

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**FOR
REDA**

**27400 AND 27454 5TH STREET
8008 CHURCH AVENUE
HIGHLAND, CA 92346
REPORT DATE: DECEMBER 2015**



PHASE ONE INC.

THE NATIONWIDE ENVIRONMENTAL SPECIALISTS

"Setting the Due Diligence Industry Standard"

PHASE ONE INC.

ENVIRONMENTAL ASSESSMENT SPECIALISTS

PHASE ONE INC.

ENVIRONMENTAL ASSESSMENT SPECIALISTS

December 16, 2015

Bill Goltermann
REDA
4100 MacArthur Blvd., Suite 120
Newport Beach, CA 92660

RE: Phase I Environmental Site Assessment Report
Subject Site Location: 27400 and 27454 5th St., 8008 Church Avenue, Highland, CA 92346
PHASE ONE INC. Project No. 7807

Dear Mr. Goltermann:

Enclosed with this letter are copies of the Phase I Environmental Site Assessment Report completed by ***PHASE ONE INC.*** for the site referenced above. As you will note in the report, our conclusions regarding the environmental condition of the site are summarized both in Section 1.0, ***Executive Summary***, and Section 6.0, ***Conclusions and Recommendations***.

Please don't hesitate to contact us should you have any questions regarding the environmental assessment, or if we can be of additional assistance. We look forward to working with you again in the future.

Sincerely,



Eric Kieselbach
President

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**MORRISON KNUDSEN CORPORATION
27400 AND 27454 5TH STREET
8008 CHURCH AVENUE
HIGHLAND, CA 92346**

PROJECT NO. 7807

BY

PHASE ONE INC.
23282 MILLCREEK DRIVE, SUITE 160
LAGUNA HILLS, CA 92653
(800) 524-8877

THIS REPORT WAS PREPARED FOR THE SOLE USE AND BENEFIT OF OUR CLIENT, REDA, AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY OUR CLIENT. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN, SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN OUR CLIENT. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY ***PHASE ONE*** INC. APPLY AT ALL TIMES AND FOR THIS REPORT AND ALL REPORTS ISSUED BY ***PHASE ONE*** INC.

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SECTION 1.0

EXECUTIVE SUMMARY: FINDINGS AND CONCLUSIONS

1.1 FINDINGS

This report presents the results of the Phase I Environmental Site Assessment conducted by **PHASE ONE INC.** at 27400 and 27454 5th St., 8008 Church Avenue, Highland, CA 92346 (see Figure 2, *Site Location Map*). The Phase I assessment was undertaken at the request of Bill Goltermann, REDA, in accordance with **PHASE ONE INC.**'s *Standard Terms and Conditions*, as outlined in **PHASE ONE INC.**'s *Letter of Intent/Authorization* for Project N^o 7807. The findings and conclusions of this investigation are based upon a review of historic site-use activities, contact with and records from governmental regulatory agencies, regulatory database searches, as well as a site reconnaissance and interviews with the client, site personnel, and possibly others who may have knowledge of various aspects of the subject site.

At the time of this assessment, the site consisted of approximately 13.36 acres of developed land. The property is developed with several buildings and it is unoccupied. The majority of the site is associated with the 27400 5th Street address; this part of the site has a fenced yard area and a main office building that fronts 5th Street. The fenced yard area has a yard office building, a wash area, mechanics shop building, and a storage building. The subject property includes a fenced area with a vacant building to the east of the main office building at 27400 and has the address of 27454 5th Street, and was formerly used for auto repair. The southeastern corner of the subject site has a vacant lot. On the northeastern portion of the site is a small vacant building, 8008 Church Avenue that was formerly used as offices. Information gathered in the course of this assessment indicates that the subject site is currently owned by Morrison Knudsen.

The principal findings of **PHASE ONE INC.**'s Phase I Environmental Site Assessment for this site are as follows:

The subject site is currently affected by

- Two recognized environmental condition(s) (REC); and
- Four *de minimis* condition(s), historical recognized environmental condition(s) (HREC), or controlled recognized environmental condition(s) (CREC).
- The potential for soil or groundwater contamination of the subject property from either on or off-site sources appears to be low.
- Given the findings and conclusions of **PHASE ONE INC.**'s Phase I Environmental Site Assessment, further investigation is recommended at this time.
- **PHASE ONE INC.** has performed this Phase I Environmental Site Assessment of the subject site in conformance with the scope and limitations of the Environmental Protection

Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312 and the standard practice set forth in the American Society for Testing and Materials (ASTM) Designation: E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." Any exceptions to, or deletions from, these practices are described in Section 1.4 of this report.

- This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those listed in Section 1.2.

1.2 CONCLUSIONS SUMMARY

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following recognized environmental condition(s):

RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition
1	Yard Area, Wash Area, Storage Building, Mechanic's Shop	Past occupants of the site have handled hazardous materials for decades. During this time, numerous agency inspections resulted in numerous violations and criminal allegations related to the storage and disposal of hazardous materials including multiple documented releases. The concern exists that the abundant use of hazardous materials combined with poor housekeeping practices and known releases may have resulted in significant contamination in the areas where these materials were used and stored. The releases included discharge to soil from pressure washing equipment, and in addition contaminated soil from several stained areas was excavated and spread beneath the paving west of the Mechanics Shop. During the site inspection, areas of staining were observed in the maintenance pit and the exterior siding and concrete in the northwest corner of the building. The Maintenance Shop is connected to a septic tank; therefore any hazardous materials that were introduced to drains could impact the subsurface in the area of the tank and leech fields.
2	Yard Area	There are two aboveground storage tanks (ASTs) present on site in the southern portion of the yard area. The current gasoline AST is not empty and is not being monitored. Both tanks have not been tested in over 2 years. The concern exists that a release could occur that would go unnoticed.

Note: Descriptions of conditions are given again in further detail in Section 6.0, **Conclusions and Recommendations**, along with recommendations as to how to address the conditions and the estimated costs of completing any recommended next-step action. **PHASE ONE INC.** classifies a recognized environmental condition, per the ASTM Standard E 1527-13 definition, as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following *de minimis* condition, historical recognized environmental condition, and/or controlled recognized environmental condition:

**DE MINIMIS CONDITIONS
HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS, OR
CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS**

Condition #	Location	Description of Condition	Condition
3	Subject Structures	Given the pre-1981 construction date of the subject structures, during the site reconnaissance, materials were identified that are suspected of containing asbestos. At the time of the inspection, all of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines.	<i>De minimis</i>
4	Subject Structures	Given the pre-1979 construction date of the subject structures, the past use of lead-based paints and leaded piping and/or fixtures is suspected. Deteriorating paint may pose a significant health hazard if ingested or inhaled, particularly for children. Due to the nature of the site use, the possibility of children being affected is low. Lead-containing paint is considered hazardous waste, and the eventual disposal of lead-containing paint may be subject to regulatory restrictions. Lead-containing water is considered hazardous to health at certain levels.	<i>De minimis</i>
5	Various Locations On the Property (See Figure 3A)	Pole-mounted transformers were observed. Given the pre-1979 date of development of the subject site, the presence of fluids containing polychlorinated biphenyls (PCBs) in the transformers is possible. No leakage or staining was visible on or around the transformers.	<i>De minimis</i>
6	27454 E. 5 th St.	This portion of the subject site was formerly used for automotive repair and auto body work. The use of hazardous materials was documented; however there were no indications of large quantities of solvents. No staining or surface features such as trenches, floor drains, sumps, clarifiers, etc. were identified during the site reconnaissance which would indicate an increased risk of contamination.	<i>De minimis</i>

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions. **PHASE ONE INC.** classifies an environmental condition as a *de minimis* (potential or possible) condition when it appears to pose no immediate threat to the subject site and/or requires no immediate action given the current knowledge of site conditions. It is a condition that generally does 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. This condition with time, groundwater movement, demolition or other disturbances, or sometimes with the acquisition of further information, may come to pose a long-term, immediate, or chronic environmental risk; and/or this condition may appear to have a negligible monetary/physical impact on the subject property, and therefore, does not require additional investigation at this time. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions. **PHASE ONE INC.** classifies a historical recognized environmental condition (HREC) as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. An HREC is limited to include only past releases that have been addressed to unrestricted residential use. **PHASE ONE INC.** classifies a Controlled Recognized Environmental

Condition (CREC) as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable agency, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

1.3 SITE FACTS

Current Owner(s): Morrison Knudsen

Current Use: Vacant Buildings; Storage Yard, Vacant lot

Current Occupants: None

Total # of Existing Buildings: 7

Date Oldest Building was Built: Prior to 1959

Total # of Units: 7

Total # of Units Visually Inspected: All Units Except for the Interior of Storage Building

Specific Units Inspected: 7

The subject site obtains its potable water from municipal sources.

The subject site disposes of its sewage through use of the local municipal sewage system and an on-site septic system.

The subject building is heated and/or cooled by a heating and air-conditioning system. The heating and air-conditioning system obtains its fuel from electricity and natural gas.

Site Contact: Arthur Hernandez, Highland Yard Manager

Field Assessor: Eric & Nadine Kieselbach

Report Writer: Eric Exton

Parcel #s: 1201-311-07-0-000, 1201-311-08-0-000, 1201-311-09-0-000, 1201-311-10-0-000
1201-311-11-0-000, 1201-311-12-0-000, 1201-311-13-0-000, 1201-311-14-0-000, 1201-
311-15-0-000, 1201-311-16-0-000, 1201-311-17-0-000, 1201-311-18-0-000, 1201-311-
19-0-000, 1201-301-05-0-000, 1201-301-06-0-000, 1201-301-07-0-000, 1201-301-08-0-
000

Address(es) Provided by Client: 27400 and 27454 5th Street, 8008 Church Avenue

Additional/Previous Address(es): 8014, 8016, 8024, 8030 Church Avenue (from City Directories)

Total Acreage of Land: 13.36

Date of Site Reconnaissance: November 8, 2015

Total # of Wells (water, oil, gas, other) identified onsite: None

Areas/Units that were inaccessible to the *PHASE ONE INC.* field assessor: Interior of storage building was inspected, however, no electrical power was available.

Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?
Yes

Did the field assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance? No

1.4 EXCEPTIONS AND/OR DELETIONS TO ASTM E 1527

There are exceptions to ASTM E 1527. The exceptions are as follows:

The property was vacant, undeveloped land in 1938. By 1959, there were three structures on the eastern portion. Their construction date and use until 1962 is unknown. It is our opinion that this data gap will not materially affect the conclusions of this report.

For the 27454 E. 5th Street address, there are multiple gaps that exceed 5 years in duration. Based on the lack of regulatory records, there is a reduced risk that businesses using large quantities of hazardous materials were missed during these gaps. . It is our opinion that this data gap will not materially affect the conclusions of this report.

SECTION 2.0

INTRODUCTION

2.1 PURPOSE OF A PHASE I ESA

The purpose of this Phase I Environmental Site Assessment is to assess (1) the likelihood of contamination of the subject site as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject site or properties adjoining the subject site, thereby identifying real or potential environmental or economic impact to the subject site. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice." To meet these objectives, **PHASE ONE INC.** attempted to complete the tasks outlined in this section except as noted in Section 1.4.

2.2 SCOPE OF WORK

The Scope of Work that has been followed for this assessment is identified in Section 1.1, Page 1-1.

2.2.1 Site Description

Site photographs were taken during the site reconnaissance. The photographs and their summary descriptions can be found in **Appendix A**.

PHASE ONE INC. reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject site. For the purposes of this assessment, the depth from the ground surface and the direction (or gradient) of the groundwater flow are of particular significance. Such findings are used by **PHASE ONE INC.** report writers, in conjunction with additional information about environmental conditions on nearby sites, to assess the risk that is faced by the subject site from off-site sources of contamination.

It should be noted that **PHASE ONE INC.**'s geological and hydrological research does not include investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject site. Although the existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Phase I Environmental Site Assessment. (However, in the event that it is required, **PHASE ONE INC.** can assist the client in completing a seismological investigation.)

2.2.2 Site Reconnaissance

A **PHASE ONE INC.** field assessor conducted a visual reconnaissance of the subject property to identify observable signs of environmental impairments, including on-site operations and maintenance activities which may lead to possible environmental impairment. As a part of the site reconnaissance, **PHASE ONE INC.** visually inspected the site for obvious indications of:

- Existing and previously existing storage tanks (aboveground and underground)
- Hazardous substances storage and handling
- Clarifiers, sumps, trenches, and industrial discharge sources
- Equipment which may contain polychlorinated biphenyls (PCB) (fluorescent light ballasts are not inspected)
- Indications of spillage of hazardous substances, and the general condition of concrete, asphalt, soil, and other surfaces
- Indications of stressed vegetation as a result of on-site contamination

During the site reconnaissance, **PHASE ONE INC.** field assessors may make note of basic compliance issues which, may be environmental in nature, however are not issues directly associated with the potential for site contamination (i.e., the specific objective of our assessment). However, as a service to our clients, and because these compliance issues may contribute to our overall understanding of site operations, **PHASE ONE INC.** may comment on the site's basic compliance status. The review of the site's compliance status is not intended to be complete or comprehensive and may or may not include all items identified during the site reconnaissance.

