

Appendix C
Phase I Environmental Site Assessment

Prepared For

**FOUNTAINHEAD DEVELOPMENT
1400 QUAIL STREET, SUITE 135
NEWPORT BEACH, CALIFORNIA 92660**

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT**

**FORMER GAS STATION AND OFFICE BUILDING
15887-15901 Main Street and 15888 Walnut Street
Hesperia, CA 92345**

**Date Issued: October 16, 2007
LAC Project Number: 07-54108.1**

Prepared By

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Project No. 07-54108.1
October 16, 2007

Ms. Elizabeth Meloy
Fountainhead Development
1400 Quail Street
Suite 135
Newport Beach, California 92660

**RE: Phase I Environmental Site Assessment
Former Gas Station and Office Building
15887-15901 Main Street and 15888 Walnut Street
Hesperia, CA 92345**

Dear Ms. Meloy:

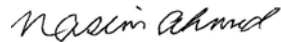
LandAmerica Assessment Corporation (LAC) is pleased to provide the results of our Phase I Environmental Site Assessment of the Former Gas Station and Office Building located at 15887-15901 Main Street and 15888 Walnut Street, Hesperia, California. This assessment was authorized on September 27, 2007, and performed in general accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to Fountainhead Development. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Fred Howlett at 732-942-6200.

Very truly yours,

LANDAMERICA ASSESSMENT CORPORATION



Nasim Ahmed, REA
Professional Associate



Fred Howlett
Client Manager

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EXECUTIVE SUMMARY

LandAmerica Assessment Corporation (LAC) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by Fountainhead Development for the Former Gas Station and Office Building located at 15887-15901 Main Street and 15888 Walnut Street, Hesperia, California (the “Property”).

The Phase I Environmental Site Assessment is designed to provide Fountainhead Development with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Property consists of a rectangular-shaped parcel approximately 1.65 acres in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with three structures that were constructed in 1957, 1967 and 1980. The structures at the Property are one story in height, and comprise a total of 1,978 square feet of building space. The Property offers a total of three tenant spaces for commercial use. No manufacturing or industrial tenants are present at the Property. The Property also consists of gravel paved area located on the western portion of the Property.

The Property is situated in a commercial area of Hesperia, California. The Property is bound to the north by Main Street, beyond which is Hesperia Professional Center; to the east by 7th Avenue, beyond which is Chevron Station and Character Bar & Grill; to the south by Walnut Street, beyond which is a furniture store and undeveloped; and to the west by Rose Plaza. Based upon topographic map interpretation and site observations, groundwater flow beneath the site is inferred to be in a northeasterly direction.

LAC obtained and reviewed a database report from FirstSearch for the Property and the surrounding area. Based on the database report, one facility (Alliance Auto Center) was identified on UST and San Bernardino County Permit lists located on the Property. LAC also identified four UST and two LUST sites located within the prescribed search radii list. All of the UST and LUST sites identified were either cross or downgradient of the Property and therefore not considered to be a Recognized Environmental Conditions (REC).

Conclusions

LAC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Former Gas Station and Office Building located at 15887-15901 Main Street and 15864-15888 Walnut Street, Hesperia, California, the Property. Any exceptions to or deletions from this practice 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 the following:

- Two abandoned belowground hydraulic lifts were observed at the Property. No knowledge of previous equipment service and maintenance operations was available.
- Four abandoned 55-gallon waste oil drums were noted at the Alliance Auto Center.
- Based on the date of construction (1957, 1967 and 1980) there is a potential that ACM was used in construction materials. Suspect ACM identified included dry wall and wall joint compound, floor tiles/mastic, roofing materials and exterior plaster. Generally, these materials appeared to be in good condition.

Recommendations

Based on the findings of this ESA, LAC recommends the following:

- LAC recommends a limited subsurface investigation in the area the abandoned below grade hydraulic lifts in order to evaluate if the hydraulic fluids from the existing lifts have impacted soils and/or groundwater at the Property. Furthermore, the hydraulic oil tanks should be removed from the pits and should be properly disposed of in accordance with the local and state guidelines.
- Four 55-gallon waste oil drums should be properly disposed of in accordance with the local and state guidelines.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the identified presumed asbestos-containing materials located in the subject buildings on the Property. Prior to any planned remodeling or demolition, a comprehensive survey for asbestos-containing materials should be conducted. Removal of identified ACMs, including the preparation of specifications, should be conducted by a licensed asbestos abatement contractor and/or Certified Asbestos Consultant, according to applicable regulations.

The following table summarizes the findings of the significant elements of this investigation.

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost	Reference Section
Historical Review	X				4.4
On-Site Operations			X (a)	\$8,000 - \$10,000	5.3 / 5.4
Hazardous Materials		X (b)		\$1,000 - \$1,500	5.5.1
Waste Generation	X				5.5.1.2
PCBs	X				5.5.3
Asbestos		X (c)		\$400	5.5.10
Lead in Drinking Water	X				5.5.8
Storage Tanks	X				5.5.6
Surface Areas	X				4.2.2
Regulatory Database Review	X				4.1
Adjoining Properties	X				2.5, 4.5
Other					

1.0 INTRODUCTION

LandAmerica Assessment Corporation (LAC) was retained by Foutainhead Development to conduct a Phase I Environmental Site Assessment (ESA) of the Former Gas Station and Office Building located at 15887-15901 Main Street and 15888 Walnut Street, Hesperia, California (the Property). The protocol used for this assessment is in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On October 8, 2007, Nasim Ahmed, a representative of LAC, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. LAC's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

LAC contracted Environmental Data Resource (EDR) of Milford, Connecticut, to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 3.0).

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Property. LAC understands that the findings of this study will be used by Foutainhead Development to evaluate a pending financial transaction in connection with the Property.

