (PCM) for analyzing fibers (2000-2007)
EPA certified Arizona Lead Risk Assessor (since 2000)
Strategies for Conducting Meaningful Microbial IAQ Investigations (2000)
Certified Microbial Consultant (C.M.C.), American Council for Certified Accreditation (since 2003)
Infrared BCAM Basics, Infrared Training Center, North Billerica, Massachusetts (2007)
Thermography for HVAC Applications, Infrared Training Center, North Billerica, Mass (2010)

RESEARCH GRANTS

Sigma Xi, 1984
Hooper, NAU, 1985

Chevron USA, 1984
Tahosa Ranch, 1986

SCIENTIFIC PUBLICATIONS

Luttrell, P. Rubick, 1996. *Provenance and Basinwide Controls on Sandstone Composition of the Kayenta Formation (Lower Jurassic), Central Portion of the Colorado Plateau.* Morales (ed.), The Continental Jurassic, Transactions of the Continental Jurassic Symposium, October, 1996, Museum of Northern Arizona Bulletin 60, p.459-476.

_____, 1993. *Basinwide Sedimentation and the Continuum of Paleoflow in an Ancient River System: Kayenta Formation (Lower Jurassic), Central Portion Colorado Plateau*: Sedimentary Geology, vol. 85, Current Research in Fluvial Sedimentology, p. 411-434.

_____, 1993. *Jurassic Depositional History of the Colorado Plateau.* In: Aspects of Mesozoic Geology and Paleontology of the Colorado Plateau. Morales (ed.), MNA Bulletin 59, p.99-110.

_____ and M.A. Morales, 1993. *Bridging the Gap Across Moenkopi Wash: A Lithostratigraphic Correlation.* In: Aspects of Mesozoic Geology and Paleontology of the Colorado Plateau. Morales (ed.), Museum of Northern Arizona Bulletin 59, p.111-127.

_____, 1988. *Sedimentology of Dinosaur Track-bearing Deposits within a Cyclic Eolian/Wadi Sequence: Upper Kayenta Formation (Lower Jurassic), Northeastern Arizona*: Abstracts of the Symposium on Southwestern Geology and Paleontology, Museum of Northern Arizona, p.13.

_____, 1987. *Basin Analysis of the Kayenta Formation (Lower Jurassic), Central Portion Colorado Plateau.* Unpublished M.S. thesis, Northern Arizona University, Flagstaff, 217 pp.

Morales, M.A. and P. Rubick Luttrell (in preparation). *Documentation of the Middle Jurassic Kamenetsky Trackway at Lake Powell, Arizona.*

_____ (in preparation). *Paleoecology of Reptilian Swim Tracks and Their Significance To Intermittent Drainage Systems Within the Holbrook Member of the Moenkopi Formation, Northern Arizona.*

_____ (in preparation). *Paleoecology of In-Channel Burrows in the Sandstone/Mudstone Member of the Chinle Formation, Black Point, Arizona.*

8.0 REFERENCES

Publications, Maps, and Reports

- American Society for Testing and Materials (ASTM) Designation E 1527-13; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment

- Appel, C.L. and D.J. Bills, 1979. Maps Showing Groundwater Conditions in the San Francisco Peaks Area, Coconino County, Arizona, 1979: U.S. Geological Survey Water Resources Investigations Open File Report 81-914.

- Holm, Richard F., 2019. Geology of Flagstaff and Geologic History of Rio de Flag, Northern Arizona, 70 pp. Published as Arizona Geological Survey Down-to-Earth #23.

- McGavock, E.H., Anderson, T.W., Moosburner, O. and L.J. Mann, 1986. Water Resources of Southern Coconino County, Arizona: U.S.G.S. Arizona Depart. of Water Bulletin 4, 53pp.

- Montgomery, E.L., Henkle, W.R. Jr., Alexander, W.J., Murray, K.S., Reid, R.E., Kluth, C.F., and R.H. Dewitt, 1974. Outcrop and Geology of the Flagstaff Area, Coconino County, AZ.

- Reynolds, Stephen J. (1988), Geologic Map of Arizona, Map 26, produced in cooperation with the U.S. Geological Survey.