Again, the compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid **PHASE ONE INC.** in determining the likelihood that the subject site may have been impacted by releases of hazardous substances.

When the storage or use of hazardous substances are encountered on a site, the **PHASE ONE INC.** field assessor will look for or inquire about the on-site presence of Material Safety Data Sheets (MSDSs). MSDSs are prepared by the manufacturers of hazardous substances (pursuant to OSHA's Hazard Communication Standard), and they detail the components, dangers, and proper handling procedures for the hazardous substance for which they have been prepared. The presence or absence of MSDSs for on-site hazardous substances will be noted in 3.5, **Hazardous Substances Storage and Handling**. However, some sites may use or store hundreds of various chemical compounds. In such cases, it is practically impossible for the field assessor to match-up each substance with its corresponding MSDS. Still, the field assessor will inquire about MSDSs and copies of representative MSDSs that were made available will be included in Appendix G.

PHASE ONE INC. may have (based on contract) inspected and reviewed information for the subject site regarding the presence of specific hazardous substances which are relatively common sources of environmental concern. The substances in question include:

- Common building materials that may contain or are suspected of containing asbestos
- Radon (at elevated levels)
- Lead-contaminated drinking water
- Lead-based paints

Based on ASTM E1527, federal, state, and other regulatory agency guidelines, the following presumptions were in force if and when **PHASE ONE INC.** inspected the subject site for specific hazardous substances:

- Structures built after 1980 are considered asbestos-free.
- Structures built after 1979 are considered lead-free (with respect to both water and painted surfaces).
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless **PHASE ONE INC.** is instructed to do otherwise in writing by the client.

PHASE ONE INC. also inspected the properties that adjoin the subject site. In general, this inspection included a "drive-by" survey to note the operations which may pose an imminent or potential environmental threat to the subject site.

2.2.3 Review of Historical Information

For this assessment, **PHASE ONE INC.** may have reviewed reasonably ascertainable historical aerial photographs and United States Geologic Survey (U.S.G.S.) topographic maps of the subject site and vicinity. This review consisted of examining the reasonably ascertainable available photographs and topographic maps for evidence of activities on or development of the subject site and adjoining sites that may show an environmental condition or concern which may currently affect the subject site. The specific aerial photographs and U.S.G.S. maps that were reviewed for this assessment are identified and their environmentally relevant features are described in Section 4.1.

PHASE ONE INC. may have also reviewed any reasonably ascertainable Historic Maps of the subject site and vicinity. Such maps have been prepared by fire insurance companies in order to determine the potential risk of fire damage to buildings in metropolitan areas. These maps have been produced since the mid-1850s and, for some areas, they are still produced today. For the purposes of a Phase I Environmental Site Assessment, these maps may contain helpful information on the ages and past uses of buildings, as well as information about on the storage of hazardous and flammable substances. However, because it was only worthwhile for fire insurance companies to map metropolitan areas, the scope of coverage of these maps is somewhat limited. If Historic Maps

have provided coverage of the subject site, and if the specific maps were reasonably ascertainable, then the specific maps that were reviewed for this assessment are identified, and their environmentally relevant features described, in Section 4.2.

One of the least known yet most complete and comprehensive historical sources are historical city or street directories. These texts may have been reviewed by **PHASE ONE INC.** to the extent that they have provided coverage of the subject site and were reasonably ascertainable. **PHASE ONE INC.** reviews historical city or street directories (also known as criss cross or reverse indexed directories) for information on the past occupants of and activities on the subject site and adjoining sites. These directories were prepared by companies that catered to the needs of salespeople by providing the names of the occupants at a given address (that is, unlike a traditional telephone book, the entries of a reverse directory are arranged by address, not by name). However, like Historical Maps, the scope of coverage of these directories is limited to mostly metropolitan areas. If they were reasonably ascertainable, they were reviewed and Section 4.3 contains listings of the current or past occupants of the subject site that were found by researching historical city or street directories.

PHASE ONE INC. has contacted various state, county, and municipal agencies having current or past jurisdiction over the subject site, in an attempt to review reasonably ascertainable records that contain specific information about environmental conditions on the subject site that these agencies may have on file, or to establish that no environmentally relevant records are on file for the subject site. The client should be aware that most regulatory agencies file their records by address or corporate name (as opposed to parcel number or site name). If no specific address has been assigned to a site, then, typically, no environmental records related to the site will be forthcoming from the state, county, or municipal regulatory agencies.

The findings of this records search are reported in Section 4.4, **Agency Contacts**. The addresses, phone numbers, names of the persons contacted within the various agencies are listed on the Regulatory Contacts Sheet, which is included in Appendix B. Copies of any records obtained from regulatory agencies can be found in Appendix C. In some instances, **PHASE ONE INC.** may not yet have received a reply from one or more of the agencies that were contacted. (Some agencies will take six weeks or longer to reply to a verbal or written request.) In the event of such delays in response, rather than delaying the issuance of the report, **PHASE ONE INC.** has indicated in the report that a response to the request for records is pending, and a copy of the regulatory request form has been included in Appendix B. Any pertinent information that is subsequently received from the pending agency will be addressed and forwarded to the client in the form of an addendum to this report.

PHASE ONE INC. has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject site is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject site. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases. In conjunction with the findings on the geological and hydrological conditions, information obtained from the database search can be used to assess the environmental risk faced by the subject site from past or present off-site sources of contamination. Additionally, the database search may provide information about on-site sources of contamination.

The regulatory database review can be found in Section 4.5; a copy of the complete database search document and a detailed description of the databases that were searched are included in Appendix D.

When requested, **PHASE ONE INC.** will compile and review a chain-of-title abstract for the subject property. The chain-of-title abstract can help the client and **PHASE ONE INC.** to better understand the history of the use of the subject site. The chain-of-title abstract is typically compiled from documents obtained from the County Recorder's Office or Tax Assessor's Office. The chain-of-title abstract review, if completed for this report, can be found in Section 4.6. The County Assessor also may be contacted to determine whether the subject site has been assigned addresses in the past which are different from its current address. It is the client's responsibility to supply **PHASE ONE INC.** with any records of environmental liens or other such documents.

On occasion, the client, the client's representatives, or on-site personnel will make available environmental documents pertaining to the subject site. These documents may be prior Phase I Reports, environmental site remediation reports, foundation soil reports, or occupancy records, among others. If these are made available prior to the issuance of the report, **PHASE ONE INC.** will review the conclusions of these documents, which may help to confirm or disprove any tentative findings that **PHASE ONE INC.** has developed independently. If the client has supplied environmental documents for review as part of this assessment, the findings are included in Section 4.7.

After the above information from existing historical records, regulatory agencies, interviews, and other additional environmental documents has been reviewed and evaluated, **PHASE ONE INC.** presents the site uses for the subject property as well as adjoining site uses in a chronological table. This historic site use summary assists the client, as well as the field assessors and reviewers to have a perspective of the historical uses of the subject site. The *Historical Site Use* is presented in Section 4.8.

2.2.4 Interviews

PHASE ONE INC. attempts to interview various individuals who may have knowledge of various aspects of the subject site. Typically, the interviewees might include:

- Current and previous owners
- Site and operations managers
- Tenants
- Local regulatory personnel

The interviews are summarized in Section 5.0 and interview notes are included in Appendix F.

2.2.5 Conclusions and Recommendations

Section 6.0, *Conclusions and Recommendations*, provides detailed descriptions of the recognized environmental conditions, the *de minimis* conditions, historical recognized environmental conditions, and controlled recognized environmental conditions that, in the professional opinion of **PHASE ONE INC.**, currently affect the subject site. Section 6.0 also recommends or suggests the next-step actions that may be required to begin addressing the conditions.

The essential information on a condition at a given location is contained in the "Description of Condition" and the "Action Suggested" boxes of the table for that location. The section numbers refer to those sections in the report that describe the research tasks and findings behind the conclusions. This reporting method allows the reader to quickly go to those sections that are pertinent to the condition.

2.3 INTERPRETATION OF THE REPORT

Following the completion of the tasks outlined above, **PHASE ONE INC.** prepared this report to present our findings and conclusions clearly and consistently. In an attempt to aid the reader and bring organization to pieces of seemingly unrelated information, **PHASE ONE INC.** has developed a report format that is both innovative and concise. Each piece of information is described in the context of the research or assessment task under which it was found. Typically, an environmental condition will incorporate a number of specific findings. So, in Section 6.0, *Conclusions and Recommendations*, the various particular findings are grouped together and collectively presented with the description of the environmental condition that is corroborated by those findings.

SECTION 3.0

SITE DESCRIPTION AND RECONNAISSANCE

The subject site is surrounded by an area of predominantly commercial properties. On the date of the site reconnaissance the subject site consisted of a vacant storage yard and several unoccupied buildings. The majority of the site is associated with the 27400 5th Street address; this part of the site has a fenced yard area and a main office building that fronts 5th Street. The fenced yard area has a yard office building, a wash area, mechanics shop building, and a storage building. The subject property with the fenced area with a vacant building to the east of the main office building at 27400 has the address of 27454 5th Street, and was formerly used for auto repair. The southeastern corner of the subject site has a vacant lot. On the northeastern portion of the site is a small vacant building, 8008 Church Avenue that was formerly used as offices. The following subsections describe the physical characteristics of the subject site and are a compilation of the observations made during the visual site inspection.

3.1 SITE PHOTOGRAPHS

A *PHASE ONE INC.* field assessor completed a reconnaissance of the subject site, at which time a number of photographs were taken to document the current condition and use of the site. Please see Figure 3, *Site Plan*, for photograph locations. The photographs with their descriptions can be found in **Appendix A**.

3.2 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

According to United States Geological Survey (U.S.G.S.) STATSGO data, the most common native soil type in the vicinity of the subject site is Tujunga Gravelly Loamy Sand. It is not known whether imported fill materials were used during the grading or development of the site; therefore, it is unknown if fill materials is a concern for the subject site. The elevation near the center of the subject site appears to be 1,202 feet above mean sea level.

Groundwater in the site vicinity is reported by a First Quarter 2010 Quarterly Status and Groundwater Monitoring Report for the Former Mobile Service Station I8HVF, 25699 Base Line Street, Highland, San Bernardino County, California, to occur at a depth of approximately 52 feet below ground surface and flow towards the south. It should be noted that the flow direction and depth of groundwater may be influenced by rainfall, tidal activity (shore properties), and local groundwater pumping operations. It should also be noted that shallower, unreported, perched groundwater zones may occur in the immediate site vicinity.

During the site reconnaissance and the review of historical maps and photographs, the following was determined to exist or not to exist on the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

In-addition, the following was determined to exist or not to exist immediately adjacent to the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds
- One (1) flood channel was located on the northern adjacent property.

According to FEMA Q3 Data, the site is located within a greater than 100-year flood zone. Storm water discharge across the site appears to flow multidirectionally. The storm water runoff appears to discharge to culverts and street cutters. The direction and destination of storm water discharge does not appear to be a source of environmental concern to the subject site.

3.3 EXISTING STORAGE TANKS

Based upon the site reconnaissance, historical and regulatory research two (2) aboveground and no underground storage tanks are currently operated at the site. The following table summarizes the information regarding the existing tanks.

EXISTING STORAGE TANKS (GENERAL INFORMATION)

ID #	Above/ Underground	Location and Photo #	Why or Why Not a Concern?	Condition
1	Aboveground	Southwest Corner of Yard Area (OP07)	The tank has not been inspected in over two years. This tank is empty according to the site contact.	REC
2	Aboveground	Southwest Corner of Yard Area (OP07)	The tank has not been inspected in over two years. It contains about 600 gallons currently.	REC

EXISTING STORAGE TANKS (SPECIFICATIONS)

ID #	Tank Construction	Tank Monitoring	Status	Approx. Size (Gal.)	Contents	Approx. Age of Tank
1	Steel	N/A	Inactive	10,000	Former contents, Diesel	16

ID #	Tank Construction	Tank Monitoring	Status	Approx. Size (Gal.)	Contents	Approx. Age of Tank
2	Super Vault	N/A	Inactive	2,000	Gasoline	16

Note: If it was able to be determined, the location of each storage tank is marked on Figure 3, *Site Plan*, by the tank ID number assigned above.