1.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. LAC warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

No other warranties are implied or expressed.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. LAC believes that the information obtained from the record review and the interviews concerning the site is reliable. However, LAC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Foutainhead Development with information relating to the Property.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05.

1.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

1.6 Use Reliance

All reports, both verbal and written, are for the benefit of Fountainhead Development. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of LAC.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The address of the Property is 15887-15901 Main Street and 15864 and 15888 Walnut Street, Hesperia, CA 92345 (the “Property”). The Property is located in a residential and commercial area of San Bernardino County. According to San Bernardino County Assessor’s Office, the assessor’s parcel numbers of the Property are 0413-101-08, 0413-101-10, 0413-101-11, 0413-101-12, 0413-101-13 and 0413-101-14. The legal description is appended to this report.

According to the San Bernardino County Tax Assessor’s office, the Property is currently owned by Mohammad and Saboohi Riaz who have owned the portion of Property since 1991, Avit and Suhail Khoury who have owned the portion of Property since 1998 and Normand Adams who has owned the portion of Property since 2006.

2.2 Site and Vicinity General Characteristics

The Property is located in a residential and commercial area that is characterized by numerous residential and commercial developments. The Property is zoned C2 – commercial by the City of Hesperia.

The Property consists of a rectangular-shaped parcel approximately 1.65 acres in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with three structures that were constructed in 1957, 1967 and 1980. The structures at the Property are one story in height, and comprise a total of 1,978 square feet of building space. The Property offers a total of three tenant spaces for commercial use. No manufacturing or industrial tenants are present at the Property. The Property also consists of gravel paved area located on the western portion of the Property.

Access to the Property is provided from Main Street, 7th Avenue and Walnut Street. The open-surface parking areas adequately accommodate customer and employee automobiles. Storm drains are located in various locations in the parking area along curbs and in landscaped areas. Drainage is accomplished via concrete swales which direct surface water to storm drains located along the surrounding streets. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

2.3 Current Use of the Property

At the present time, the Property is developed with three structures and asphalt and gravel paved parking area. Two structures are located on the northern portion of the property and one structure is located on the southern property. There is a canopy located in the northeast corner of the Property. In addition, there is an abandoned storage shed and a trailer located on the southern portion of the Property. The northern portion of the Property is currently utilized for used car sales purposes while the southern portion of the Property is vacant (formerly used as used car sales purposes). Alliance Auto Center occupies the northern portion of the Property. Alliance Auto Center utilizes the Property for used car sales and auto smog check purposes.

Two aboveground hydraulic lifts and one abandoned belowground hydraulic lift were noted inside the auto repair building. In addition, a smog check machine, tools, parts and miscellaneous

materials were noted inside the auto repair building. Miscellaneous materials were also noted outside behind the building. Four 55-gallon waste oil drums placed on a secondary containment were noted inside the trash enclosure along the eastern boundary of the Property. Minor oil stains were noted, however, no floor cracks were observed.

A concrete paved area and abandoned belowground hydraulic lift were noted in the southwest corner of the Property. Oil stains were noted near the hydraulic lift, however, no significant floor cracks were observed.

An abandoned storage shed is located central portion of the Property. Several automotive chemical containers were noted inside the storage shed. No stains/spills and/or floor cracks were observed.

2.4 Description of Site Improvements

The buildings are of wood-framed stud bearing wall construction with concrete slab foundation. The exterior wall finish consists of painted plaster. The interior of the building consists of painted gypsum drywall walls, and 2' x 4' acoustical ceiling panels. Carpet and vinyl floor tiles cover the interior floor while the composition roofing materials covers the building roofs.

The Hesperia Water District supplies drinking water to the Property from the municipal distribution system. Sanitary discharges from the Property are discharged into the municipal sanitary sewer system. The subject site area is serviced by the City of Hesperia. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

Heating is provided by gas-fired package heating, ventilation, and air conditioning (HVAC) units or gas-fired split HVAC systems. Electricity is provided to the Property by Southern California Edison. Natural gas is provided by Southern California Gas Company.

2.5 Current Use of Adjoining Properties

During the vicinity reconnaissance, LAC observed the following land use on properties in the immediate vicinity of the Property.

- North:** Areas immediately adjacent to the north of the Property include Main Street, with the Hesperia Professional Center (15888 Main Street) beyond.
- South:** Areas immediately adjacent to the south of the Property include Walnut Street, with a furniture store and undeveloped land beyond.
- East:** Areas immediately adjacent to the east of the Property include 7th Avenue, with the Chevron Station (15933 Main Street) and Character Bar & Grill (9517 7th Avenue) beyond.
- West:** Areas immediately adjacent to the west of the Property include Rose Plaza (15885 Main Street).

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-05, LAC requested the following site information from Fountainhead Development (User of this report) and from the Key Site Manager. The Key Site Manager was assigned by Fountainhead Development.

3.1 Title Records

LAC requested title records from the User and Key Site Manager; however, title records were not available at the Property and were not provided to LAC for review.

3.2 Environmental Liens or Activity and Use Limitation

LAC requested information from the User and Key Site Manager regarding knowledge of environmental liens, activity and use limitations for the Property. The site contact was not aware of any environmental liens associated with the Property. In addition, the site contact had no knowledge of any use or activity limitations.

3.3 Specialized Knowledge

LAC inquired with the User and Key Site Manager regarding any specialized knowledge of environmental conditions associated with the Property. The User and Key Site Manager were not aware of any environmental conditions associated with the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

LAC inquired with the User and Key Site Manager regarding any commonly known or *reasonably ascertainable* information within the local community about the Property that is material to *recognized environmental conditions* in connection with the Property.

3.5 Valuation Reduction for Environmental Issues

LAC inquired with the User and Key Site Manager regarding any knowledge of reductions in property value due to environmental issues. The site contact was not aware of any valuation reductions associated with the Property.