- Ulrich, G.E. Billingsley, G.H., Hereford, R., Wolfe, E.W., Nealey, L.D., and Sutton, R.L., 1984: Map Showing Geology, Structure and Uranium Deposits of the Flagstaff Quad, Arizona. U.S. Geological Survey Miscellaneous Investigations Series, Map I-1446, 2 sheets.

State, Federal, and Local Databases

- EPA (NPL) National Priority List and NPL Delisted
- Comprehensive, Environmental Response, Compensation, & Liability Information System (CERCLIS)
- EPA CERCLIS - No further remediation planned (NFRAP)
- RCRA Corrective Actions Database (CORRACTS)
- CERC-NFRAP
- RCRA Treatment, Storage, and Disposal Facilities (TSD)
- EPA RCRA Generators Database
- Federal IC/IE: Brownfields Management System
- Emergency Response Notification System (ERNS)
- State/Tribal NPL
- State/Tribal CERCLIS
- State/Tribal Solid Waste Facilities/Landfills (SWL)
- State/Tribal Leaking Underground Storage Tank (LUST) List

- State/Tribal Registered Underground Storage Tanks (UST)/AST
- State/Tribal IC/EC
- State/Tribal VCP
- State/Tribal Brownfields
- U.S. Brownsfields
- U.S. CDL
- Other Databases (dates vary according to database)

APPENDIX A
PHOTOGRAPHIC LOG

Photo #1: Asphalt paved parking lot at 302 West Oak Avenue developed with a building (arrow) with multiple additions and a detached garage. Coconino County Parcel No. 110-060-36E consists of a reported 0.89 acre (the Property). Viewing north toward the reported 5,967 square foot (SF) building (arrow).

Photo #2: The Property is currently owned by Flagstaff Medical Center, Inc. (FMC), and the paved parking lot is shared with flanking businesses. Viewing west.

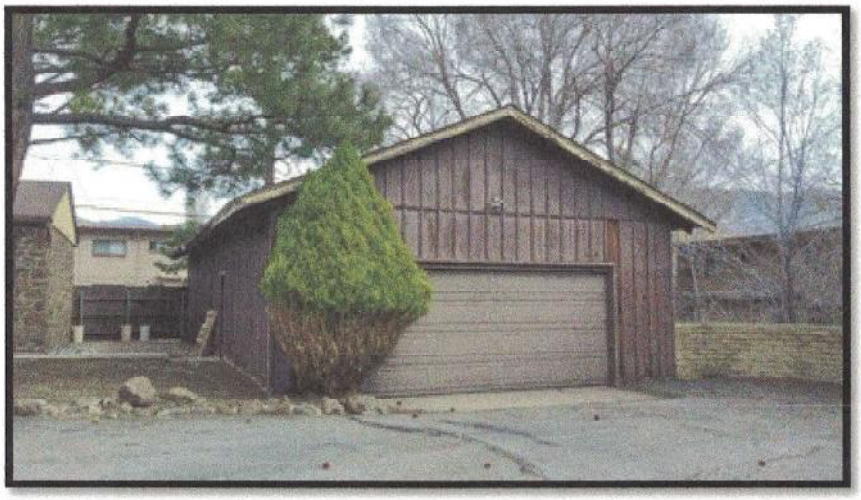


Photo #3: Detached garage is constructed of wooden siding on a concrete slab with a roof finished with asphaltic roof shingles. Viewing northeast.