3.4 PREVIOUSLY EXISTING STORAGE TANKS

Based upon the site reconnaissance, historical and/or regulatory research multiple previously existing (not known to currently exist) aboveground or underground storage tanks were formerly operated at the subject site. The following table summarizes the information regarding the previously existing tank or tanks.

PREVIOUSLY EXISTING STORAGE TANKS (GENERAL INFORMATION)

ID #	Above/ Underground	Location and Photo #	Why or Why Not a Concern?	Condition
1	3 Underground	Westside of Yard Office Building (OP10)	The tanks were removed in 1998. Sampling revealed no detectable levels of contamination. The tanks received agency closure 1/29/1999.	None
2	Multiple Aboveground	Various (No Photo)	Over the decades multiple aboveground storage tanks (ASTs) were utilized onsite for fuel, oils, and other automotive service related fluids. Please see Section 4.4.2 for more details.	None

PREVIOUSLY EXISTING STORAGE TANKS (SPECIFICATIONS)

ID #	Tank Construction	Tank Monitoring	Status	Approx. Size (Gallons)	Contents	Age of Tank (Years)
1	Steel	Unknown	Removed 1998	1,000 1,000 8,000	Gasoline and diesel	35, 35, 25
2	Unknown	Visual	Removed 1998	Various	Various	Various

3.5 HAZARDOUS SUBSTANCE STORAGE AND HANDLING

With the possible exception of common janitorial and/or office supplies, no storage or handling of hazardous substances greater than 20 gallon containers was observed in the areas inspected during the site reconnaissance.

3.6 SPECIFIC HAZARDOUS SUBSTANCES RECONNAISSANCE

3.6.1 Summary of Specific Hazardous Substances Reconnaissance (Beyond ASTM Scope)

In addition to a general inspection of the subject site for evidence of the presence of hazardous substances or environmental concerns, the field assessor also conducted a reconnaissance for a set of specific hazardous substances that are not addressed in the scope of the ASTM Standard. The results of this specific reconnaissance are given in the following table(s). If a specific suspected hazardous substance was sampled or otherwise tested, this will be indicated in the table, and the results of the laboratory analysis or other tests will be given in Section 3.6.2.

SPECIFIC HAZARDOUS SUBSTANCES (BEYOND ASTM SCOPE)

ID #	Substance	Sampled?	Description	Condition
1	Asbestos	No	Given the pre-1981 construction date of the subject structure, during the site reconnaissance, some building materials are suspected of containing asbestos.	<i>De minimis</i>
2	Radon	No	The subject property is located in an area that is considered to have a low occurrence of radon. However, the occurrence of radon is site-specific; only testing can determine the actual radon level at the site.	None
3	Lead Paint	No	Based on the date of construction pre-1979, the use of lead based paints is suspected.	<i>De minimis</i>
4	Lead Water	No	Based on the date of construction pre-1979, there is the potential for the presence of lead in the plumbing fixtures and/or pipes on-site	<i>De minimis</i>

Note: If the table indicates that a given substance has been sampled, then a related table can be found in Section 3.6.2, which will give the results of the laboratory analysis of the sample or samples

3.6.2 Details of Specific Hazardous Substances Sampling/Observations

No sampling or testing of suspected hazardous substances was performed or authorized for this assessment.

3.7 POLYCHLORINATED BIPHENYLS (PCBS)

The **PHASE ONE INC.** site reconnaissance does not include checking on-site fluorescent light fixtures for potential PCB content. Although fluorescent light ballasts may contain PCBs, the amount

contained is considered to be so inconsequential that the ASTM (*Standard Practice, E 1527*) has stated: "Fluorescent light ballast likely to contain PCBs does not need to be noted." in a Phase I Environmental Site Assessment Report.

During the site reconnaissance, equipment or materials known or suspected of containing PCBs were observed on-site. The following table details the identified equipment or materials.

POLYCHLORINATED BIPHENYLS (PCB) SUSPECTED EQUIPMENT

ID #	I/O	Location and Photo #	Equipment Type	Ownership (Public Utility, Site)	Condition
1	O	Southwest Corner of 8008 Church Ave. Building (OP03)	Pole - Mounted Transformers	Public Utility	<i>De minimis</i>
2	O	Near Southeast Corner of Yard Area (No Photo)	Pole - Mounted Transformer	Public Utility	<i>De minimis</i>
3	O	North Side of Main Office Building (OP01, OP02)	Pole - Mounted Transformers	Public Utility	<i>De minimis</i>
4	O	Southwest Corner of Subject Site (No Photo)	Pole - Mounted Transformers	Public Utility	<i>De minimis</i>
5	O	East Side of 8008 Church Ave. (OP03)	Pole - Mounted Transformer	Public Utility	None

Note: Each piece of equipment or material noted above is marked on Figure 3, *Site Plan*, by the ID number given above.
I/O = Inside/Outside

3.8 CLARIFIERS, SUMPS, TRENCHES, AND INDUSTRIAL DISCHARGE SOURCES

The site reconnaissance, historical and/or regulatory research conducted for this assessment indicates that the following were operated at the subject site:

- No clarifier(s)
- Two sump(s)
- No trench(es)
- No industrial floor drain(s)
- No industrial discharge source (s)

The following table summarizes the information that was gathered regarding the above item(s).

**CLARIFIERS, SUMPS, TRENCHES, INDUSTRIAL FLOOR DRAINS,
AND INDUSTRIAL DISCHARGE SOURCES**

ID #	I/O	Location and Photo #	Type	Description Of Processes Involved	Status	Condition
1	O	Aboveground Storage Tank Berm Area (OP08)	Sump	A rectangular grate covered the sump in the berm area.	Inactive	None
2	O	East Side of Wash Area (OP12, OP13)	Sump	There is a sump associated with the operations of the former wash area. The sump has been pumped out and is currently dry.	Inactive	REC

Note: The location of each clarifier, sump, trench, industrial floor drain, or industrial discharge source location is marked on Figure 3, *Site Plan*, by the ID number given above.

I/O = Inside/Outside

3.9 SURFACE CONDITIONS

During the site reconnaissance, areas of staining or other unusual surface conditions were observed on-site. These observations are detailed in the following table.

SURFACE CONDITIONS

ID #	Location and Photo #	Approx. Size (ft²)	Approx. Depth	Suspected Substance	Description	Condition
1	Exterior Northwest Side of the Mechanics Shop Building (OP18)	10	Unknown	Oil	The concrete area and the metal siding on the exterior of the northwest side of the Mechanics Shop Building are stained.	REC
2	Interior of the Shop Building (IP08)	15	Unknown	Vehicle/ Equipment Maintenance Fluids	The belowground maintenance pit in the shop building has staining on the concrete areas of the pit.	REC

3.10 STRESSED VEGETATION

No disfigured, discolored, dying, or otherwise stressed vegetation was observed on-site during the site reconnaissance.

3.11 PRIOR OR CURRENT AGRICULTURAL LAND USE

The site reconnaissance, historical and/or regulatory research conducted for this assessment indicates that the site has not been used for agricultural purposes in the past.

3.12 OTHER ENVIRONMENTAL CONDITIONS

During the site reconnaissance, further evidence of environmental conditions that were not already noted in this section, or that were not yet fully discussed in this section, were observed on the subject site. These observations are described in the following table.

OTHER ENVIRONMENTAL CONDITIONS

ID #	Location and Photo #	Description	Condition
1	Southside of Mechanics Shop Building (OP15)	There is a septic system located on the south side of the Mechanics Shop Building.	REC
2	Southeast Corner of Yard Area (OP17)	There was a former building located on the property of the southeast corner of the yard area.	None
3	North side of Storage Building (OP16) East Side of the Concrete Pad (building formerly located on the southeast portion of the yard) (OP17)	Metal tracks installed in concrete were installed to address soil stability.	None
4	Interior, 27454 Building (IP02, IP03)	In the interior of the garage area there are numerous circular 2 inch anchors in the concrete area. There is also a utility bay labeled "lift truck." According to the yard manager this building and property had been occupied by an auto repair business. They had a former aboveground lift on the exterior of the property on the east side of the garage. There is also a circular concrete patched area on the north west portion of the garage.	<i>De minimis</i>

3.13 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the **PHASE ONE INC.** field assessor also visually inspected and documented the use of those properties which immediately adjoin the subject property. The observations of the adjoining properties were made by the **PHASE ONE INC.** field assessor on the date of the site reconnaissance.

VISUAL OBSERVATIONS, ADJOINING SITES

Description	Condition
<p><u>Northerly View:</u> Address: N/A Company Name: San Bernardino county Flood Channel Apparent Current Use of Property: Flood Channel Visual Concerns: None</p>	No
<p><u>Easterly View:</u> Address: 7957, 8009 Church Avenue Company Name: Secure Storage, Portafab, N/A Apparent Current Use of Property: Commercial/Former Industrial/Vacant Lot Visual Concerns: None</p>	No
<p><u>Southerly View:</u> Address: 27353, 27371, 27381, Unknown, 27437 5th Street Company Name: Albertos, N/A, United Tires, Unknown, Highland Cycles Apparent Current Use of Property: Commercial/Residential Visual Concerns: None</p>	No
<p><u>Westerly View:</u> Address: 27356 5th Street Company Name: Matheson Inc. Apparent Current Use of Property: Commercial Visual Concerns: None</p>	No

SECTION 4.0

REVIEW OF HISTORICAL INFORMATION AND REGULATORY AGENCY RECORDS

4.1 HISTORICAL AERIAL PHOTOGRAPH AND U.S.G.S. TOPOGRAPHIC MAP REVIEW

PHASE ONE INC. reviewed readily available and reasonably ascertainable aerial photographs and U.S.G.S. topographic maps of the area of the subject site. (A copy of a U.S.G.S. map, if available, has been included as Figure 1.) These aerial photographs and maps may have been obtained from **PHASE ONE INC.**'s library and/or another source (all sources identified in Appendix B). Each aerial photograph was reviewed for the subject property and, where applicable, adjacent property use. In addition, each photograph was reviewed to identify the presence of areas of dumping, staining, buildings, and/or aboveground storage tanks.

Aerial photographs for the years of 1938, 1959, 1966, 1968, 1980, 1994, 2002, 2005, 2010 and U.S.G.S. topographic maps for the years of 1895, 1913, 1929, 1946, 1955, 1960, 1969, 1980, 1999 were reviewed and no recognized environmental conditions, *de minimis* conditions, historical or controlled recognized environmental conditions were identified.

4.2 HISTORICAL MAP REVIEW

PHASE ONE INC. contacted the source(s) identified in Appendix B in an effort to review readily available historical and fire insurance maps with coverage of the subject site and vicinity that might be included in their collections. However, a search of the reasonably ascertainable historical and fire insurance maps found that none provided coverage of the area of the subject site.

4.3 HISTORICAL CITY OR STREET DIRECTORY REVIEW

PHASE ONE INC. reviewed readily available historical city or street directories with coverage of the subject site and vicinity. These historical city or street directories were obtained from **PHASE ONE INC.**'s in-house library and/or the source identified in Appendix B.

Historical directories for the years of 1966, 1979, 1987, 1989, 1994, 1999, 2004 were reviewed and no recognized environmental conditions or *de minimis* conditions, historical or controlled recognized environmental conditions were identified.

HISTORICAL CITY OR STREET DIRECTORY

Directory Name and Date	Listings for the Subject Site	Condition
1979	27400 5th: Kasler Corp 27454 5th: A&R Auto Repair 8008 Church Ave: Not Listed 8014 Church Ave: Daveys Electric, Johnsons Elec Motor 8016 Church Ave: Res 8024 Church Ave: Res 8030 Church Ave: Res	<i>De minimis</i>
1987	27400 5th: Kasler Corp 27454 5th: Sun Construction, Tortillas Also 8008 Church Ave: Hunt Contracting & GRNDG 8014 Church Ave: Hunt Contracting Saw 8016 Church Ave: No Listing 8024 Church Ave: No Listing 8030 Church Ave: No Listing	None
1989	27400 5th: Kasler Corp 27454 5th: xxxx 8008 Church Ave: Hunt Contracting & GRNDG 8014 Church Ave: xxxx 8016 Church Ave: No Listing 8024 Church Ave: No Listing 8030 Church Ave: No Listing	None
1994	27400 5th: Kasler Corp 27454 5th: GOTEK Fabrications 8008 Church Ave: xxxx 8014 Church Ave: xxxx 8016 Church Ave: No Listing 8024 Church Ave: No Listing 8030 Church Ave: No Listing	None
1999	27400 5th: Kasler Corp 27454 5th: Not listed 8008 Church Ave: xxxx 8014 Church Ave: xxxx 8016 Church Ave: No Listing 8024 Church Ave: No Listing 8030 Church Ave: No Listing	None
2004	27400 5th: Kasler Corp 27454 5th: Advanced Automotive Services, Advanced Tow and Transport 8008 Church Ave: HKC Excavation 8014 Church Ave: xxxx 8016 Church Ave: No Listing 8024 Church Ave: No Listing 8030 Church Ave: No Listing	<i>De minimis</i>

4.4 AGENCY CONTACTS (RECORDS SEARCH)

4.4.1 Building Department Records

PHASE ONE INC. submitted a request to the local Building agency for the purpose of reviewing reasonably ascertainable, relevant building permits, original plumbing and finish schedules, building plans, or other readily available, relevant documents pertaining to the subject site that are on file with this agency (all sources are identified in Appendix B). The following table presents the results of this review. (Copies of the reviewed documents, when available and/or necessary are included in Appendix C.)