3.6 Owner, Property Manager, and Occupant Information

The following information regarding the Owner, Property Manager and Occupants was provided by the User and Key Site Manager.

<i>Property Owner:</i>	Mohammad and Saboohi Riaz; Avit and Suhail Khoury; and Normand Adams.
<i>Property Manager:</i>	None
<i>Occupants:</i>	Alliance Auto Center

3.7 Reason for Performing Phase I ESA

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

LAC understands that the findings of this study will be used by Fountainhead Development to evaluate a pending financial transaction in connection with the Property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through FirstSearch. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables (“orphan sites”) section within the FirstSearch report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to Appendix C-1 for a complete listing.

Federal NPL

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as a NPL facility. No NPL sites are located within one mile of the Property.

Federal Delisted NPL Sites

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA’s priority list.

The Property is not listed as a Delisted NPL facility. No Delisted NPL sites are located within one half mile of the Property.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Property is not listed as a CERCLIS facility. No CERCLIS sites are listed within one-half mile of the Property.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The Property is not listed as a CERCLIS-NFRAP facility. No CERCLIS-NFRAP sites are listed within one half mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS TSD facility. No RCRA CORRACTS TSD facilities are listed within one mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRA-TSD facility. No RCRA TSD sites are listed within one-half mile of the Property.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA facility. One RCRA Generator facility is listed within one-fourth mile of the Property. This facility is identified as A2A Auto Body and Glass located approximately 0.24 mile to the northeast of the Property. This site is not listed as having violations that would impact the Property. Based on the current status, there is a low potential for the subject property to have been environmentally impacted.

Federal Institutional Control/Engineering Control Registries

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated property.

No Federal Institutional Control or Engineering Controls were listed for the Property.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Property or on the adjacent properties.

State and Tribal Priority List (NPL equivalent)

The California Environmental Protection Agency, Department of Toxic Substances Control maintains a State Priority List (SPL) of sites considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment.

The Property is not listed as a SPL facility. No SPL sites are listed within one mile of the Property.

State and Tribal CERCLIS-Equivalent List

The California Environmental Protection Agency, Department of Toxic Substances Control maintains a State CERCLIS-equivalent list (SCL) of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

The Property is not listed as a State CERCLIS facility. One SCL sites are listed within one-half mile of the Property. This site is identified as Crosswalk Charter School located approximately 0.53 mile to the southeast of the Property. The status of this site is listed as No Further Action. Based on the current regulatory status and distance, this site is not considered a recognized environmental condition to the Property.

State and Tribal Solid Waste/Landfill Facilities (SWLF)

This list is maintained by the California Integrated Waste Management Board. In 1977, this list was created to identify active and inactive sanitary landfills, transfer stations and disposal facilities.

The Property is not listed as a SWLF facility. No SWLF facilities are listed within one-half mile of the Property.

State and Tribal Leaking Underground Storage Tank List (LUST)

The California State Water Quality Control Board compiles lists of all reported leaks of hazardous substances from underground storage tanks.

Two LUST sites are listed within one-half mile of the Property. These sites are discussed below:

- **Circle K Store (15853 Main Street)** is approximately 0.41 mile to the northwest of the Property. This facility is reported to have experienced an unauthorized gasoline release. The media affected at this is unknown. The status of this site is listed as **Leak Being Confirmed**. Based on the location (crossgradient) and distance, there is a **low potential** for the Property to have been environmentally impacted.

- **Hayward Lumber (931 Main Street)** is approximately 0.05 mile to the northeast of the Property. Although, this site is listed as 0.05 mile to the northeast of the Property in the database report, however, site reconnaissance conducted by LAC did not reveal any lumber facility within one-fourth mile of the Property. Based on the distance, there is a **low potential** for the Property to have been environmentally impacted.

State and Tribal Underground Storage Tank List (UST)

The California State Water Quality Control Board compiles a list of registered UST locations.

Four registered UST facilities are listed within one-fourth mile of the Property. These sites are discussed below:

- **Alliance Service Center (15901 Main Street)** is one of the addresses included on the Property, and was identified as a UST facility. Based on the available information, a gas station occupied the Property until 1998 and operated two 5,000-gallon USTs and one 8,000-gallon UST on the premises. These USTs were removed from the Property in 1998. Soil samples were collected from beneath the USTs, piping and dispensers, and from the soil stockpiles for analytical testing. The soil samples were analyzed for TPHg, Benzene, toluene, xylene, ethylbenzene and MTBE. Low levels of petroleum hydrocarbons were detected in the soil samples analyzed. Based on this investigation, the Property was considered a low risk site and recommended for closure. On June 21, 2007, the San Bernardino County Fire Department issued a “No Further Action” letter to Mohammad Riaz.
- **Fairstrip Food Store 8 (16117 Main Street)** is approximately 0.12 mile to the northeast of the Property and listed twice. This site is not listed on LUST or any other toxic release databases that would impact the Property. Based on the current status of this site, there is a **low potential** for the Property to have been environmentally impacted.
- **Hesperia Main Street Motors (15954 Main Street)** is approximately 0.22 mile to the northwest of the Property. This site is not listed on LUST or any other toxic release databases that would impact the Property. Based on the current status of this site, there is a **low potential** for the Property to have been environmentally impacted.

State and Tribal Institutional Control/Engineering Control Registries

The California Environmental Protection Agency, Department of Toxic Substances Control compiles a list of Institutional Control and Engineering Controls.

The Property is not listed as having an Institutional Control or Engineering Control.

State and Tribal Voluntary Cleanup Sites

The California Environmental Protection Agency, Department of Toxic Substances Control compiles a list of Voluntary Cleanup Sites.

The Property is not listed as a Voluntary Cleanup Site. No Voluntary Cleanup Sites are listed within one-half mile of the Property.