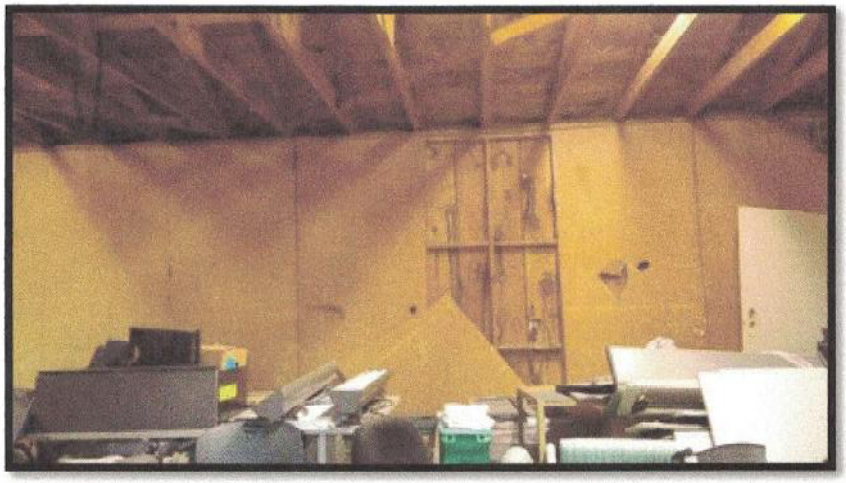


Photo #4: The interior of the garage is finished with unpainted drywall and a concrete slab. The garage is currently used for storage by FMC. Viewing east.

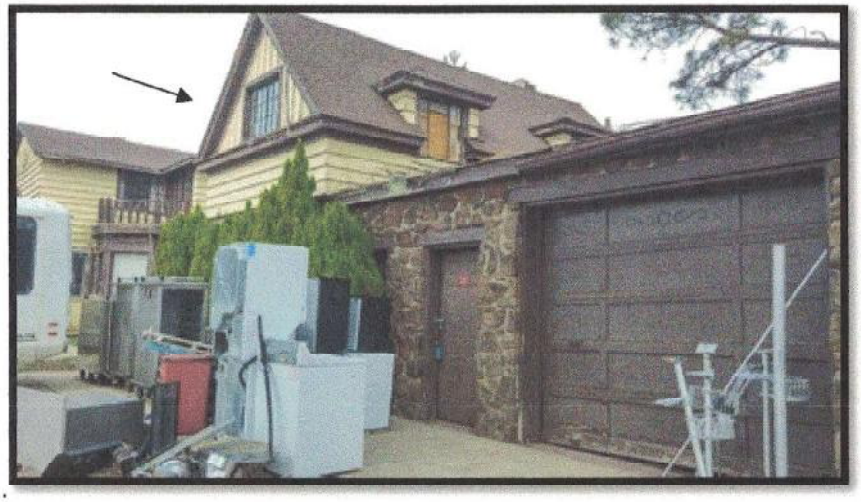


Photo 5: Partial view of the main building with a converted garage, and 2nd story east apartment (arrow). The appliances and medical equipment currently stored on the exterior of the building belong to FMC. Note the garage door on the right; the former crematorium.

Photo 6: The exterior of the original building is constructed of volcanic malpais rock embedded within a concrete matrix. Siding on upper walls and roof gables consists of painted wood. Viewing northwest toward a 2-story apartment building on West Cedar Avenue (arrow).

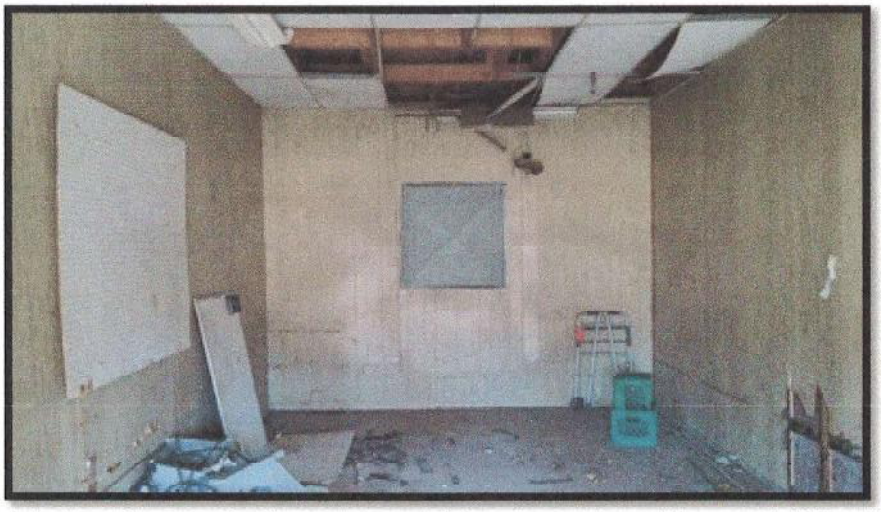


Photo #7: Interior of converted garage consists of wooden siding and 12" x 12" vinyl floor tile (VFT) on a concrete slab. The VFT tested positive for asbestos. According to Norvel Owens, former Funeral Director, the garage was used as the crematorium for Flagstaff Mortuary. Viewing north.