SUMMARY OF BUILDING DEPARTMENT RECORDS

Date of Document	Listed Owner of Site	Description of Permit/Plan	Condition
12/11/1962	Kasler Corporation	West side Church, highland 1200 sq. ft. storage building.	None
5/26/1964	Kasler Corporation	27400 East 5 th Street 972 sq. ft. addition to storage building.	None
1968	Kasler Corporation	27400 East 5 th Street Most of the permit is illegible including the date of the permit.	None
8/23/1968	Kasler Corporation	8008 Church Ave Permit to add 600 amp service.	None
10/22/1968	Kasler Corporation	27400 East 5 th Street Electrical Permit.	None
11/10/1968	Kasler Corporation	27400 East 5 th Street Permit for a new office building. Permit notes one building already exists on site.	None
1979	Illegible	The permit is illegible including the date of the permit.	None
2/24/1979	Kasler Corporation	27400 East 5 th Street Permit for a new storage building.	None
4/16/1974	Noble Milling and Smelting	27454 East 5 th Street Much of the first page of the permit is illegible. The word "Trailer" is discernible on the first page. The second page notes that the trailer was never located on the property and the permit was canceled.	None

Date of Document	Listed Owner of Site	Description of Permit/Plan	Condition
10/18/1977	Kasler Corporation	27400 East 5 th Street Permit for reroofing.	None
3/19/1979	Kasler Corporation	27400 East 5 th Street Permit for an office addition.	None
3/22/1979	Kasler Corporation	27400 East 5 th Street Electrical permit for an office addition.	None
4/2/1979	Kasler Corporation	27400 East 5 th Street Permit is illegible.	None
6/12/1979	Kasler Corporation	27400 East 5 th Street Permit for two sewer hook-ups.	None
5/18/1982	Kasler Corporation	27400 East 5 th Street Permit for an office addition.	None
7/21/1982	Kasler Corporation	27400 East 5 th Street Permit for two sewer connections.	None
7/26/1982	Kasler Corporation	27400 East 5 th Street Permit for an office addition.	None
7/27/1982	Kasler Corporation	27400 East 5 th Street Permit for an office addition.	None
4/16/1985	Kasler Corporation	8014 Church St. Permit for a new office and storage building.	None
7/22/1985	Kasler Corporation	8014 Church St. Permit for an office remodel.	None
10/30/1985	Kasler Corporation	8014 Church St. Permit for an office addition.	None

4.4.2 Fire Department Records

PHASE ONE INC. submitted a request to the local Fire Department for the purpose of reviewing reasonably ascertainable records this agency has on file for the subject site pertaining to hazardous substances storage, underground storage tanks, and related environmental issues. The following table gives the results of this review. (Copies of the reviewed documents, when available, are included in Appendix C and the source is identified in Appendix B.)

SUMMARY OF FIRE DEPARTMENT RECORDS

Date of Document	Description	Condition
6/28/1984	<p>27400 E. 5th St.</p> <p>Application for Permit to Operate Underground Storage Tank</p> <p>This application is for renewal. The application lists two 1,000 gallon tanks that were installed in 1963. One contains gasoline one contains diesel. It also lists an 8,000 gallon tank installed in 1973 used for gasoline.</p>	None
12/6/1985	<p>8008 Church St.</p> <p>Hazardous Waste Generator Inspection Report</p> <p>Hunt Corp. was listed as grinding of highways with cooling wastewater vacuumed up and recycled. The company had one Safety-Kleen unit. All waste oils handled by Kasler Corp. Approximately 180 gallons of waste oil generated per year.</p>	None
12/13/1985	<p>27400 E. 5th St.</p> <p>Hazardous Waste Generator Inspection Form</p> <p>At the rear of the property were three rotted 55 gallon drums with deteriorating polyliners containing approximately 50 gallons of liquid waste, probably acid. Two more 55 gallon drums of unknown waste appeared to have been sitting in the yard for some time. Nine unlabeled drums were used to store waste oil on slab concrete but a considerable amount of oil had spilled. Three violations were noted related to waste management and disposal.</p>	REC
4/22/1986	<p>27400 E. 5th St.</p> <p>Underground Storage Tank Groundwater Level Determination</p> <p>The type of business is listed as heavy construction with two gasoline tanks and one diesel tank. The estimated groundwater level is 30 feet to 100 feet.</p>	None
12/23/1986	<p>27400 E. 5th St.</p> <p>Underground Storage Tank Test Certification</p> <p>The owner is listed as Kasler Corp. Tank number one is a 1,000 gallon diesel tank. Tank number two is a 1,000 gallon gasoline tank. Tank number three is an 8,000 gallon gasoline tank. The remarks say tanks are within guidelines.</p>	None
3/31/1987	<p>27400 E. 5th St.</p> <p>Kasler Corp.</p> <p>UST Permit</p>	None
3/31/1988	<p>27400 E. 5th St.</p> <p>Kasler Corp.</p> <p>UST Permit</p>	None

Date of Document	Description	Condition
3/8/1990	<p>8008 Church Ave.</p> <p>Business Plan for Hunt/PSI</p> <p>The description is listed as office and storage yard for equipment for specialty contractor. Construction joint sawing, sealing, grinding, and grooming of asphalt concrete and Portland cement concrete. According to the inventory the following hazardous wastes were listed: NM-50 – 55 gallons, C-795 – 25 gallons, GRRR – 30 gallons, Safety-Kleen 105 solvent MS6617 – 30 gallons, Chevron Delo 400 motor oil SAE 30 – 55 gallons, Chevron Delo 400 motor oil SAE 40 – 55 gallons, Shell Tellus Oil 10 – 55 gallons, AW hydraulic fluid 150 100 – 55 gallons.</p>	REC
5/3/1990	<p>27400 E. 5th St.</p> <p>Hazardous Waste Generator Inspection Report</p> <p>The facility is noted as a major road builder. Materials on-site included: one 55-gallon drum new thinner, one 55-gallon waste thinner, five 55-gallon kerosene, two Safety-Kleen's, a 150 gallon waste oil tank, three 55-gallon waste oil drums, acetylene and oxygen compressed gas, about thirty 55-gallon drums of new oil and grease, a 55-gallon drum of antifreeze, three open pans of waste oil, ten 55-gallon drums that were empty, or filled with water or reducer, and about forty 55-gallon drums that were empty or partially filled with concrete curing compound or reducer or oil many unidentified. The inspection also noted a steam cleaner used to degrease equipment with wastewater that was discharged directly to the ground. The inspection included nine violations related to hazardous materials storage handling and waste generation.</p> <p>Photographs were included in this document.</p>	REC
5/10/1990	<p>27400 E. 5th St.</p> <p>Complaint and Investigation Report</p> <p>Kasler Corp.</p> <p>The following complaint was listed: Kasler degreases equipment with pressure washer; greasy wastewater is discharged directly to the ground and has not been inspected since December 1985. The investigator spoke with Don Larken who confirmed that the discharge of wastewater goes directly to the ground. The inspector recommended an industrial clarifier and told them to stop discharge.</p>	REC
5/11/1990	<p>27400 E. 5th St.</p> <p>Telephone Conversation Documentation Sheet</p> <p>Kasler Corp.</p> <p>Items discussed were 1) location of four soil samples, 2) contaminated soil cannot be reused on the yard driveways, needs to be hauled by hazardous waste hauler or asphalt Bacher may be able to use it depending on contamination type and ppm, 3) waste oil barrels can be cut open and used if they are empty, 4) should not install a sump, recommended a clarifier 5) did not say to use curing compound on your driveways.</p>	REC

Date of Document	Description	Condition
5/17/1990	<p>8008 Church St.</p> <p>Letter from Environmental Health Services</p> <p>Approval of business plan.</p>	None
6/13/1990	<p>8008 Church St.</p> <p>Letter from Environmental Health Services</p> <p>The subject of the letter was further review of the business plan submitted May 9, 1990. The first item was a lack of information on training. The second item was a need to replace the two emergency contacts as the two people listed are both named in civil and criminal complaints by the San Bernardino County District Attorney's Office alleging illegal storage transportation and disposal of hazardous materials and hazardous waste.</p>	REC
7/26/1990	<p>8008 Church Ave.</p> <p>Business Plan for Hunt/PSI</p> <p>The description is listed as office, maintenance, shop, and equipment storage yard for specialty contractor engaged in asphalt concrete and Portland cement concrete joint sawing, ceiling, branding, and grooving in connection with highway construction projects. According to the inventory the following hazardous materials were listed: Chevron Delo 400 motor oil SAE 30 – 55 gallons, Chevron Delo 400 motor oil SAE 40 – 55 gallons, Shell Tellus Oil 10 – 55 gallons, Premalube – 240 tubes, hydrochloric acid – 55 gallons, sodium chlorate – 25 gallons, sodium hydroxide – 30 gallons, mineral spirits – 30 gallons, propane – 18 cylinders, oxygen – 100 ft.³, acetylene – 128 ft.³, toluene – 5 gallons, AW hydraulic fluid 150 100 – 55 gallons, synthetic enamel – 5 gallons, epoxy – 60 gallons, petroleum asphalt – 250 gallons, asphalt – 3,250 pounds, joint sealant – 5 gallons, sealing compound – 5 gallons. Following hazardous wastes were listed: waste oil and mixed oil – 60 gallons, aqueous acid solution – 55 gallons, waste solvents – 30 gallons.</p> <p>Note: This document contains a figure showing the location of the hazardous material storage area.</p>	REC

Date of Document	Description	Condition
8/1/1990	<p>27400 E. 5th St.</p> <p>Preliminary Subsurface Investigation of Stained Soil Areas in Equipment Yard</p> <p>The report was prepared for Kasler Corporation. The report was prepared by C. H. J. Environmental, Inc. The purpose of the investigation was to evaluate the extent of soil contamination in several areas as requested by the San Bernardino County Environmental Health Services Department. Scope of work included trenching and excavation of certain officials stained soils and stockpiling of those soils on plastic sheeting as well as sampling the soil stockpiles using EPA Method 418.1 four total petroleum hydrocarbons. Five areas were identified and excavated on July 18, 1990. Area A was adjacent to several waste oil drums located northwest of a maintenance building. Sample results indicated 10 ppm for the sample below the area of remove soil and 9500 ppm for the soil stockpile composite. Area B was adjacent to a movable dumpster that previously contained waste oil drums. Sample results indicated a ppm for the sample below the area of removed soil and 6100 ppm for the stockpile soils composite. Area C was west of the southwest corner of a maintenance shop. This was a large area approximately 25 feet by 100 feet. Due to the size, two trenches were excavated to a depth of 3 feet. The analysis results indicated concentrations of 14 ppm to 26,000 ppm. Area D was located approximately 200 feet west of the maintenance shop and areas A, B, and C. This area was adjacent to numerous empty and partially filled oil drums resting on asphalt pavement. Sample results indicated 14 ppm for the sample below the remove soil and 6400 ppm for the stockpile. Area E was adjacent to the vehicle and parts washdown ramp and maintenance shop. Two trenches were placed in an area of observed standing water and surface drainage. One sample was obtained from each trench and analysis indicated 13 ppm in one sample and 190 ppm in the other. The report recommended that the stockpiled soil should either be 1) disposed of at an approved facility, 2) treated on-site to reduce hydrocarbon concentrations, or 3) possibly utilized in the subgrade of proposed asphalt pavement areas as approved by the San Bernardino Department of Environmental Health Services or designated responsible agency. The fuel contaminated soil in the Area C should either be excavated and disposed of properly or treated in place.</p>	REC
11/27/1990	<p>27400 E. 5th St.</p> <p>Subsurface Sampling and Testing Surface Shall Staining the Soil Area</p> <p>The report was prepared for Kasler Corporation. The report was prepared by C. H. J. Environmental, Inc. the purpose of this sampling and testing was to determine the concentration of total petroleum hydrocarbons to verify removal of contaminated soil. On November 17, 1990, a tractor mounted front end loader was used to remove soils in the area of suspected diesel contamination. Soils were removed to a depth of which no odor was noted in the soil, then a sample was collected from the base of the excavation. Three locations were sampled representing the western, central, and eastern portions of the excavation. The samples were analyzed for total petroleum hydrocarbons in accordance with EPA Method 418.1. All samples were non-detect. At the time of sampling a large area west of the shop had been excavated to about 1.5 feet in depth. Potential diesel contaminated soils and previously stockpiled oil contaminated soils were placed in this area in preparation for paving.</p> <p>Note: The last page of this document has a figure showing the location of the contaminated soils.</p>	REC

