

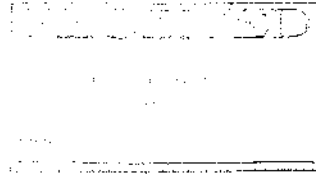


CITY OF TUCSON

The Sunbelt City

DEPT. OF SOLID WASTE MANAGEMENT
P.O. Box 27210
Tucson, Arizona 85726-7210

July 6, 2000



Mr. Steve Canatsey
Broker – Wilmot Farms
1625 North Alvernon Way
Tucson, AZ 85712

RE: Disclosure of Landfill Information to Potential Wilmot Farms Buyers

Dear Mr. Canatsey,

Enclosed you will find materials related to the Los Reales Landfill that you may use to disclose landfill information to Wilmot Farms customers. Two items in particular will be of interest to homeowners in the Wilmot Farms community. First, the Los Reales Landfill is currently an operational landfill and will be so until at least the year 2019. After 2019 expansion is planned to the south that will extend operations for an additional twenty years. Secondly, the landfill currently stands at 95 feet in height. By the year 2019 the landfill will grow to 155 feet in height, an increase of more than fifty percent. It is important that Wilmot Farms residents be made aware of these facts as early as possible, in order to avoid future misunderstandings.

While the City constructs and operates its landfills using the most modern methods that minimize their impact on the environment, there will always be some degree of nuisance to those living in the immediate vicinity. Thank you for your attention to this matter. If you have any questions, please contact Robert Boumis at (520) 791-3175.

Sincerely,

A handwritten signature in cursive script, appearing to read "Eliseo Garza, Jr.".

Eliseo Garza, Jr.
Director, Solid Waste Management Department, City of Tucson



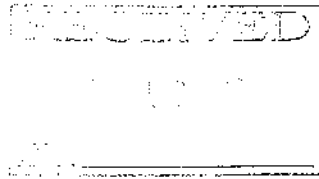
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Eliseo Garza, Jr.
Director, Solid Waste Management Department, City of Tucson

Los Reales Landfill Fact Sheet

July 2000

Facility Description

- Only landfill serving over 450,000 residents in City of Tucson.
- In operation since 1967.
- Receives about 1,800 tons per day of standard solid waste (no hazardous waste).
- Recyclable materials collected and shipped off site.
- Landfill activities can be seen and heard over one mile from the site.
- Landfill may release odors, dust, and litter up to one mile away despite best available control methods.
- Between 1,000 and 3,000 vehicles each day travel to the landfill on Craycroft, Alvernon, Los Reales, and Swan Roads.

Future Development

- City plans to use landfill space on original parcel through at least 2019.
- Space is available on south property to keep landfill open through at least 2039.
- The mound will be filled 60 feet higher than present (155 feet final height).
- In the Fall of 1999, filling will began on east side of landfill parcel (600 feet from nearest private property).
- The City is studying a plan to develop an eco-industrial park, including a recyclable materials processing facility, a green waste composting facility, and a landfill cell on the south half square mile of City land.
- No uses are planned for east property except stormwater basin, although plans may change in the future.
- A large stockpile of clean dirt will sit on the eastern side of the property through at least 2004.

Groundwater Conditions

- Groundwater is approximately 200 feet deep and moves northwest.
- Groundwater contamination was discovered in the northwest corner of the site in 1987.
- The groundwater contains perchloroethylene (PCE) and trichloroethylene (TCE) at levels up to five times the drinking water standard.
- A groundwater contamination cleanup system has been installed and was put into operation in early 1999.
- The contaminated groundwater has NOT reached any drinking water wells and does not affect the quality of water delivered in the vicinity.

Landfill Gas Conditions

- The landfill is surrounded by methane monitoring wells which are tested at least once per month.
- Tests show no methane is leaking out of the landfill property.
- Some methane leaked out of the northwest part of the property in 1996, but a control system now prevents this leakage.
- A system has been installed to capture all gas that the landfill produces and convert it to electricity.

For additional information, call Chris Leverenz at the City of Tucson Solid Waste Management Department at 791-3175.



LANDFILL
EXIT

LOS REALES ROAD

CRAYCROFT ROAD

INTERSTATE 10

LANDFILL
ENTRANCE

WASTE
DIVERSION
AREA

PROPOSED
NEW LINED
CELLS

EXISTING LOS REALES
LANDFILL DISPOSAL AREA

LANDFILL CELL
(JULY 2000)

POTENTIAL SQUISH
LANDFILL AREA

PROPOSED
WASTE
PROCESSING
AREA

STORMWATER
BASIN

CITY OF
TUCCSON
PROPERTY
LINE

BLACKHAWK
RANCH

WILMOT
FARMS

LOS REALES LANDFILL DEVELOPMENT PLAN

SWAN ROAD

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July 2000

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N.T.S.

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LANDFILL CELL
(JULY 2000)

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WASTE
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CRAYCROFT ROAD

INTERSTATE 10

STORMWATER
BASIN

CITY OF
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LOS REALES LANDFILL DEVELOPMENT PLAN