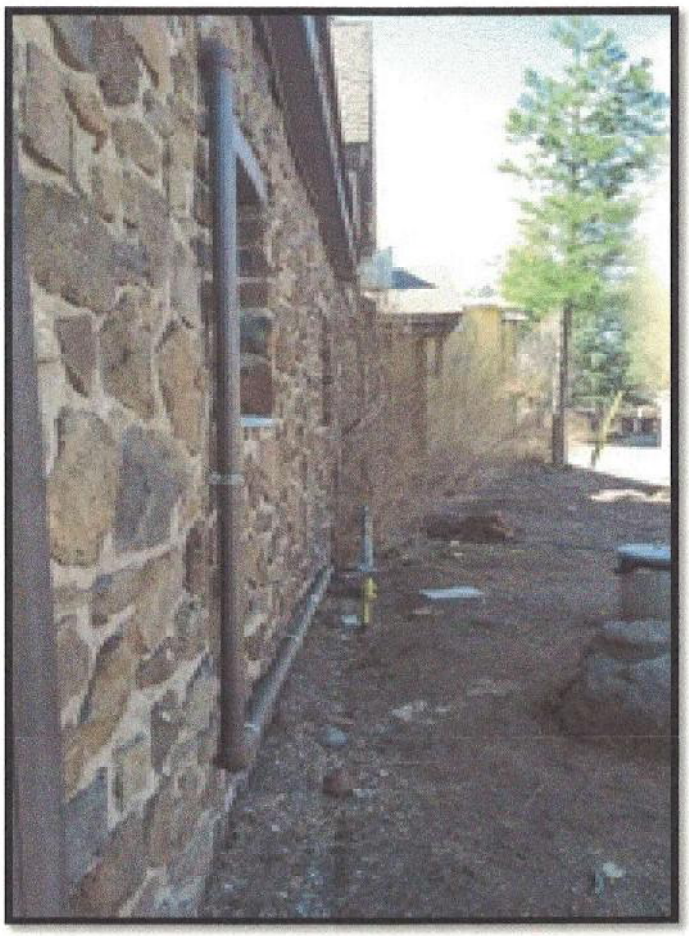


Photo #8:

The exterior side of the converted garage has a 2-inch metal pipe connected to an inactive natural gas line. Viewing west along the north property line.

Photo# 9: Disconnected 3-inch gas line that was reportedly used to reach a 1,600-1,800 F temperature to fuel the crematorium. Viewing down, and to the west.

Photo #10: Locked entry leading to the morgue preparation room. Viewing north-west.

Photo #11: Inside the preparation room is a closet with a portion of a metal duct that connects to a boiler in the basement. The friable (easily crumbled with hand pressure, when dry), white duct wrap insulation is significantly damaged, and suggestive of incomplete removal. The duct wrap insulation (DWI) is reported with a 20-30% chrysotile asbestos content. Viewing down, and to the southwest.

Photo #12: Partial view inside the crawlspace located west of the basement boiler room shows the metal ductwork that leads southwestward toward additions on the west side of the building. Although there is no visible DWI on the metal duct, it appears to be present as debris on the soil. Viewing northwest.

Photo #13: Significantly damaged vibration dampening cloth (VDC) on the boiler ductwork (arrows). The VDC is friable, and assumed to be asbestos containing because it was inaccessible the day of sampling. The concrete boiler room was flooded with 3.5 feet of water from recent heavy rainfall. Viewing northeast inside the boiler room.