State and Tribal Brownfield Sites

The California Environmental Protection Agency, Department of Toxic Substances Control compiles a list of Brownfield Sites.

The Property is not listed as a Brownfield Site. No Brownfield Sites are listed within a half mile of the Property.

CA SLIC

CA SLIC Region comes from California Regional Water Quality Control Board.

The Property is not listed as SLIC facility. No SLIC facilities are listed within one-half mile of the Property.

San Bernardino County Permits

The San Bernardino County Permits database is compiled by the San Bernardino County Fire Department, Hazardous Materials Division.

Ten San Bernardino County Permit facilities are listed within one-fourth mile of the Property. Six of ten sites are located beyond one-eighth mile of the Property. Based on the distance, these six sites are not considered a recognized environmental condition to the Property. The remaining four sites are located within one-eighth mile of the Property and are discussed below:

- **Alliance Service Center (15901 Main Street)** is one of the addresses included on the Property, and was identified as a San Bernardino County Permit facility. Based on available information, a hazardous material handling permit has been issued to Alliance Service Center for the storage, handling and generation of hazardous materials and wastes at the Property. No violation was found against Alliance Service Station that would impact the Property. Based on the above information, this facility is not considered a recognized environmental condition to the Property.
- **Dave Automotive Repair (15940 Walnut Street)** is approximately 0.06 mile to the southeast of the Property, and was identified as a San Bernardino County Permit facility. Based on available information, a hazardous material handling permit has been issued to Dave Automotive Repair for the storage, handling and generation of hazardous materials and wastes at the Property. No violation was found against Dave Automotive Repair that would impact the Property. Based on the above information, this facility is not considered a recognized environmental condition to the Property.
- **Sunset Paint and Body (15950 Walnut Street)** is approximately 0.07 mile to the southeast of the Property, and was identified as a San Bernardino County Permit facility. Based on available information, a hazardous material handling permit has been issued to Dave Automotive Repair for the storage, handling and generation of hazardous materials and wastes at the Property. No violation was found against Dave Automotive Repair that would impact the Property. Based on the above information, this facility is not considered a recognized environmental condition to the Property.
- **Hesperia Chevron (15933 Walnut Street)** is approximately 0.10 mile to the northeast of the Property, and was identified as a San Bernardino County Permit facility. Based on

available information, a hazardous material handling permit has been issued to Dave Automotive Repair for the storage, handling and generation of hazardous materials and wastes at the Property. No violation was found against Dave Automotive Repair that would impact the Property. Based on the above information, this facility is not considered a recognized environmental condition to the Property.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/ Assessor

Information regarding environmentally-related liens or easements was requested from San Bernardino County Assessor. The information was not readily available. Such information requires a record search at the County Recorder. No special easements are shown on the County Assessor Parcel Map on, or adjacent to, the Property. The subject Property is not listed on the California Department of Toxic Substances Deed Restrictions database in the EDR database report.

4.2.2 Fire/Police Officials

The Hesperia Fire Department was contacted for evidence indicating the presence of USTs and for the use of hazardous materials. However, personnel at this Department indicated that they do not maintain UST records.

4.2.3 Building Department

Records from Hesperia Building Department were reviewed for evidence indicating the developmental history of the subject Site, and for the presence of documentation relative to underground storage tanks. The records indicated that Black Gold Gas Station occupied the Property (15901 Main Street) in 1989. In addition, a permit was issued for the construction of a 19-unit motel (Travel Lodge) at 15895 Main Street in 1990. No records of demolition were indicated in the files and no records indicative of the current or past presence of USTs were noted.

4.2.4 Other Agencies

A Freedom of Information Request (FOIA) was submitted to the San Bernardino Fire Department for records indicating current or past usage of hazardous materials, USTs or aboveground storage tanks (ASTs) at the Property. However, as of the release of this report, a response has not yet been received. Upon receipt of any pertinent information, this ESA will be amended to incorporate same.

4.3 Physical Setting Sources

4.3.1 Topography

The United States Geological Survey (USGS), Baldy Mesa Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1956 and was photorevised in 1978. According to the contour lines on the topographic map, the Property is located at approximately 3,280 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently to the northeast. The property is depicted as developed with four small structures. No

production wells or other significant surface features are as depicted as present on the USGS map.

4.3.2 Soils/Geology

The Property is located in the southern portion of the Mojave Desert, along the northern flank of the San Gabriel Mountains, at an approximate elevation of 3,280 feet above mean sea level.

The regional sediments in the area of the Property were primarily deposited in a low to moderate energy stream environment, as evidenced by the predominant fine-to-medium grained sand fraction. Intermittent episodes of lower and higher energy environments are evident by the presence of silts and gravels, respectively. Such stratigraphy is consistent with broad, low-to-medium gradient, alluvial fan distributary systems where main flow channels episodically alter their course as influenced by topographic lows and highs that form during the on-going sedimentation. Buried channels with these fans typically mirror the surface gradient and transmit groundwater in a similar manner.

4.3.3 Hydrology

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and, on this basis, the topography suggests that groundwater flow across the site is in a northeasterly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual in the subject area. Shallow groundwater in the vicinity of the Property is anticipated to be at a depth of approximately 60' below ground surface.

The nearest surface water in the vicinity of the Property is the Mojave River located approximately 4.0 miles to the northeast of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

4.3.4 Flood Zone Information

According to the map image produced at ESRI/Federal Emergency Management Agency (FEMA) Project Impact Hazard Site, the Property is not located in a flood zone. The map was derived from the effective Flood Insurance Rate Map (FIRM) but the base cartographic map information such as roads, rivers, and political boundaries were not. Therefore, information derived from this map image should be considered an advisory tool for general hazard awareness.

4.3.5 Oil and Gas Exploration

California Division of Oil and Gas maps and records were researched for data regarding the presence of petroleum-producing properties and/or "wildcat" oil or gas wells in the site vicinity. No oil and gas wells were identified on the Property and in the immediate vicinity of the Property.