Date of Document	Description	Condition
1/18/1991	<p>8008 Church St.</p> <p>Consent Agreement and Order</p> <p>The People of the State of California vs. Edward Begley, John B. Reese, Clarke Taylor, individually and Hunt/PSI Corp., and Does 1-20, inclusive</p> <p>The filed complaint alleges criminal felony and misdemeanor storage of hazardous waste and felony transportation and disposal of hazardous waste. The agreement covers the acts and omissions of the codefendants from March 1, 1988 to present.</p>	REC
4/30/1991	<p>8008 Church Ave.</p> <p>Hazardous Material Handler Permit</p> <p>The business was listed as Hunt/PSI.</p>	None
3/31/1992	<p>27400 E. 5th St.</p> <p>Kasler Corp.</p> <p>UST Permit</p>	None
4/13/1992	<p>8008 Church St.</p> <p>Hazardous Waste Generator Inspection Report</p> <p>The facility name is listed as Hunt/PSI. According to the notes the facility was no longer operating at this address.</p>	None
4/30/1992	<p>8008 Church Ave.</p> <p>Hazardous Material Handler Permit</p> <p>The business was listed as Hunt/PSI.</p>	None
8/13/1998	<p>27400 E. 5th St.</p> <p>Underground Storage Tank Inspection Report</p> <p>Morrison Knudsen Corp.</p> <p>Violations included: Failure to obtain UST permits, monitoring records unavailable, failure to properly monitor UST, failure to establish/implement a business plan, no leak detection/monitoring plan, monitoring devices not maintained annually, no line leak detector installed, no monthly inventory reconciliation, failure to annually certified monitoring system, visible/audible alarms nonoperational, failure to report/record unauthorized release, unlawful closure of USTs, failure to properly temporarily close USTs, and failure to respond to unauthorized release, failure to obtain hazardous waste generator permit, not operated/maintained to prevent release/fire, no labels on hazardous waste containers, hazardous waste containers not sound, hazardous waste containers leaking, mismanagement of hazardous waste, mismanagement of used oil, mismanagement of used oil filters, mismanagement of used batteries, failure to obtain hazardous material handler permits, failure to submit or update business plan.</p>	REC

Date of Document	Description	Condition
8/13/1998	<p>27400 E. 5th St.</p> <p>Hazardous Waste Generator and Hazardous Materials Handler Inspection Report</p> <p>The inspection noted violations for labeling of hazardous waste containers, management of hazardous waste, management of used oil, management of used oil filters, and failure to update business plan.</p>	REC
9/11/1998	<p>27400 E. 5th St.</p> <p>Certificate of Compliance</p> <p>For violations cited on August 13, 1998.</p>	None
12/14/1998	<p>27400 E. 5th St.</p> <p>Underground Storage Tank Removal Inspection Form</p> <p>The form noted 200 gallons of triple rinsate and 150 pounds of dry ice were used for three underground storage tanks: 8,000 gallon gasoline, 1,000 gallon gasoline, 1,000 gallon diesel. The tanks were removed north of the 27400 building. Two samples were collected from each tank pit and one sample was collected from the soil stockpile.</p>	None
1/14/1999	<p>27400 E. 5th St.</p> <p>Underground Storage Tank Closure Report</p> <p>The report was prepared by Advanced Environmental, Inc.</p> <p>On December 14, 1998 one 1,000 gallon UST, one 8,000 gallon gasoline UST, and one 1,000 gallon diesel fuel UST were removed. Two samples were collected from each tank pit and one sample was obtained from the soil stockpile for a total of seven samples. All the samples were analyzed for Total Petroleum Hydrocarbons (TPH) and Aromatic Volatile Organics (BTEX, including MTBE). Samples from the gasoline tank pits and the stockpile were also analyzed for lead. All samples were non-detect for TPH and BTX/MTBE. Low levels of lead were detected in three of the five soil samples. No further action was recommended.</p>	None
1/29/1999	<p>27400 E. 5th St.</p> <p>Closure Letter from County Fire Department</p> <p>Based on a closure report submitted by Advanced Environmental, Inc. dated January 14, 1999, no further investigation is warranted at this time.</p>	None
8/10/1999	<p>8008 Church Ave.</p> <p>Civil and Criminal Case Summary Report</p> <p>A Consent Agreement and Order was filed in lieu of felony information relating to a complaint naming Hunt/PSI Corp in connection with alleged illegal storage, transportation, and disposal of hazardous waste. The consent order and agreement was issued for \$100,000.</p>	REC

Date of Document	Description	Condition
7/31/2000	27400 E. 5 th St. Morrison Knudsen Corp. dba Kasler Corp. Hazardous Waste Generator Permit	None
7/31/2000	27400 E. 5 th St. Morrison Knudsen Corp. dba Kasler Corp. Hazardous Material Handler Permit	None
1/1/2002	27454 E. 5 th St. Miller Automotive CUPA Annual Permit	<i>De minimis</i>
12/7/2002	27454 E. 5 th St. Hazardous Waste Generator/Hazardous Materials Handler/UST/AST Pre-application Miller automotive stored 25 gallons of new motor oil, 55 gallons of new antifreeze, 110 gallons of waste oil, and 65 gallons of waste antifreeze.	<i>De minimis</i>
1/8/2003	27454 E. 5 th St. Business Emergency/Contingency Plan Miller automotive declared the following activities: hazardous materials and hazardous waste. The inventory summary listed 120 gallons of used oil, 55 gallons of waste antifreeze, 30 gallons of parts cleaner, nine waste automotive batteries, and 10 gallons of motor oil.	<i>De minimis</i>
4/4/2003	27400 E. 5 th St. Hazardous Waste Generator and Hazardous Materials Handler Inspection Report The inspection noted that the current facility name was Washington Group International Inc. the name had changed from Morrison Knudsen about 1 1/2 years ago. The inspection noted a 10,000 gallon gasoline AST, a 2000 gallon diesel AST. In the Washout Area: a 55 gallon drum of thinner, a 55-gallon drum of paint related waste. In the Hazardous Materials Storage Area: seven 55-gallon drums of waste oil, a 500 gallon waste oil AST, a 200 gallon container of waste antifreeze, a 55 gallon drum of waste hardener for epoxy, a 15 gallon drum of used rags and oily water, two 55-gallon drums containing used oil filters, a 55- gallon drum of waste grease, and various 55 gallon drums of oil, hydraulic oil, form oil, grease, window wash, and silicone sealer. Inside Shop Area: three 15-gallon drums of parts cleaning solvent, a 25-gallon drum of aqueous parts cleaning solvent, two 25-gallon drums of oily absorbent, two 240 gallon containers of hydraulic oil, a 350 gallon container of oil, and a 150 gallon container of waste oil in the change pit. Fifteen violations were noted mostly related to storage and labeling of materials. Photographs were included in this document.	REC

Date of Document	Description	Condition
5/12/2003	<p>27400 E. 5th St.</p> <p>Washington Group International Inc. CUPA Inventory Summary Form</p> <p>Hazardous materials listed included: gasoline-10,000 gallons, diesel fuel-2,000 gallons, used waste oil-1000 gallons, grease-110 gallons, transmission oil-150 gallons, oxygen-5640 ft.³, acetylene-2900 ft.³, motor oil-150 gallons, antifreeze-250 gallons, waste antifreeze-250 gallons, epoxy-110 gallons, used oil filters-110 gallons, miscellaneous oils-500 gallons.</p>	None
5/14/2003	<p>27400 E. 5th St.</p> <p>Washington Group International Inc.</p> <p>Laboratory Report regarding Sample Collected from Wash Pit</p> <p>The sample was analyzed using EPA Method 8015M-carbon chain. The results were non-detect for the C6-C12 range, 3.9 mg/L for the C12-C22 range, and 7.5 mg/L in the C 22-C40 range.</p>	None
8/1/2003	<p>27400 E. 5th St.</p> <p>Washington Group International Inc.</p> <p>CUPA Permit – Hazmat Handler, Generator</p>	None
5/15/2004	<p>27454 E. 5th St.</p> <p>Advanced Automotive</p> <p>Provided notice that they were no longer performing automotive service and repair work.</p>	None
9/29/2006	<p>27400 E. 5th St.</p> <p>Hazardous Waste Generator and Hazardous Materials Handler Inspection Report Washington Group International Inc.</p> <p>Inventory: gasoline-10,000 gallons, diesel fuel-2000 gallons, degreaser-55 gallons, new oil-7 x 55 gallon drums, 15 W – 40 oil-650 gallon tank, hydraulic oil-650 gallon tank, ATF-55 gallons, antifreeze-55 gallons, hydraulic oil-2 x 500 gallon tanks, miscellaneous oil-366 gallon tank, acetylene-nine cylinders, oxygen-seven cylinders, waste oil from filter crusher-55 gallon drum, used oil filters-2 x 55 gallon drums, waste oil-1,000 gallon tank. Five violations were noted.</p> <p>Photographs were included in this document.</p>	REC
10/10/2006	<p>27400 E. 5th St.</p> <p>Washington Group International Inc. CUPA Inventory Summary Form</p> <p>Hazardous materials listed included: gasoline-10,000 gallons, diesel fuel-2000 gallons, used waste oil-1000 gallons, grease-110 gallons, transmission oil-150 gallons, oxygen-5640 ft.³, acetylene-2900 ft.³, motor oil-150 gallons, antifreeze-250 gallons, waste antifreeze-250 gallons, epoxy-110 gallons, used oil filters-110 gallons, miscellaneous oils-500 gallons.</p>	None

Date of Document	Description	Condition
8/1/2010	27400 E. 5th St. Washington Group International Inc. CUPA Permit – Hazmat Handler, Generator	None
3/16/2011	27400 E. 5th St. Hazardous Waste Generator and Hazardous Materials Handler Inspection Report URS Hazardous Materials Inventory: Unleaded gasoline-10,000 gallon AST, diesel 500 gallon AST and 2,000 gallon AST, degreaser-55 gallon drum, grease-(5) 55 gallon drums, lube oils-366 gallon AST and (2) 500 gallon AST, antifreeze-55 gallon drum, oxygen-(6) cylinders, acetylene-(10) cylinders, propane gas-two cylinders, paint solvent-55 gallon drum Hazardous Waste Inventory: (3) lead acid batteries, pain related waste-55 gallon drum, used oil-1000 gallon AST, used antifreeze-55 gallon drum, oily debris-55 gallon drum, used oil filters 55 gallon drum The inspection identified eight violations. Photographs were included in this document.	REC
4/22/2011	27400 E. 5 th St. Washington Group International Inc. CUPA Inventory Summary Form Hazardous materials listed included: gasoline-10,000 gallons, diesel fuel-2000 gallons, used waste oil-1000 gallons, grease-290 gallons, transmission oil-60 gallons, oxygen-1680 ft. ³ , acetylene-2000 ft. ³ , motor oil-366 gallons, antifreeze-55 gallons, waste antifreeze-250 gallons, used oil filters-110 gallons, gear oil-70 gallons, hydraulic oil-565 gallons, drive train oil-500 gallons, propane-15 gallons, nitrogen-130 ft. ³ , gear lubricant 18 gallons, grease 60 gallons, clears 55 gallons, cleaning solvent 55 gallons, waste paint 55 gallons.	None
6/10/2011	8008 Church Ave. Certificate of Occupancy Clearance This letter from the San Bernardino County Fire Department stated that the facility was exempt from business plan requirements and not subject to RMP requirements.	None
6/20/2011	8008 Church Ave. Permit Exemption Request Form The facility name was listed as Geomatics. Geomatics was a surveying company and did not use any hazardous materials.	None

Date of Document	Description	Condition
10/1/2011	27400 E. 5 th St. URS CUPA Permit – ASTs, Hazardous Materials, Small quantity generator	None
3/28/2014	27400 E. 5 th St. Hazardous Waste Generator and Hazardous Materials Handler Inspection Report URS The facility is in the process of selling their equipment that is on-site. Facility no longer generates hazardous waste. Hazardous waste that remains on-site is scheduled to be removed.	None
10/1/2014	27400 E. 5 th St. URS CUPA Permit – ASTs, Hazardous Materials, Small quantity generator	None
8/11/2015	27400 E. 5 th St. URS Facility Information Certified Update Account active since 9/30/2002. Name being updated to URS Energy & Construction, Inc.	None
11/19/2015	27400 E. 5 th St. Hazardous Waste Generator and Hazardous Materials Handler Inspection Report URS Energy & Construction, Inc. It was determined that this facility ceased operations as of October 2014 no hazardous materials or hazardous waste were observed at time of inspection.	None

4.4.3 Sanitation Agency Records

PHASE ONE INC. submitted a request to the Sanitation Agency for the purpose of reviewing readily available environmental records pertaining to industrial wastewater discharge permits, NPDES permits, and related documents on file with this agency for past and present businesses of the subject site. However, **PHASE ONE INC.** was informed that no records for the subject site were on file with this agency (all sources are identified in Appendix B).