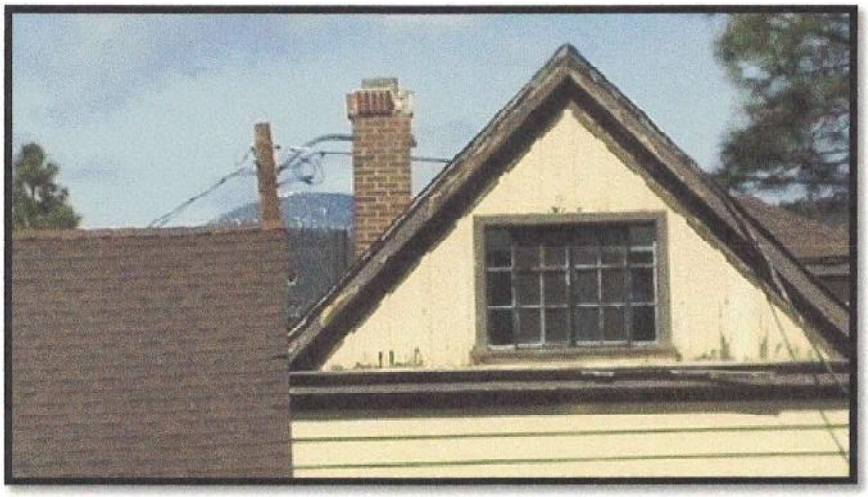


Photo #14: Roof dormer on upstairs east apartment accessed by entering the office. Viewing northwest.

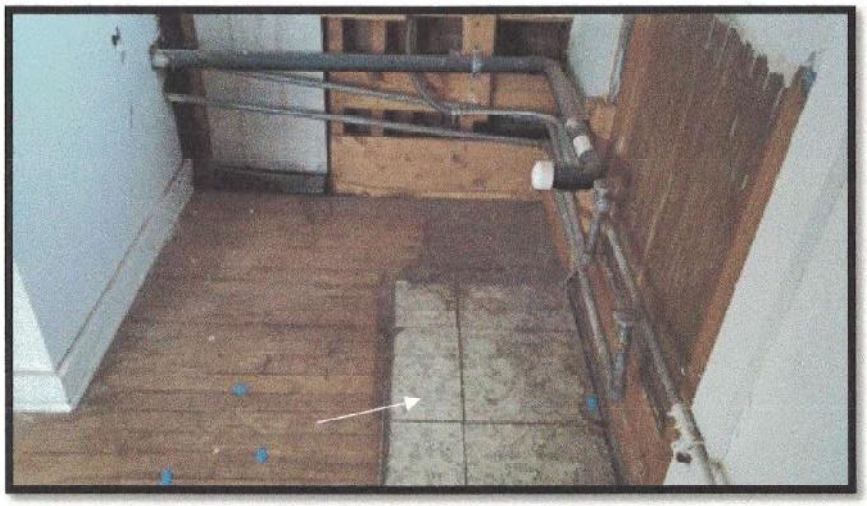


Photo #15: Upper east apartment contains 12" x 12" vinyl floor tiles tested positive for asbestos (arrow). Viewing down, and to the west.

Photo #16: Green linoleum flooring, present in the kitchen and bathroom of the up-stairs west apartment, tested positive for asbestos. Viewing down, and to the northeast.

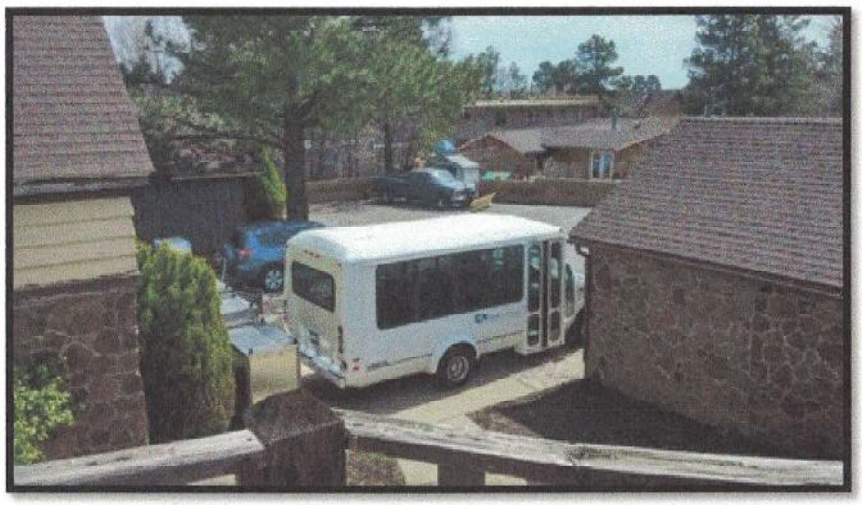


Photo #17: View from the outdoor balcony in the upstairs west apartment. Viewing southeast.