4.4 Historical Use Information On The Property

Based on the historical document, the northern Property was utilized for gas station purposes from 1959 to 1998. In addition, southern portion of the Property was utilized for used car sales purposes from 1980 to 2006. Prior to 1959, the Property was undeveloped land. The northern portion of the Property has been utilized for used car sales purposes since 1990's.

In 1998, two 5,000-gallon and one 8,000-gallon USTs were removed from the Property. Soil samples were collected from beneath the USTs, piping and dispensers, and from the soil stockpiles for analytical testing. The soil samples were analyzed for TPHg, Benzene, toluene, xylene, ethylbenzene and MTBE. Low levels of petroleum hydrocarbons were detected in the soil samples analyzed. Based on this finding, the Property was considered a low risk site and recommended for closure. On June 21, 2007, the San Bernardino County Fire Department issued a "No Further Action" letter to Mohammad Riaz.

4.4.1 Aerial Photographs

Available aerial photographs dated 1953, 1959, 1968, 1980, 1989, 1994 and 2005 list all years reviewed, from GeoSearch, Inc. were reviewed for this ESA. Copies of selected photographs are included in Appendix B-1 of this report. The photographs are discussed below:

Date: 1953
Scale: 1" = 500'
Photo I.D. No.: NA

Description: The 1953 aerial photograph shows the Property and the surrounding properties as undeveloped. Main Street is visible to the north of the Property. 7th Avenue and Walnut Street are not visible.

Date: 1959
Scale: 1" = 500'
Photo I.D. No.: NA

Description: The 1959 aerial photograph shows the northeastern portion of the Property is developed with a gas station and the northwestern portion of the Property is developed with a small structure. The remaining portion of the Property is undeveloped. The properties to the north, east and west are undeveloped and the property to the south is developed with residential/commercial improvements. Main Street, 7th Avenue and Walnut Street are visible. Developments are visible in the general area.

Date: 1968
Scale: 1" = 500'
Photo I.D. No.: NA

Description: The 1968 aerial photograph shows no major changes to the Property and the surrounding properties in comparison to 1959 photograph. In addition, more developments are visible to the south of the Property.

Date:	1972
Scale:	1" = 500'
Photo ID:	NA
Description:	The 1972 aerial photograph shows no major changes to the Property and the surrounding properties in comparison to 1968 photograph.
Date:	1980
Scale:	1" = 500'
Photo ID:	NA
Description:	The 1980 aerial photograph shows the northeastern portion of the Property is developed with a gas station and the northwestern portion of the Property is developed with a small structure. The southern portion of the Property is utilized for used car purposes. Two small structures are visible on the southern portion of the Property. The property to the east is developed with commercial structures. The property to the south is developed with a small commercial structure and the properties to the north and west are undeveloped. More developments are visible in the general area.
Date:	1989
Scale:	1" = 500'
Photo ID:	NA
Description:	The 1989 aerial photograph shows no major changes to the Property and the properties east and south of the Property in comparison to 1980 photograph. The property to the north is developed with an office building and the property to the west is developed with a retail center.
Date:	1994
Scale:	1" = 500'
Photo ID:	NA
Description:	The 1994 aerial photograph shows no major changes to the Property and the surrounding properties in comparison to 1989 photograph.
Date:	2005
Scale:	1" = 500'
Photo ID:	NA
Description:	The 2005 aerial photograph shows the northeastern portion of the Property is developed with a gas station and the northwestern and southern portions of the Property are utilized for used car lot purposes. A concrete paved area and a structure is visible in the southwestern portion of the Property. The surrounding properties are developed with commercial structures. A gas station is visible to the east of the Property. More developments are visible in the general area.

4.4.2 Fire Insurance Maps

LAC requested historical Sanborn Fire Insurance maps for the Property from Environmental Data Resources (EDR), and was subsequently informed that no such maps

for the Property or immediate vicinity are maintained in EDR's collection, which ranges from 1887-1994. A copy of the "no coverage" notification is included in Appendix B, herein.

4.4.3 City Directories

Historical City directories were reviewed at the Haines Library of Fullerton, California for past names and business that were listed for the Property and adjoining properties. The findings are presented in the following table:

YEAR	ON-SITE	ADJOINING PROPERTIES
1994	Norm Adams Concrete (15887)	North – Multiple Office Listings
	Alliance Service Center (15901)	
	Sills Auto Sales (15888)	
		East – No Listings
		South – No Listings
		West – Multiple Retail Listings
1998	Norm Adams Concrete (15887)	North – Multiple Office Listings
	Alliance Service Center (15901)	
	Sills Auto Sales (15888)	
		East – No Listings
		South – No Listings
		West – Multiple Retail Listings
2000	Norm Adams Concrete (15887)	North – Multiple Office Listings
	Alliance Service Center (15901)	
	Sills Auto Sales (15888)	
		East – Hesperia Chevron
		South – No Listings
		West – Multiple Retail Listings
2002	Alliance Service Center (15901)	North – Multiple Office Listings
	Sills Auto Sales (15888)	
		East – No Listings
		South – No Listings

YEAR	ON-SITE	ADJOINING PROPERTIES
		West – Multiple Retail Listings
2004	Alliance Service Center (15901) Sills Auto Sales (15888)	North – Multiple Office Listings
		East – No Listings
		South – No Listings
		West – Multiple Retail Listings
2006	Angel's Auto Expo (15887) Alliance Service Center, Best Buy Auto Sales (15901) Sills Auto Sales (15888)	North – Multiple Office Listings
		East – No Listings
		South – No Listings
		West – Multiple Retail Listings

4.4.4 Historical Topographic Maps

LAC obtained historical topographic maps from topozone.com. Copies of the historical topographic maps are included in Appendix B-4.

