



Northstar Environmental Phase I Environmental Site Assessment

Cactus Ridge Shops

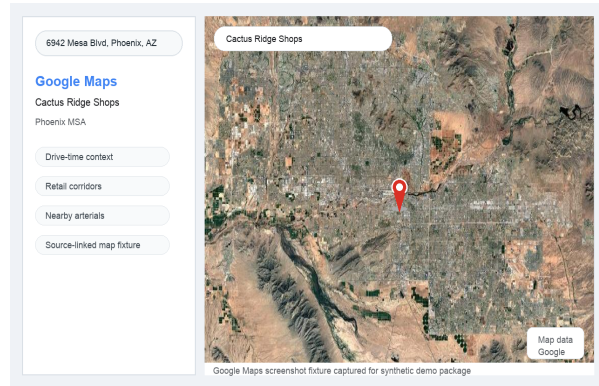
Phase I ESA executive excerpt / ASTM scope

Report no. ESA-24-1187 | Reliance addendum p...

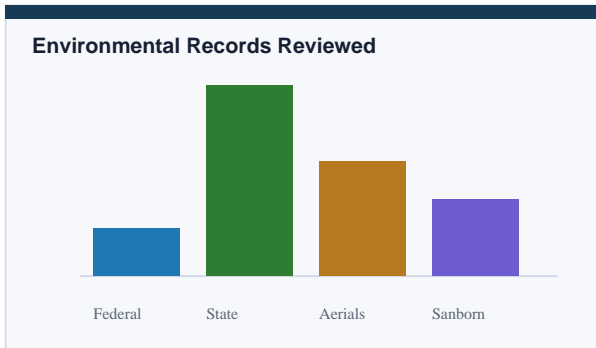
6942 Mesa Blvd, Phoenix, AZ | Northstar Environmental | ASTM E1527-21

Executive Summary

Field	Finding
Property	Cactus Ridge Shops
Transaction Amount	\$20,500,000.00
Underwritten T12 NOI	\$1,599,765.61
Standard	ASTM E1527-21
Consultant	Northstar Environmental
REC Status	Former auto service bay noted as CREC
Phase II Recommended	Yes



Records Review



Database	Result
Federal RCRA / CERCLIS	Reviewed
State UST / LUST	5
Historical Aerials	No unreported disposal observed
Sanborn / Fire Insurance	Reviewed where available
Reliance Parties	Buyer, senior lender, and counsel

Site Reconnaissance and Interviews

- No staining, stressed vegetation or unregistered tanks were observed during the site reconnaissance narrative.
- Tenant interviews were mapped to the rent roll and lease excerpts.
- Historical use review was reconciled to available aerials, city directories and database records.

ASTM Appendix Index and REC Classification



ASTM Area	Evidence	Finding	Treatment
Historical use	aerials, directories	Former auto service bay noted as CREC	Hold lender condition open until Phase II screen or consultant reliance addendum.
Regulatory database	5 mapped hits	radius records summarized	screen adjacent records
Site recon	interviews and exterior walk	no active spill condition noted	keep interview log
Reliance	Buyer, senior lender, and counsel	limited to named parties	confirm lender named

Database Radius Extract and Interview Notes

Record	Distance	Direction	Notes	Open Item
LUST-2194	0.42 mi	NE	Closed retail fuel release; regulatory status closed, no plume map in file.	Consultant reliance note
RCRA-SQG	0.18 mi	SW	Dry cleaner tenant record at adjacent strip; no REC conclusion without interview.	Confirm historical tenant
City Directory	On-site	N/A	Auto parts retailer listed 1998-2004; no service bays observed.	Seller questionnaire
Tenant Interview	On-site	N/A	Manager reported no hazardous storage beyond janitorial supplies.	Keep interview log

6942 Mesa Blvd, Phoenix, AZ

Google Maps

Cactus Ridge Shops context

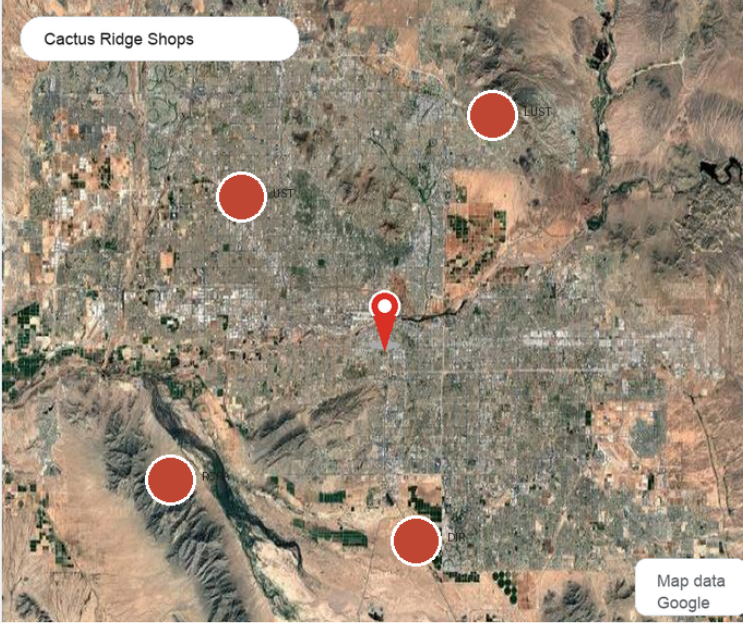
Phoenix, Arizona

Drive-time context

Retail corridors

Nearby arterials

Source-linked map fixture



Cactus Ridge Shops

Map data Google

Google Maps screenshot fixture captured for synthetic demo package

Database / Interview OCR Index

LUST-2194 | 0.42 mi NE | closed retail fuel release | consultant reliance note

RCRA-SQG | 0.18 mi SW | adjacent dry cleaner | confirm historical tenant

City Directory | on-site | auto parts 1998-2004 | seller questionnaire

Tenant Interview | on-site | janitorial supplies only | keep interview log

Reliance: buyer, senior lender and counsel only; Google Maps context is visual support, not a regulatory conclusion.

source note 1: Consultant: Northstar Environmental / ASTM E1527-21

source note 2: REC status: Former auto service bay noted as CREC; Phase II recommended: Yes

source note 3: Database appendix excerpt includes closed LUST, adjacent dry-cleaner and city directory hits

source note 4: Reliance parties: Buyer, senior lender, and counsel

SCANNED / EXCERPTED SOURCE PAGE