4.4.4 Water Quality Agency Records

PHASE ONE INC. submitted a request to the Water Quality Agency for the purpose of determining if past and present businesses at the subject site are listed on regulatory lists (such as leaking underground tank lists, site cleanup lists, etc.). However, **PHASE ONE INC.** was informed that no records for the subject site are on file with this agency (all sources identified in Appendix B).

4.4.5 Oil and Gas Agency Records or Maps

PHASE ONE INC. submitted a request to the local Oil and Gas Agency for copies of readily available oil and gas related records pertaining to environmental issues on the subject site. However, **PHASE ONE INC.** was informed that no records for the subject site are on file with this agency (all sources are identified in Appendix B).

4.4.6 Other Pertinent Records/File Reviews

PHASE ONE INC. submitted a request to various other local agencies (all sources are identified in Appendix B) for the purpose of reviewing readily available environmental records that this agency(s) may have on file for the subject site. The following table summarizes the results of this review. (Copies of the reviewed records, if available, are included in Appendix C.)

SUMMARY OF OTHER RECORDS SEARCHED OR REQUESTED

Date of Document	Description	Condition
N/A	South Coast Air Quality Management District 8008 Church Ave Hunt/PSI Corp No permits or violations noted.	None
12/24/1980	South Coast Air Quality Management District 27454 E 5 th Street Curly Auto Body Permit for Spray Booth and Solvent	<i>De minimis</i>

Date of Document	Description	Condition
1989-2001	<p>South Coast Air Quality Management District 27400 E 5th Street Morrison Knuden Corporation</p> <p>Specific permits included: Abasive Blasting, Service Station Sotrage and Dispensing Gasoline, Spray Equipment, and Flare System.</p> <p>One Violation was noted dated 7/11/2000: "Operation of an Aboveground Fueling Quality Without a Valid P/O."</p>	REC
2001 - 2011	<p>South Coast Air Quality Management District 27400 E 5th Street Washington Group International, Inc.</p> <p>Specific permits included: Abasive Blasting, Service Station Sotrage and Dispensing Gasoline, and Spray Equipment.</p> <p>Two Violations were noted dated 4/28/2011: "Provide MSDS for abrasive blasting material; maintain and provide waste manifests for the most recent 2 yr period; provide maintenance and testing logs for the most recent 2 yrs for the GDF; provide purchase receipts for the gasoline purchased from Dec 20" and "submit a change of owner/operator for each permit; re-register the expired PERP units; the new facility number will be listed when available."</p>	REC
2010 - 2012	<p>South Coast Air Quality Management District 27400 E 5th Street URS Energy & Construction, Inc.</p> <p>Specific permits included: Abasive Blasting, Service Station Sotrage and Dispensing Gasoline, and Spray Equipment.</p> <p>One Violation was noted dated 7/7/2010: "The company failed to perform the required annual reverification test within the established testing months. The company also resumed operation of a gasoline transfer and dispensing facility between the time the annual reverification was due and their su...."</p>	REC

4.5 REVIEW OF ENVIRONMENTAL RECORDS SEARCH

The **PHASE ONE INC.** review of the computer-generated, environmental records search document (the complete environmental records search document is included in Appendix D) found the subject site **is** a regulatory-listed site. The environmental records search occurrence summary table below identifies the number of sites listed in each database included in the record search document (the complete environmental records search document is included in Appendix D).

ERS REC CHECK REPORT OCCURRENCE SUMMARY

FEDERAL ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED (MILES)	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
BF-US	0.75	0	0	0	0	-	0
CERCLIS-Archived-US	0.75	0	1	0	0	-	1
CERCLIS-US	0.75	0	0	0	0	-	0
Controls-RCRA-US	0.75	0	0	0	0	-	0
Controls-US	0.75	0	0	0	0	-	0
Debris-US	0.75	0	0	0	0	-	0
Delisted-NPL-US	1.25	0	0	0	0	0	0
ERNS-US	0.3125	0	3	-	-	-	3
FEMA-UST-US	0.5	0	0	0	-	-	0
FTTS-ENF-US	0.3125	0	0	-	-	-	0
Hist-Dumps-US	0.75	0	0	0	0	-	0
Hist-US-EC	0.75	0	0	0	0	-	0
Hist-US-IC	0.75	0	0	0	0	-	0
HMIS-US	0.3125	0	2	-	-	-	2
LIENS-US	0.3125	0	0	-	-	-	0
NPL-US	1.25	0	0	0	0	0	0
PADS-US	0.3125	0	0	-	-	-	0
PCB-US	0.5	0	0	0	-	-	0
RCRA-CESQG-US	0.5	0	0	0	-	-	0
RCRA-COR-US	1.25	0	1	0	0	0	1
RCRA-LQG-US	0.5	0	0	0	-	-	0
RCRA-NON-US	0.5	0	0	0	-	-	0
RCRA-SQG-US	0.5	0	2	0	-	-	2
RCRA-TSD-US	0.75	0	1	0	0	-	1
SAA-Agreements-US	1.25	0	0	0	0	0	0
Tribal-BF-US	0.75	0	0	0	0	-	0
Tribal-LUST-Closed-Reg9	0.75	0	0	0	0	-	0
Tribal-LUST-Open-Reg9	0.75	0	0	0	0	-	0
Tribal-ODI-US	0.75	0	0	0	0	-	0
Tribal-UST-Reg9	0.5	0	0	0	-	-	0
Tribal-VCP-US	0.75	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
AST-CA	0.5	0	0	0	-	-	0

STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
Cal-BZ-HazWaste-CA	0.75	0	0	0	0	-	0
Cal-CorAct-Closed-CA	0.75	0	1	0	0	-	1
Cal-CorAct-Open-CA	0.75	0	0	0	0	-	0
Cal-Eval-Hist	0.75	0	0	0	0	-	0
Cal-Eval-Hist-NFA	0.75	0	0	0	0	-	0
Cal-Military-Active	1.25	0	0	0	0	0	0
Cal-Military-NFA	0.75	0	0	0	0	-	0
Cal-Military-Other	1.25	0	0	0	0	0	0
Cal-School-Active	0.75	0	0	0	0	-	0
Cal-School-NFA	0.75	0	0	0	0	-	0
Cal-School-Other	0.75	0	0	0	0	-	0
Cal-State-Response-Active	1.25	0	0	0	0	0	0
Cal-State-Response-NFA	0.75	0	0	0	0	-	0
Cal-State-Response-Other	0.75	0	0	0	0	-	0
Cal-Superfund-Active	1.25	0	0	0	0	0	0
Cal-Superfund-NFA	1.25	0	0	0	0	0	0
Cal-Superfund-Other	1.25	0	0	0	0	0	0
Cal-VCP-Active	0.75	0	0	0	0	-	0
Cal-VCP-NFA	0.75	0	0	0	0	-	0
Cal-VCP-Other	0.75	0	0	0	0	-	0
CBF-CA	0.75	0	0	0	0	-	0
CHMIRS-CA	0.3125	0	2	-	-	-	2
City-AST-CA	0.5	0	0	0	-	-	0
City-CUPA-CA	0.5	0	0	0	-	-	0
City-Others-CA	0.5	0	0	0	-	-	0
City-UST-CA	0.5	0	0	0	-	-	0
Controls-CA	0.75	0	0	0	0	-	0
CORTESE-CA	0.5	0	0	0	-	-	0
County-AST-CA	0.5	0	5	0	-	-	5
County-Hist-CA	0.5	0	0	0	-	-	0
County-LUST-CA	0.75	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
County-LUST-Closed-CA	0.5	0	0	0	-	-	0
County-LUST-Open-CA	0.75	0	0	0	0	-	0
County-Others-CA	0.5	0	0	0	-	-	0
County-SLIC-Closed-CA	0.5	0	0	0	-	-	0
County-SLIC-Open-CA	0.75	0	0	0	0	-	0
County-SML-CA	0.75	0	0	0	0	-	0
County-SWF-CA	0.75	0	0	0	0	-	0
County-UST-CA	0.5	0	4	0	-	-	4
CUPA-CA	0.5	0	36	1	-	-	37
ENF-CA	0.5	0	1	0	-	-	1
HazWaste-CA	0.5	0	1	0	-	-	1
Hist-Controls-CA	0.75	0	0	0	0	-	0
Hist-Cort-CA	0.5	0	0	0	-	-	0
HIST-R4-CA	0.5	0	0	0	-	-	0
Hist-SWF-CA	0.75	0	0	0	0	-	0
Hist-UST-CA	0.5	0	5	1	-	-	6
Hist-WIP-Active-CA	0.75	0	0	0	0	-	0
Hist-WIP-Backlog-CA	0.75	0	0	0	0	-	0
Hist-WIP-Historical-CA	0.75	0	0	0	0	-	0
HWIS-CA	0.3125	1	26	-	-	-	27
Land-Disposal-CA	0.75	0	0	0	1	-	1
Liens-CA	0.3125	0	0	-	-	-	0
LUST-Closed-CA	0.5	0	1	0	-	-	1
LUST-Open-CA	0.75	0	1	0	0	-	1
Manifest2-NY	0.3125	0	0	-	-	-	0
Manifest2-RI	0.3125	0	0	-	-	-	0
PR-MOA-CA	0.5	0	0	0	-	-	0
SLIC-Closed-CA	0.75	0	0	0	1	-	1
SLIC-CV-CLOSED-CA	0.75	0	0	0	0	-	0
SLIC-CV-OPEN-CA	0.75	0	0	0	0	-	0
SLIC-Open-CA	0.75	0	0	0	1	-	1

STATE ASTM/AAI DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
SML-Closed-CA	0.75	0	0	0	0	-	0
SML-Open-CA	0.75	0	0	0	0	-	0
SML-Other-CA	0.75	0	0	0	0	-	0
SWIS-CA	0.75	0	0	0	1	-	1
SWRCY-CA	0.75	0	1	0	0	-	1
UST-Abandoned-CA	0.5	0	0	0	-	-	0
UST-CA	0.5	0	4	0	-	-	4
UST-Cleanup-CA	0.75	0	0	0	0	-	0
UST-Closed-CA	0.5	0	0	0	-	-	0
UST-Comp-CA	0.5	0	0	0	-	-	0
UST-Priority-CA	0.75	0	0	0	0	-	0
UST-Proposed-CA	0.5	0	0	0	-	-	0

SUPPLEMENTAL DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
Air-CA	0.5	0	1	0	-	-	1
AIR-DIST-CA	0.5	1	33	1	-	-	35
BioFuel-US	0.5	0	0	0	-	-	0
Cal-TierPer-CA	0.5	0	0	0	-	-	0
CDL-CA	0.3125	0	2	-	-	-	2
CDL-US	0.3125	0	0	-	-	-	0
CHWF-CA	0.75	0	1	0	0	-	1
Coal-Ash-Dams-US	0.75	0	0	0	0	-	0
County-BI-CA	0.5	0	0	0	-	-	0
Dams-CA	0.5	0	0	0	-	-	0
DCF2-CA	0.5	0	0	0	-	-	0
DPR-CA	0.5	0	0	0	-	-	0
DryCleaners-CA	0.5	0	0	0	-	-	0
DTG-CA	0.5	0	0	0	-	-	0
EGRID-US	0.75	0	0	0	0	-	0
EPA-Watch-List-US	0.5	0	0	0	-	-	0
FA-HW-CA	0.3125	0	1	-	-	-	1
FA-HW-US	0.3125	0	1	-	-	-	1
FA-SWF-CA	0.3125	0	0	-	-	-	0
FRS-US	0.3125	0	5	-	-	-	5
FTTS-INSP-US	0.3125	0	0	-	-	-	0
FUDS-US	1.25	0	0	0	0	0	0
Haulers-CA	0.3125	0	1	-	-	-	1

