

Executive Summary

Ash Fork, AZ

Narrative: The total parcel is comprised of twenty-eight parcels totaling approximately 15.0 acres and is located on the North side of Interstate 40. This property has over 1000 feet on the I-40 Highway Frontage Road and 750 feet of Frontage on Highway 66. There is currently an approximately 9000 sq. ft. building situated on the West side of the property. The property is zoned C2- Commercial. A boundary Survey is available. The subject property is being sold "AS IS".

Address: U.S. Hwy 66, Park Avenue, First Street and Cedar Lane
Ash Fork, Arizona

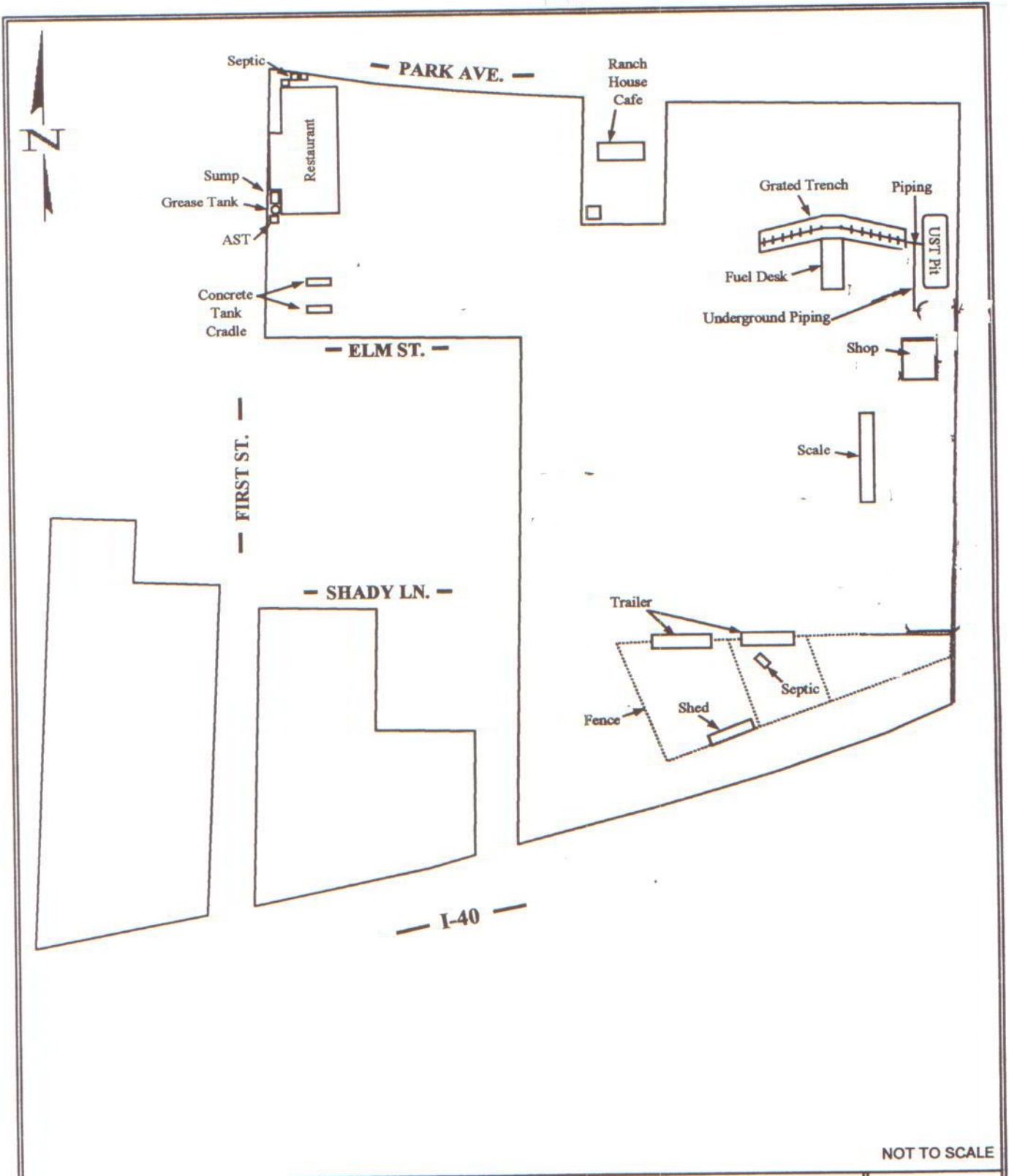
Parcels: Call listing office for complete list

Property:	Commercial Highway Frontage	15.006
	Square Feet	653,661
	Lot Dimension Approximate	See Map
	Total Gross Acres	± 15.0 Acres

Price:		\$	999,000
Per Square Foot		\$	1.53
Approximately 15.0 acres of Commercial Land (\$66,600 per acre)		\$	999,000
Total Price		\$	999,000

ELIO S. KHALIFE / DENISE SATTERLEE
FIRST AMERICAN INVESTMENT LLC
3200 Lakeside Village Drive, Suite 201
Prescott, AZ. 86301
Phone (928) 541-1557
Fax: (928) 541-1561
www.firstamericaninvestment.com

The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.