Photo #18: Black painted white window glazing, present on perimeter windows, is reported with a 1-2% chrysotile asbestos content. Viewing down and to the southwest on the upstairs west apartment balcony.

Photo #19: Painted popcorn ceiling texture, present on ceilings in the upstairs west apartment, stairwell, viewing rooms and chapel, is reported with a >1-2% chrysotile asbestos content. Viewing up inside the viewing room north-west addition.

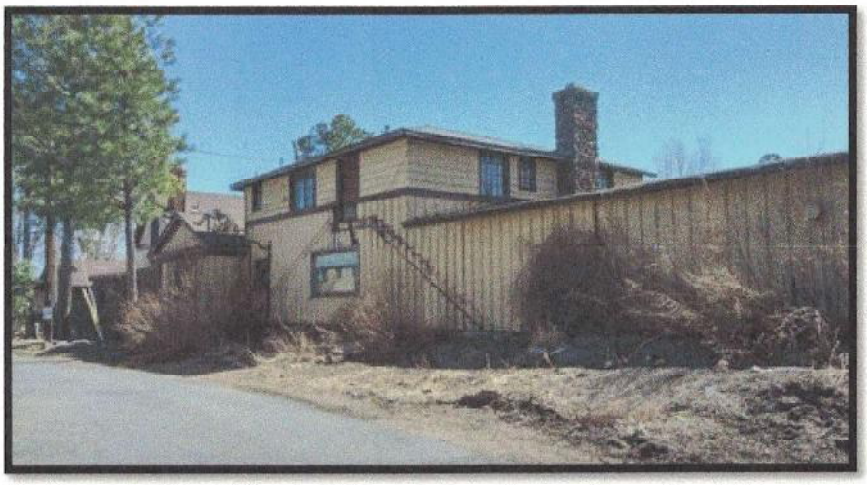


Photo #20: Northwest side of the building shows the northwest addition (prior photo) and viewing room overlain by the upstairs west apartment. The paved alley separates the Property from the adjoining apartments to the north. Viewing southeast.

Photo #21: Off the south side of the northwest addition is a grave marker labeled Carroll C. Creighton, M.D., 1903 to 1962; 59 years old. The ground beneath the grave marker is not mounded or recently disturbed. Viewing down.

Photo #22: Second grave marker labeled Rosa Lee Mealey, 1880 to 1975; 95 years old. Viewing down.

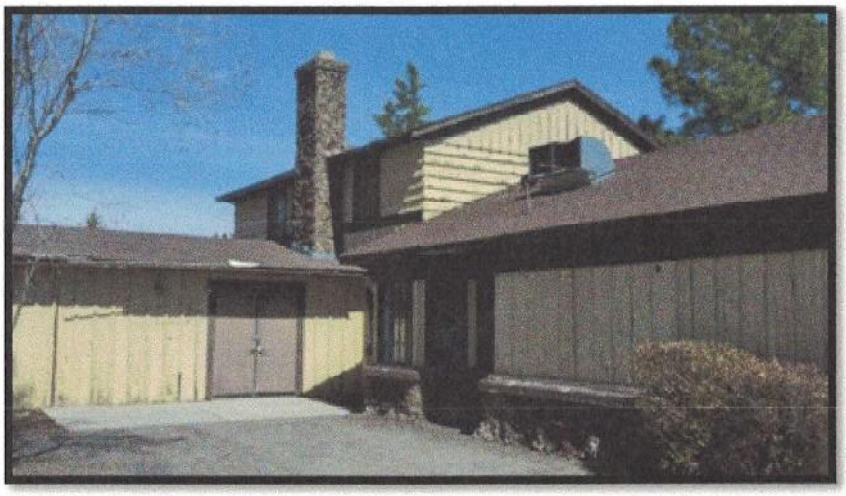


Photo #23: A portion of the western side of the building. The double-doors on the left are part of the northwest addition, and appear to be where caskets were loaded in and out of the viewing room. The viewing room on the right has a crawlspace as evidenced by the malpais rock stemwall. The upstairs west apartment has the fireplace chimney at roof line. Viewing northeast.