Date: 1978

Description: This map depicts the Property as developed with five small structures. The properties to the east, south and west are depicted as developed with several small structures. The property to the north is depicted as undeveloped. No production wells or other significant surface features are as depicted as present on the USGS map.

4.4.5 Additional Historical Record Sources

Historical use of the Property was researched using other standard historical sources. No other research was conducted or deemed necessary for this assessment.

4.4.6 Prior Assessment Reports

LAC was provided with several prior environmental investigation reports that were conducted at the Property. Following is a summary, in order of date prepared (earliest to most recent) of these reports:

A gas station occupied the Property until 1998 and operated two 5,000-gallon UST and one 8,000-gallon USTs on the premises. These USTs were removed from the Property in 1998. Soil samples were collected from beneath the USTs, piping and dispensers, and from the soil stockpiles for analytical testing. The soil samples were analyzed for TPHg, Benzene, toluene, xylene, ethylbenzene and MTBE. Low levels of petroleum hydrocarbons were detected in the soil samples analyzed. Based on this investigation, the

Property was considered a low risk site and recommended for closure. On June 21, 2007, the San Bernardino County Fire Department issued a “No Further Action” letter to Mohammad Riaz.

4.5 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

- | | |
|---------------|---|
| North: | Prior to the current use as a Professional Center, the property to the north was undeveloped from 1953 to 1980. |
| South: | Prior to the current use as a furniture store, the property to the south was undeveloped. |
| East: | Prior to the current use as gas station (Chevron Station) and a restaurant (Character Bar & Grill), the property to the east was undeveloped. |
| West: | Prior to the current use as a retail center (Rose Plaza), the property to the west was undeveloped. |

5.0 SITE RECONNAISSANCE

5.1 Methodology And Limiting Conditions

The Property was inspected by Nasim Ahmed on October 8, 2007. The weather at the time of the site visit was sunny with the temperature in upper 80's. Mr. Mohammad Riaz, Mr. Norm Adams and Mr. Khoury provided site access and accompanied LAC.

5.2 General Site Setting

The Property consists of a rectangular-shaped parcel approximately 1.65 acres in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with three structures that were constructed in 1957, 1967 and 1980. The structures at the Property are one story in height, and comprise a total of 1,978 square feet of building space. The Property offers a total of three tenant spaces for commercial use. No manufacturing or industrial tenants are present at the Property. The Property also consists of gravel paved area located on the western portion of the Property.

5.3 Exterior Observations

The periphery of the Property was visually and/or physically observed, as well as the periphery of the structure on the Property. The Property was viewed from all adjacent public thoroughfares. No road or path was identified on the Property as likely to have been used as an avenue for the disposal of hazardous substances or petroleum products.

5.3.1 Solid Waste Disposal

Solid waste on the Property is collected in a 10-cubic yard dumpster in the parking area. The solid waste is collected once a week by Advance Disposal. The dumpster was noted to contain miscellaneous cardboard at the time of the Property reconnaissance and no indication of potentially hazardous material disposal was noted during LAC's reconnaissance.

5.3.2 Surface Water Drainage

Surface water drainage from the Property is via sheet flow to the curb and gutter systems located along the surrounding streets. Storm drains are located in various locations throughout the parking lots, along curbs and in landscaped areas, which discharge to the municipal stormwater management system. Storm water runoff from the unpaved portion of the Property percolates into the ground.

5.3.3 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

5.3.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance.

5.3.5 Additional Site Observations

Two aboveground hydraulic lifts and one abandoned belowground hydraulic lift were noted inside the auto repair building. In addition, a smog check machine, tools, parts and miscellaneous materials were noted inside the auto repair building. Miscellaneous materials were also note outside behind the building. Four 55-gallon waste oil drums placed on a secondary containment were noted inside the trash enclosure along the eastern boundary of the Property. Minor oil stains were noted, however, no floor cracks were observed.

A concrete paved area and abandoned belowground hydraulic lift were noted in the southwest corner of the Property. Oil stains were noted near the hydraulic lift, however, no significant floor cracks were observed.

5.4 Interior Observations

LAC inspected 100% of common areas within the subject buildings, and a representative number of rooms at the Property.

5.5 Potential Environmental Conditions

5.5.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

The following table identifies the hazardous materials and hazardous wastes found to be used, stored or generated on the Property.

HAZARDOUS SUBSTANCES/WASTES NOTED ONSITE				
SUBSTANCE	CONTAINER SIZE/ TOTAL AMOUNT	LOCATION	SUBSTANCE USE	DISPOSAL METHOD (IF APPLICABLE)
Waste oil	Four 55-gallon containers	Alliance Auto Center	Auto repair	Starlite Reclamation

5.5.1.1 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the site reconnaissance.

5.5.1.2 Disposal Locations of Regulated/ Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were indicated during interviews.

5.5.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews.

5.5.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency

regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – *“Non-PCB” transformer*
- 50 ppm-500 ppm – *“PCB-Contaminated” electrical equipment*
- Greater than 500 ppm – *“PCB” transformer*

LAC did not observe any electrical transformers on the Property during the site reconnaissance.

5.5.4 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

5.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than used for stormwater removal, was observed or reported during the site reconnaissance.

5.5.6 On-Site ASTs and USTs

No evidence of aboveground or underground storage tanks was observed during the Site reconnaissance.

Based on the available information, a gas station occupied the Property until 1998 and operated two 5,000-gallon and one 8,000-gallon USTs on the premises. These USTs were removed from the Property in 1998. Soil samples were collected from beneath the USTs, piping and dispensers, and from the soil stockpiles for analytical testing. The soil samples were analyzed for TPHg, Benzene, toluene, xylene, ethylbenzene and MTBE. Low levels of petroleum hydrocarbons were detected in the soil samples analyzed. Based on this investigation, the Property was considered a low risk site and recommended for closure. On June 21, 2007, the San Bernardino County Fire Department issued a “No Further Action” letter to Mohammad Riaz.