NOT TO SCALE

Southwest Ground-water



Consultants, Inc.

July 15, 2005

B.1096

SITE MAP
TED'S TRUCK CENTER No. 2

Ashfork, Arizona

Figure

2




EXPLANATION

 Subject Property

SCALE

0.25 0 0.25 0.5 Miles



**Southwest Ground-water
Consultants, Inc.**



**VICINITY MAP
TED'S TRUCK CENTER No. 2**

July 15, 2005

B.1096

Ashfork, Arizona

Figure

1



Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us



Stephen A. Owens
Director

CERTIFIED MAIL
Return Receipt Request
AN- 7001 0360 0003 1399 7247
June 30, 2005

FILE

Mr. John Gorman, Trustee
Estate of William Headstream
1820 North 7th Avenue
Phoenix, Arizona 85007

RE: LUST CLOSURE

LUST File # 5113.01
Facility ID # 0-004862
Coconino County, Arizona

Ted's Truck Center #2
Ash Fork, Arizona

Dear Mr. John Gorman:

The Arizona Department of Environmental Quality (ADEQ) Tank Program Division has completed a review of the referenced leaking underground storage tank (LUST) case file(s). The referenced release was reported on August 25, 1999. Based upon this review, the documentation within the LUST file indicates the UST investigation and remedial requirements have been satisfied. Further response is not required at this time.

The above-referenced LUST case file(s) have been closed for the following reasons:

1. The referenced release location has been adequately investigated. The vertical extent of laboratory detectable soil contamination was adequately defined to approximately 17 feet below ground surface (bgs). The lateral extent of soil contamination was adequately defined to a radius of approximately 15 feet around the release location. The soil contamination was adequately characterized as of May 4, 2005 based on the laboratory analytical results. Soil contamination appears not to be a threat to groundwater quality.
2. The remaining contaminant concentrations in soil meet the applicable Tier I corrective action standards (Arizona Administrative Code [A.A.C.] R18-12-263.01, et seq.).

Although ADEQ is not requiring further work at this time, please note that in the future, if contamination is found at or emanating from this facility, ADEQ may require additional investigation and, if necessary, remediation.

Please review the enclosed *UST Informal Appeal Form and Guidance* if you wish to appeal the interim determination. To request an informal appeal, you must file a notice of disagreement with ADEQ within thirty (30) days of receiving this correspondence. Otherwise, ADEQ's interim decision becomes final.

Northern Regional Office
1515 East Cedar Avenue • Suite F • Flagstaff, AZ 86004
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Mr. John Gorman
June 30, 2005
Page 2

Also note that you have one year from receipt of this letter to submit a State Assurance Fund claim for reimbursement of costs expended for conducting corrective actions related to this release(s). Additionally, any document you submit to ADEQ must have a *Document Submittal Form* (enclosed).

Additional Information

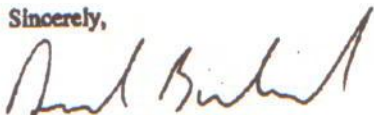
Please place the Facility ID and LUST file numbers on all correspondence and reports relating to this UST facility to ensure accuracy of file identification. Please use the attached Document Submittal Form for all applicable document submittals to the UST Program. Please send all correspondence and reports about LUST cases to:

Tank Programs Division
ADEQ Corrective Action Section
1110 West Washington Street # 4415A-3
Phoenix, Arizona 85007

Additional information related to the State Assurance Fund, UST jurisdiction, and other UST related topics can be obtained by accessing ADEQ web page at www.azdeq.gov/environ/ust/index.htm or by visiting the UST Program offices at 1110 West Washington Street, Phoenix, Arizona. Information pertaining to Arizona Revised Statutes, Title 49 can be obtained by accessing the Arizona Legislative Computer Services web page at www.azleg.state.az.us. UST rule citations may be found at www.azsos.gov/public_services/Title_18/18-12.htm.

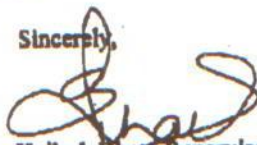
If you have any questions concerning this correspondence, please contact David Burchard at (602) 771-4298 or 1-800-234-5677 extension 4298 (in state only).