Photo #24: The malpais rock walled chapel is located on the southwest side of the building (arrows). Viewing northwest.

Photo #25: The interior of the chapel contains patterned wallpaper with well-developed mold contamination at a location of water-damage (arrows). The mold appears to be the result of a roof leak that drained down the interior of the wall system. Viewing northwest.

Photo #26: During the field reconnaissance, Tallpines noted no stockpiling or release of hazardous substances or petroleum products. Five-gallon buckets of paint, stockpiled on the exterior of the building, are considered a *de minimis* condition. Viewing down, and to the northwest.

Photo #27: West boundary of the Property (arrow). Viewing northwest from the paved parking lot.

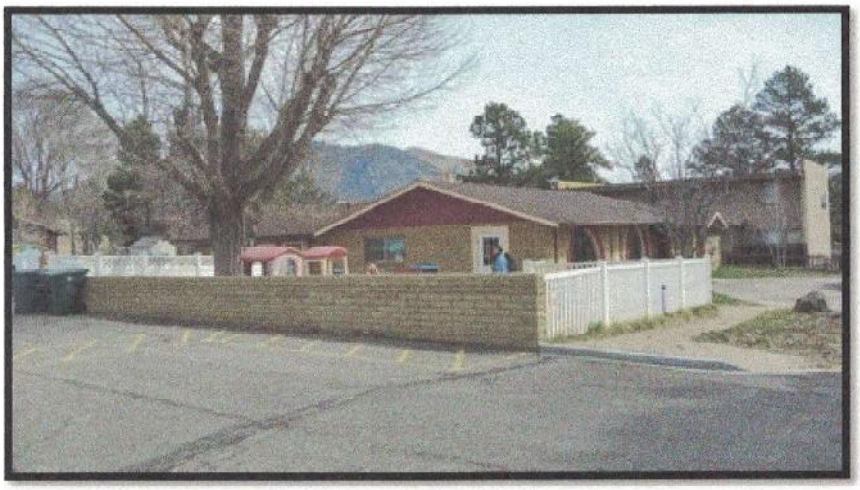


Photo #28: Fenced Childtime of Flagstaff day care center located on the southeast side of the Property. Viewing northeast.

Photo #29: Southern side of the Property (arrow line) is the street entry flanked by West Oak Avenue. Viewing northeast.

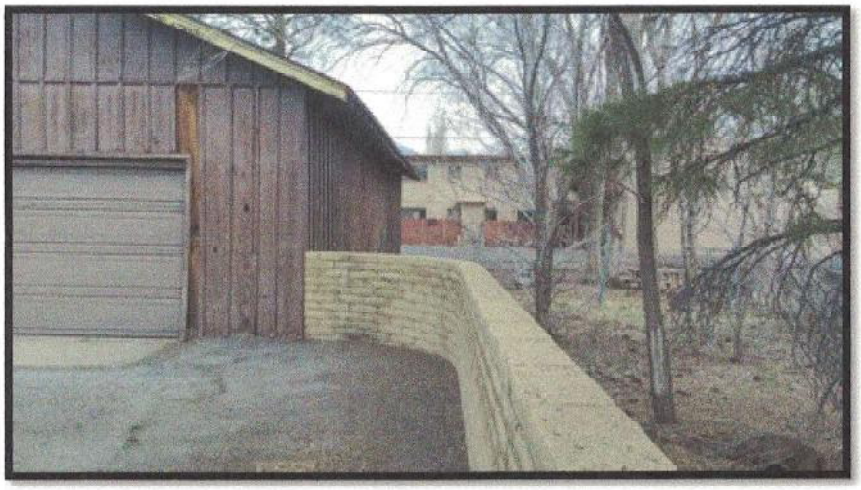


Photo #30: Northeast side of the Property is defined by a brick fence. Note the detached wooden garage, and the two-story West Cedar Avenue apartments in the distance. Viewing north.

APPENDIX B
HISTORICAL AERIAL PHOTOGRAPHS and TOPOGRAPHIC MAPS

APPENDIX C
FIRSTSEARCH DATABASE REPORT