5.5.7 Radiological Hazards

No radiological substances or equipment was observed or reported stored on the subject site.

5.5.8 Drinking Water

The Property is connected to the city water supply provided by Hesperia Water District. According to the Water Quality Report, the drinking water supplied to the site is within state and federal standards, including lead and copper.

5.5.9 Additional Hazard Observations

No additional hazards were observed on the site.

5.5.10 Asbestos-Containing Materials (ACM)

In accordance with the Scope of Services, LAC has conducted a limited, visual evaluation of interior, accessible areas for the presence of suspect asbestos containing materials (ACM) at the Property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Based on the date of construction (1957, 1967 and 1980) there is a potential that ACM was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing material (PACM).

The survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the lender an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the Site. Additional sampling, inspection, and evaluation will be warranted for any other use.

No building plans or specifications, which may be useful in determining areas likely to have used ACM, were made available for review.

The following table represents a summary suspect ACM observed in this facility.

SUSPECT ACM				
Suspect ACM	Estimated Quantity of ACM (SF/LF)	Friable Yes/No	PACM?	Physical Condition
Dry wall and wall joint compound		No	Yes	Good
Floor tiles/mastic		No	Yes	Good
Roofing Materials		No	Yes	Good
Exterior Plaster		No	Yes	Good

According to the EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

5.5.11 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific

testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Based on the non-residential use of site buildings, radon is not considered a significant environmental concern for the Property.

5.5.12 Lead-Based Paint

In accordance with the Scope of Services, LAC has conducted a limited, visual evaluation to note the condition of painted surfaces at the property. Due to the date of construction (1957, 1967 and 1980), lead-based paint may be present. The objective of this visual survey was to note the presence and condition various painted surfaces. In general, the painted surfaces appeared in good condition, as no chalking, peeling or flaking paint was observed. Based on the non-residential use of site buildings, lead-based paint is not considered a significant environmental concern for the Property.

5.5.13 Mold Evaluation

As part of this assessment, LAC performed a limited visual inspection for the conspicuous presence of mold. A class of fungi, molds has been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;
- Vent moisture-generating appliances, such as dryers, to the outside where possible;

- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours;
- Don't let foundations stay wet. Provide drainage and slope the ground away from the foundation.

LAC observed the accessible interior areas of the Property structure(s), including interior walls and ceilings (in the units observed), in-unit and common mechanical closets, areas under sinks, and flat roofs (for evidence of water ponding) for the presence of conspicuous mold or observed water intrusion or accumulation. LAC did not note conspicuous visual or olfactory indications of the presence of mold, nor did LAC observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

This activity was not designed to discover all areas, which may be affected by mold growth on the Property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the Property. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls and ceilings.

6.0 INTERVIEWS

6.1 Interview with Owner

Mohammad Riaz,

Norm Adams, (760) 964-5401

6.2 Interview with Site Manager

No Property Manager was interviewed

6.3 Interview with Occupants

Mohammad Riaz,

6.4 Interview with Local Government Officials

City of Hesperia Building Department, (760) 947-1218

City of Hesperia Fire Department, (760) 947-8023

San Bernardino County Assessor's Office, (909) 387-8307

6.5 Interview with Others

No other persons were interviewed.

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

7.1.1 On-Site Environmental Conditions

LAC noted the following on-site environmental conditions during the course of this assessment:

Two abandoned belowground hydraulic lifts were observed at the Property. No knowledge of previous equipment service and maintenance operations was available.

Four abandoned 55-gallon waste oil drums were noted at the Alliance Auto Center.

Based on the date of construction (1957, 1967 and 1980) there is a potential that ACM was used in construction materials. Suspect ACM identified included dry wall and wall joint compound, floor tiles/mastic, roofing materials and exterior plaster. Generally, these materials appeared to be in good condition.

7.1.2 Off-Site Environmental Conditions

No off-site environmental conditions were identified that were considered likely to impact the Property.

7.1.3 Previously Resolved Environmental Conditions

A gas station occupied the Property until 1998 and operated two 5,000-gallon UST and one 8,000-gallon USTs on the premises. These USTs were removed from the Property in 1998. Soil samples were collected from beneath the USTs, piping and dispensers, and from the soil stockpiles for analytical testing. The soil samples were analyzed for TPHg, Benzene, toluene, xylene, ethylbenzene and MTBE. Low levels of petroleum hydrocarbons were detected in the soil samples analyzed. Based on this investigation, the Property was considered a low risk site and recommended for closure. On June 21, 2007, the San Bernardino County Fire Department issued a “No Further Action” letter to Mohammad Riaz.

7.1.4 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Property during the course of this assessment.

7.2 Opinion

Two abandoned belowground hydraulic lifts were observed at the Property. No knowledge of previous equipment service and maintenance operations was available. It is unknown whether the subsurface media has been impacted from these abandoned belowground hydraulic lifts.

7.3 Conclusions

LAC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of Former Gas Station and Office Building located at 15887-15901 Main Street and 15864 and 15888 Walnut Street, Hesperia, California, the Property. Any exceptions to or deletions from this practice 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 the following:

- Two abandoned belowground hydraulic lifts were observed at the Property. No knowledge of previous equipment service and maintenance operations was available.
- Four abandoned 55-gallon waste oil drums were noted at the Alliance Auto Center.
- Based on the date of construction (1957, 1967 and 1980) there is a potential that ACM was used in construction materials. Suspect ACM identified included dry wall and wall joint compound, floor tiles/mastic, roofing materials and exterior plaster. Generally, these materials appeared to be in good condition.