Sincerely,



David Burchard, Hydrologist
Site Investigation and Remediation Unit II
UST Corrective Action Section

Sincerely,



Kailash Bhatt, Supervisor
Site Investigation and Remediation Unit II
UST Corrective Action Section

DB2:LB3

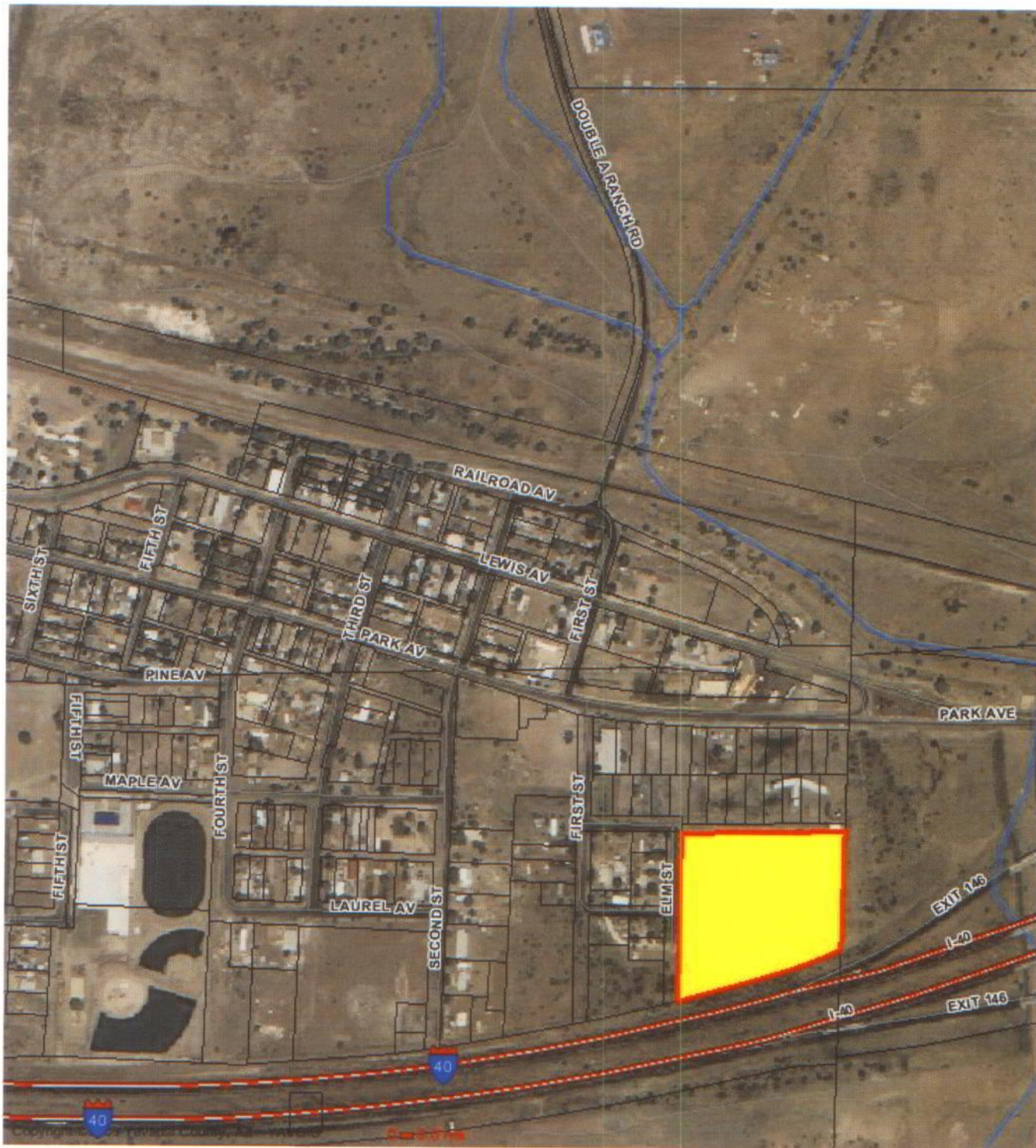
Enclosures: *Document Submittal Form*
Informal Appeal Form and Guidance

cc: Mr. John M. Pearce
Fennemore Craig, P.C.
3003 North Central Avenue, Suite 2600
Phoenix, Arizona 85012

Mr. Stephen A. Smith
Smith Consultants
1050 East Southern Avenue, Suite One
Tempe, Arizona 85282

Yavapai County, AZ

Printed: 1/22/2009



Map scale = 1:6000