SUPPLEMENTAL DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
Hist-AFS2-US	0.5	0	0	0	-	-	0
Hist-AFS-US	0.5	0	0	0	-	-	0
Hist-CA	0.3125	0	22	-	-	-	22
Hist-FIFRA-US	0.5	0	0	0	-	-	0
HIST-MLTS-US	0.5	0	0	0	-	-	0
HIST-MTBE-CA	0.5	0	0	0	-	-	0
Historical-CA	0.75	0	0	0	0	-	0
Hist-Prop65-CA	0.5	0	0	0	-	-	0
Hist-US	0.3125	0	2	-	-	-	2
Hist-USGS-WaterWells-CA	0.3125	0	0	-	-	-	0
HWT-CA	0.5	0	0	0	-	-	0
ICIS-Air-US	0.3125	0	0	-	-	-	0
ICIS-FEC-US	0.3125	0	0	-	-	-	0
ICIS-NPDES-US	0.3125	0	0	-	-	-	0
LA-Waste-Haulers-CA	0.3125	0	0	-	-	-	0
Lead-Smelter-2-US	0.5	0	0	0	-	-	0
Lead-US	0.5	0	0	0	-	-	0
Mines-CA	0.3125	0	0	-	-	-	0
MINES-US	0.3125	0	0	-	-	-	0
MLTS-US	0.3125	0	0	-	-	-	0
MRDS-US	0.5	0	0	0	-	-	0
MWMP-CA	0.5	0	0	0	-	-	0
NEI-LF-CA	0.5	0	0	0	-	-	0
NPDES-CA	0.3125	0	5	-	-	-	5
NPDES-SW-CA	0.3125	0	8	-	-	-	8
OGW-CA	0.3125	0	0	-	-	-	0
OSCF-CA	0.75	0	0	0	0	-	0
PCS-US	0.5	0	0	0	-	-	0
Perch1-CA	0.5	0	0	0	-	-	0
Perch2-CA	0.5	0	0	0	-	-	0
RADINFO-US	0.3125	0	0	-	-	-	0
Response-CA	0.5	0	0	0	-	-	0
RFG-Lab-US	0.5	0	0	0	-	-	0
RMP-US	0.3125	0	0	-	-	-	0
ROD-US	0.75	0	0	0	0	-	0
SDWIS-US	0.5	0	0	0	-	-	0
Spills-SSO-CA	0.5	0	0	0	-	-	0
SSTS-US	0.3125	0	0	-	-	-	0
Tribal-Air-US	0.5	0	0	0	-	-	0
TRIS2000-US	0.3125	0	0	-	-	-	0
TRIS2010-US	0.3125	0	0	-	-	-	0
TRIS80-US	0.3125	0	0	-	-	-	0

SUPPLEMENTAL DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
TRIS90-US	0.3125	0	0	-	-	-	0
TSCA-US	0.3125	0	0	-	-	-	0
UIC2-CA	0.3125	0	0	-	-	-	0
UIC-CA	0.3125	0	0	-	-	-	0
UMTRA-US	0.3125	0	0	-	-	-	0
USGS-Waterwells-US	0.3125	0	0	-	-	-	0
Vapor-Intrusions-US	0.75	0	0	0	0	-	0
WDR-CA	0.5	0	0	0	-	-	0

PROPRIETARY HISTORIC DATABASES							
LIST SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.375	0.5	0.75	1.25	TOTAL
Hist-Agriculture	0.3125	0	0	-	-	-	0
Hist-Auto Dealers	0.3125	0	0	-	-	-	0
Hist-Auto Repair	0.5	0	2	1	-	-	3
Hist-Chemical Manufacturing	0.3125	0	1	-	-	-	1
Hist-Cleaners	0.5	0	0	0	-	-	0
Hist-Machine Shop	0.3125	0	0	-	-	-	0
Hist-Manufacturing	0.3125	0	0	-	-	-	0
Hist-Metal Plating	0.3125	0	0	-	-	-	0
Hist-Mortuaries	0.3125	0	0	-	-	-	0
Hist-Paint-Stores	0.3125	0	0	-	-	-	0
Hist-Petroleum	0.3125	0	0	-	-	-	0
Hist-Printers	0.3125	0	1	-	-	-	1
Hist-RV-Dealers	0.3125	0	0	-	-	-	0
Hist-Salvage	0.3125	0	0	-	-	-	0
Hist-Service Stations	0.5	0	4	0	-	-	4
Hist-Transportation	0.3125	0	0	-	-	-	0
Hist-Trucking	0.3125	0	2	-	-	-	2
Hist-Vehicle-Parts	0.3125	0	0	-	-	-	0

The following table identifies, the subject site, adjacent sites, and sites that are either a recognized environmental condition, a de minimis environmental condition, a historical or controlled recognized

environmental condition. The listings for the Supplemental Databases and the Proprietary Historic Databases are only reviewed for the subject site and the adjacent sites.

ERS RECCEK REPORT SITES OF CONCERN

Map #	Site Name	Site Address	Database	Status	Distance from Site (Miles)	Condition
1	HUNT/PSI CORP	8008 CHURCH AVENUE	HWIS-CA AIR-DIST-CA	Listed: The listed site is a reported generator of hazardous waste. The listed site has been permitted for air releases. No violations or releases reported.	Subject Site	None
2	JOHNSON'S ELECTRIC MOTOR SERV	8014 CHURCH AVE	AIR-DIST-CA	Listed: The listed site has been permitted for air releases. No violations reported.	Subject Site	None
3	CHEPE'S AUTO BODY JR Automotive EAST VALLEY CHOPPERS ORIGINAL BODY SHOP, RAFAEL VALENCIA, DBA HIGHLAND CYCLES ORIGINAL BODY SHOP ORIGINAL BODY SHOP GERMAN AUTO STYLING INC CHEPE'S AUTO BODY LOS CHEPE'S AUTO BODY	27437 5 TH ST	Hist-CA CUPA-CA HWIS-CA AIR-DIST-CA	Listed: This site is listed in an ERS Proprietary Historic Database. The listed site is a reported generator of hazardous waste. The listed site has been permitted for air releases. No violations reported.	South Adjacent	None

Map #	Site Name	Site Address	Database	Status	Distance from Site (Miles)	Condition
4	PORTOFAB	8009 CHURCH AVE	AIR-DIST-CA	Listed: The listed site has been permitted for air releases. No violations reported. This site is no longer in operation.	East Adjacent	None
5	ALL VALLEY ENVIRONMENTAL	7957 CHURCH AVE	HWIS-CA	Listed The listed site is a reported generator of hazardous waste. No violations reported.	East Adjacent	None
6	CURLY AUTO BODY ADVANCED AUTOMOTIVE MILLER AUTOMOTIVE	27454 5 TH	AIR-DIST-CA CUPA-CA	Listed The listed site has been permitted for air releases. The listed site is a reported generator of hazardous waste. No violations reported.	Subject Site	<i>De minimis</i>

Map #	Site Name	Site Address	Database	Status	Distance from Site (Miles)	Condition
7	URS ENERGY & CONSTRUCTION INC. KASLER CORPORATION WASHINGTON GROUP INTERNATIONAL MORRISON KNUDSEN CORP	27400 E 5 TH ST	CUPA-CA AIR-DIST-CA Hist-CA Hist-UST-CA Air-CA County-AST-CA HWIS-CA AIR-DIST-CA	Listed This site is listed in an ERS Proprietary Historic Database. The listed site is a reported generator of hazardous waste. The listed site has been permitted for air releases. This site operates or operated at least one underground and one aboveground storage tank. Not on the Leaking Storage Tank list. No violations reported.	Subject Site	None
8	ALL VALLEY ENVIRONMENTAL K & I AUTOMOTIVE ALL VALLEY ENVIRONMENTAL BELL'S GARAGE AND TOW SERV, INC	27381 E 5 TH ST HIGHLAND	AIR-DIST-CA CUPA-CA Hist-UST-CA HWIS-CA	Listed The listed site has been permitted for air releases. The listed site is a reported generator of hazardous waste. No violations reported.	South Adjacent	None
12	MATHESON POSTAL NINA LINCK	27356 5 TH ST	HWIS-CA CUPA-CA	Listed The listed site is a reported generator of hazardous waste. No violations reported.	West Adjacent	None

Map #	Site Name	Site Address	Database	Status	Distance from Site (Miles)	Condition
25	SAFETY-KLEEN CORPORATION SAFETY-KLEEN SYSTEMS INC HIGHLAND SERVICE CENTER SAFETY-KLEEN OIL SERVICES INC FRANK KENDRICK	7979 PALM AVE	LUST-Open-CA CHMIRS-CA FA-HW-CA CHWF-CA NPDES-CA ENF-CA HWIS-CA CUPA-CA Hist-Chemical Manufacturing NPDES-SW-CA ERNS-US Hist-CA Hist-US Hist-Service Stations Hist-Trucking FA-HW-US HMIS-US Cal-CorAct-Closed-CA UST-CA RCRA-TSD-US RCRA-COR-US HazWaste-CA Hist-UST-CA AIR-DIST-CA HMIS-US CERCLIS-Archived-US County-UST-CA FRS-US	Listed Open – Site Assessment Operating Permit No Further Action This site has multiple listings with multiple agencies. Saftey-Kleen is a known collector, recycler and re-refiner of used oil , solvents, etc. As such, the numerous listings are expected. Due to the distance between the identified site and the subject property, the potential for impact is low.	0.23 miles SW	None

Note: Map Location #s match the Map ID numbers of the sites used in the document located in Appendix D. Listings of unmapped sites were reviewed to identify the subject site or any sites that are obviously adjacent to the subject property. Other unmapped sites are listed only in Appendix D.

4.6 CHAIN-OF-TITLE ABSTRACT AND/OR REVIEW

At the request of the client, a chain-of-title abstract was not requested or completed for this project.

4.7 ADDITIONAL ENVIRONMENTAL DOCUMENTS

In the course of this assessment, *PHASE ONE INC.* was not provided with any additional environmental documents for review regarding the environmental condition of the subject site by the client or the client's representatives.

4.8 HISTORICAL SITE USE

The chronological historical site use summary is based on reviewed aerial photographs, maps, regulatory agency files, interviews, and additional environmental documents. The historical site use summary for the subject site and the adjoin sites is presented in the following table. The rows of this table are organized in chronological order, according to the date range of a specific site use.

HISTORICAL SITE USE 27400 E. 5TH ST and 8008 CHURCH AVE

Date Range	Subject Site	Adjoining Sites
2001 to 2015	Washington Group International Inc. and URS occupied the site and continued large scale construction. (Site primarily vacant 2015)	Commercial
At least 1962 to 2000	Kasler Corporation and its related business entities (Hunt/PSI, Morrison Knudsen Corp., etc.), occupied the site. The businesses were involved in large road and highway construction and resurfacing projects.	Commercial
1959	The majority of the site is vacant, undeveloped land. Building E a small building east of E, and the former building on Church Ave. have been developed. Use is unknown.	Vacant land, commercial
1937	Vacant, undeveloped land	Vacant, undeveloped land

HISTORICAL SITE USE 27454 E. 5TH ST

Date Range	Subject Site	Adjoining Sites
2008 – 2015	Vacant	Vacant land, commercial
2002 to 2007	Automotive repair	Vacant land, commercial
1994	Fabrication	Vacant land, commercial
1987	Construction	Vacant land, commercial
1980	Auto body shop	Vacant land, commercial
1979	Automotive repair	Vacant land, commercial
1938 – 1959	Vacant, undeveloped land	Vacant, undeveloped land

4.9 IDENTIFICATION OF HISTORICAL DATA GAPS

During the course of this assessment, *PHASE ONE INC.* identified the following data gaps within the reviewed historic documents regarding the recognized environmental condition of the subject site.

SUMMARY OF HISTORICAL DATA GAPS

Date Span of Data Gap	Documents Reviewed	Data Gap Discussions	Condition
Prior to 1962	Aerial Photographs	The property was vacant, undeveloped land in 1938. By 1959, there were three structures on the eastern portion. Their construction date and use until 1962 is unknown. It is our opinion that this data gap will not materially affect the conclusions of this report.	None
Various	Aerial Photographs, Building Records, City Directories	For the 27454 E. 5 th Street address, there are multiple gaps that exceed 5 years in duration. Based on the lack of regulatory records, there is a reduced risk that businesses using large quantities of hazardous materials were missed during these gaps. It is our opinion that this data gap will not materially affect the conclusions of this report.	None

4.10 REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND INSTITUTIONAL CONTROLS)

The client provided **PHASE ONE INC.** with documents regarding title and/or judicial records for environmental liens or activity and land use limitations for the subject site. **PHASE ONE INC.** relies upon the author/and corresponding companies' expertise. **PHASE ONE INC.** does not verify in any way the completeness or correctness of the documents. **PHASE ONE INC.** relies upon the documents provided. The discussion of these materials is described in the following table. (Copies of the records, if available, are included in Appendix G.)

**REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR
ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND
INSTITUTIONAL CONTROLS) SUMMARY**

Date of Document	Type of Document	Company	Description (If a concern, why?)	Condition
10/6/2015	Commitment for Title Insurance	First American Title Insurance Company	No environmental liens, records of environmental activity and/or environmental land use limitations were identified.	None

SECTION 5.0

INTERVIEWS

5.1 INTERVIEWS WITH OWNER, PROPERTY MANAGER, USER, AND OTHERS

As part of the Phase I Assessment, **PHASE ONE INC.** attempts to interview various individuals who may have knowledge of different aspects of the subject site as it pertains to environmental conditions. The comments of the interviewees are noted by the **PHASE ONE INC.** interviewer on Interview Note Forms, which are included in Appendix F. The following table summarizes the relevant portions of these notes.

SUMMARY OF INTERVIEWS

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
1	11/3/2015	Arthur Hernandez	Highland Yard Manager AECOM (Owner)	According to Mr. Hernandez, the property is currently owned by AECOM who has owned it for about a year. URS previously owned the property for four years. The site has both a septic tank and municipal sewage connections. The site has used gas, diesel, and automotive oil. There is staining. He is not aware of any activity or land use limitations, engineering or institutional controls, environmental liens, or other restrictions that have been placed on the property relating to hazardous materials or petroleum products. He has no specialized knowledge of the subject property and surrounding areas material to recognized environmental conditions in connection with the subject property.	REC

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
2	11/3/2015	Arthur Hernandez	Highland Yard Manager AECOM (Owner)	Art has been associated with the subject site for approximately 30 years. There are currently two aboveground storage tanks on site. Their former contents were diesel (20,000 gallon capacity), and gasoline (2,000 gallon capacity). There were 3 former underground storage tanks that were removed in the late 1990s. The property is currently unoccupied. There is a pressure wash area with an associated sump.	REC
3	11/4/2015	Bill Goltermann	Principal Real Estate Development Associates (User)	According to Mr. Goltermann the purpose of the Phase I ESA is for acquisition due diligence. The proposed use of the site is new industrial development. He is not aware of any activity or land use limitations, engineering or institutional controls, environmental liens, or other restrictions that have been placed on the property relating to hazardous materials or petroleum products. He has no specialized knowledge of the subject property and surrounding areas material to recognized environmental conditions in connection with the subject property.	None

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
4	11/6/2015	Arthur Hernandez	Highland Yard Manager AECOM (Owner)	During the site inspection, Art indicated that he is the only one working the main office building at 27400 5 th Street. They materials in the yard area were removed 1 year ago when there was a pending property purchase. The building 8008 Church Avenue had been used for offices for Aecom/prior URS. The anchors in the garage area of the building at 27454 5 th Street were used for securing equipment/vehicles during the former auto repair operations. There was a former aboveground lift in the outdoor area on the east side of the building at 27475 5 th Street.	None
5	11/30/2015	Arthur Hernandez	Highland Yard Manager AECOM (Owner)	In an email, Mr. Hernandez stated that he did not know when the buildings were constructed. The aboveground tanks were added in 1999. There is approximately 600 gallons remaining in the gasoline tank. The ASTs have not been inspected in over 2 years. There is only one septic system and it serves the back shop.	REC

5.2 PURCHASE PRICE VERSUS FAIR MARKET VALUE INTERVIEW

PHASE ONE INC. uses data supplied by the client to determine if a difference between the purchase price of the property and the fair market value of the property is due to the effect of any releases or threatened releases of hazardous substances or petroleum products. On November 4, 2015, **PHASE ONE INC.** contacted Bill Goltermann for the purpose of ascertaining any difference between the purchase price and fair market value of the property. According to Mr. Goltermann, there is no difference between the purchase price and fair market value of the property. Therefore, a determination on the effect of any releases or threatened releases of hazardous substances on the purchase price of the property was not performed as this is not applicable.

SECTION 6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains full descriptions of any recognized environmental conditions (REC) that have been identified as a result of the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies a condition as a REC (as opposed to a *de minimis* condition) when it is one that involves a condition for which, in the opinion of **PHASE ONE INC.**, further investigation and/or remediation is recommended. In addition to the descriptions of condition, this section also contains a statement of the recommended next-step actions for any conditions that are described in the following tables.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of a recognized environmental condition. For the benefit of the reader, the tables also contain the section numbers of the findings cited in support of the condition.

CONDITION # 1		IDENTIFIED CONDITION APPEARS TO BE A RECOGNIZED ENVIRONMENTAL CONDITION
LOCATION: Yard Area, Wash Area, Storage Building, Mechanic's Shop		
SECTION #	COMMENTS	
3.8	Identification of a sump in the Wash Area.	
3.9	Identification of staining in the maintenance pit, siding and concrete of the Mechanics Shop Building.	
3.12	Identification of a septic tank associated with the Mechanics Shop Building.	
4.4.2, 4.4.6	Regulatory records documenting criminal allegations related to the storage and disposal of hazardous materials, multiple violations and releases over decades and the reuse of contaminated soil onsite.	
5.1	Interview documenting an existing septic tank south side of Shop Building.	
<p>DESCRIPTION OF CONDITION: Past occupants of the site have handled hazardous materials for decades. During this time, numerous agency inspections resulted in numerous violations and criminal allegations related to the storage and disposal of hazardous materials including multiple documented releases. The concern exists that the abundant use of hazardous materials combined with poor housekeeping practices and known releases may have resulted in significant contamination in the areas where these materials were used and stored. The releases included discharge to soil from pressure washing equipment, and in addition contaminated soil from several stained areas was excavated and spread beneath the paving west of the Mechanics Shop. During the site inspection, areas of staining were observed in the maintenance pit and the exterior siding and concrete in the northwest corner of the building. The Maintenance Shop is connected to a septic tank; therefore, any hazardous materials that were introduced to drains could impact the subsurface in the area of the tank and leech fields.</p>		
<p>ACTION SUGGESTED: <i>PHASE ONE INC.</i> recommends subsurface sampling in the following areas: 1) West of the Mechanics Shop where the contaminated soil was spread. 2) Near the northwest corner of the Mechanics Shop. 3) The maintenance pit in the Mechanics Shop. 4) The septic tank and leech fields area on the south side of the Mechanics Shop. 5) The sump and vicinity of the wash area. 6) The former hazardous materials storage area located on the north side, western portion of the Storage Building.</p>		
<p>TOTAL ESTIMATED COST TO COMPLETE SUGGESTED NEXT STEP ACTION† \$15,000 to \$25,000</p>		

†Note: The estimated cost to complete the next-step action is based on *PHASE ONE INC.*'s professional opinion as based on our experience with similar problems under similar circumstances. The estimated cost given above is only meant to give the client a *ballpark* estimate, not an exact dollar figure for the cost to complete the next-step action. This cost could easily vary by +/- 30% or greater. In many cases and when requested, *PHASE ONE INC.* can assist the client by providing a fixed cost quote.

CONDITION # 2		IDENTIFIED CONDITION APPEARS TO BE A RECOGNIZED ENVIRONMENTAL CONDITION
LOCATION: Yard Area		
SECTION #	COMMENTS	
3.3	Identification of two aboveground storage tanks.	
5.1	Interview stating 600 gallons of gasoline remain in the AST and the tanks have not been inspected in 2 years.	
DESCRIPTION OF CONDITION: There are two aboveground storage tanks (ASTs) present on site in the southern portion of the yard area. The current gasoline AST is not empty and is not being monitored. Both tanks have not been tested in over 2 years. The concern exists that a release could occur that would go unnoticed.		
ACTION SUGGESTED: All product should be removed from the gasoline AST and both ASTs should be temporarily or permanently closed according to regulatory agency guidelines.		
TOTAL ESTIMATED COST TO COMPLETE SUGGESTED NEXT STEP ACTION† \$500 to \$1,500		

†Note: The estimated cost to complete the next-step action is based on **PHASE ONE INC.**'s professional opinion as based on our experience with similar problems under similar circumstances. The estimated cost given above is only meant to give the client a *ballpark* estimate, not an exact dollar figure for the cost to complete the next-step action. This cost could easily vary by +/- 30% or greater. In many cases and when requested, **PHASE ONE INC.** can assist the client by providing a fixed cost quote.

6.2 DE MINIMIS CONDITION, HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS, AND CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains descriptions of *de minimis* conditions, historical RECs, or controlled RECs that have been identified in the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies an issue as a *de minimis* condition (as opposed to a REC) when (1) it involves issues that appear to pose no immediate or imminent threat to the subject site, but which over time (with the occurrence of groundwater movement, demolition, disturbance, etc.) may come to pose an actual or present REC for the subject site and/or when (2) it involves areas that currently appear to have a negligible impact on the subject property and which do not, therefore, require additional investigation at this time, but of which **PHASE ONE INC.** feels the client should be made aware. **PHASE ONE INC.** classifies a historical recognized environmental condition (HREC) as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. An HREC is limited to include only past releases that have been addressed to unrestricted residential use. **PHASE ONE INC.** classifies a controlled recognized environmental condition (CREC) as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable agency, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of that condition. For the benefit of the reader, the table also contains the section numbers of the findings cited in support of the condition.

CONDITION # 3		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Subject Structures		
SECTION #	COMMENTS	
3.6.1	Identification of the potential for asbestos-containing materials.	
<p>DESCRIPTION OF CONDITION: Given the pre-1981 construction date of the subject structures, during the site reconnaissance, materials were identified that are suspected of containing asbestos. At the time of the inspection, all of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines.</p>		
<p>ACTION SUGGESTED: Prior to disturbing any suspected asbestos-containing materials, such as during remodeling or demolition, contact PHASE ONE INC. or another consultant for sampling and analysis of the suspect materials. If samples test positive, develop an Operations and Maintenance (O&M) Plan detailing the material-handling procedures to be implemented.</p>		

CONDITION #4		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Subject Structures		
SECTION #	COMMENTS	
3.6.1	Identification of the potential for lead based paint and plumbing.	
<p>DESCRIPTION OF CONDITION: Given the pre-1979 construction date of the subject structures, the past use of lead-based paints and leaded piping and/or fixtures is suspected. Deteriorating paint may pose a significant health hazard if ingested or inhaled, particularly for children. Due to the nature of the site use, the possibility of children being affected is low. Lead-containing paint is considered hazardous waste, and the eventual disposal of lead-containing paint may be subject to regulatory restrictions. Lead-containing water is considered hazardous to health at certain levels.</p>		
<p>ACTION SUGGESTED: Prior to remodeling, disturbing or demolishing of painted surfaces, precautionary steps are recommended to reduce exposure in accordance with the occupational health standards. To further investigate for the presence of lead, contact PHASE ONE INC. or another consultant to sample and analyze the suspect paint or plumbing.</p>		

CONDITION #5		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Various Locations On the Property, see Figure 3A		
SECTION #	COMMENTS	
3.7	Identification of suspected PCB-containing equipment, pole mounted transformers.	
<p>DESCRIPTION OF CONDITION: Pole-mounted transformers were observed. Given the pre-1979 date of development of the subject site, the presence of fluids containing polychlorinated biphenyls (PCBs) in the transformers is possible. No leakage or staining was visible on or around the transformers.</p>		
<p>ACTION SUGGESTED: No action is suggested or recommended at this time based on visual observations. If leaks should develop, contact the utility company to sample the fluids for the presence of PCBs. If the analysis results indicate that the electrical transformers contains PCBs, the utility company would be responsible for mitigating any leakage and staining and for replacing the fluids and/or transformers.</p>		

CONDITION #6		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: 27454 E. 5th St.		
SECTION #	COMMENTS	
3.12	Identification of former automotive use during the site inspection.	
4.3	Identification of former automotive use in City Directories.	
4.4.2	Identification of former automotive use in Fire Department records.	
4.4.6	Identification of former automotive use Air Quality records.	
4.5	Identification of former automotive use in regulatory database listings.	
<p>DESCRIPTION OF CONDITION: This portion of the subject site was formerly used for automotive repair and auto body work. The use of hazardous materials was documented; however there were no indications of large quantities of solvents. No staining or surface features such as trenches, floor drains, sumps, clarifiers, etc. were identified during the site reconnaissance which would indicate an increased risk of contamination.</p>		
<p>ACTION SUGGESTED: No action is suggested at this time. If any evidence of potential contamination is discovered during the development/grading of the site, contact an environmental consultant to determine if any further investigation is necessary.</p>		

SECTION 7.0

LIMITATIONS

To achieve the study objectives stated in this report, we were required to base *PHASE ONE INC.*'s conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by *PHASE ONE INC.*'s client in the contract/authorization agreement and standard terms and conditions.

PHASE ONE INC.'s professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site walk and examined records. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, discussed in Section 3.0, is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to any regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of *PHASE ONE INC.*, in accordance with generally accepted professional practices. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with *PHASE ONE INC.*'s recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead, or any other sampling is sampled in a good faith effort by *PHASE ONE INC.* assessors. Sample results should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. *PHASE ONE INC.* only relays the information supplied by the laboratory conducting the analysis.