7.4 Recommendations

Based on the findings of this ESA, LAC recommends the following:

- LAC recommends a limited subsurface investigation in the area the abandoned below grade hydraulic lifts in order to evaluate if the hydraulic fluids from the existing lifts have impacted soils and/or groundwater at the Property. Furthermore, the hydraulic oil tanks should be removed from the pits and should be properly disposed of in accordance with the local and state guidelines.
- Four 55-gallon waste oil drums should be properly disposed of in accordance with the local and state guidelines.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the identified presumed asbestos-containing materials located in the subject buildings on the Property. Prior to any planned remodeling or demolition, a comprehensive survey for asbestos-containing materials should be conducted. Removal of identified ACMs, including the preparation of specifications, should be conducted by a licensed asbestos abatement contractor and/or Certified Asbestos Consultant, according to applicable regulations.

7.5 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-05, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

8.0 REFERENCES

Reports, Plans, and Other Documents Reviewed:

American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation: E 1527-2005.

United States Geological Survey, *EPA Map of Radon Zones (Document EPA-402-R-93-071)*, accessed via the Internet, February 2007.

United States Geological Survey Topographic Map 1996, 7.5 minute series, *Baldy Mesa Quadrangle*, scale 1:24,000, U.S. Geological Survey.

First Search Technologies Corporation, to Cottage Street, Norwood, MA 02062, *Environmental First Search Report*, September 12, 2007.

AGENCIES CONTACTED:

City of "Hesperia"

Building Department

Planning Department

Fire Department

County of "San Bernardino"

Fire Department

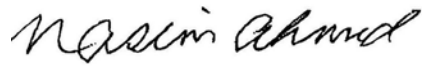
Assessor Office

State of "California"

Regional Water Quality Control Board

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Nasim Ahmed, REA
Professional Associate



Fred Howlett
Client Manager

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

10.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

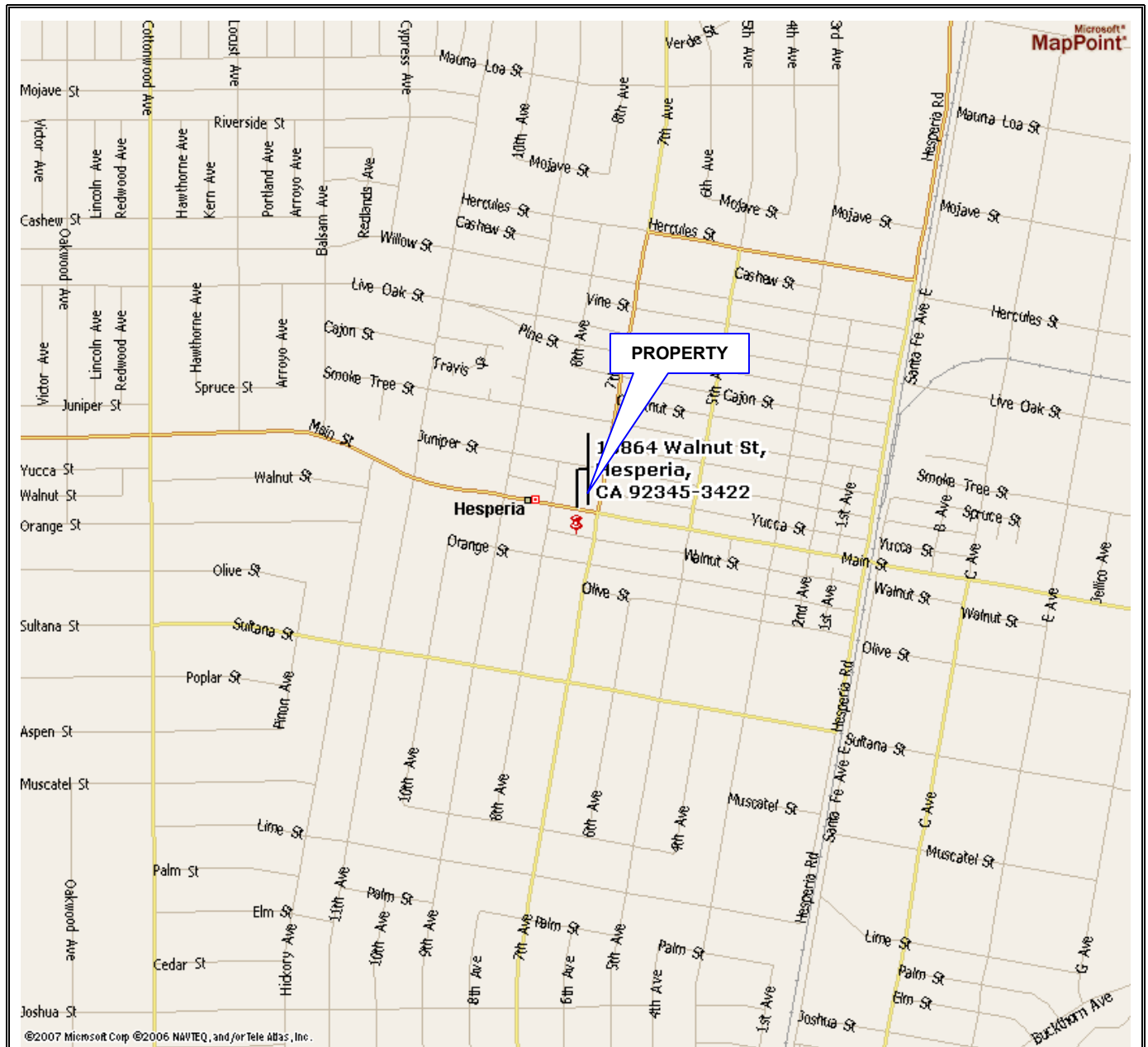
10.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in Appendix G.

FIGURES

**SITE LOCATION MAP
SITE PLAN
SITE TOPOGRAPHIC MAP**



SITE LOCATION MAP

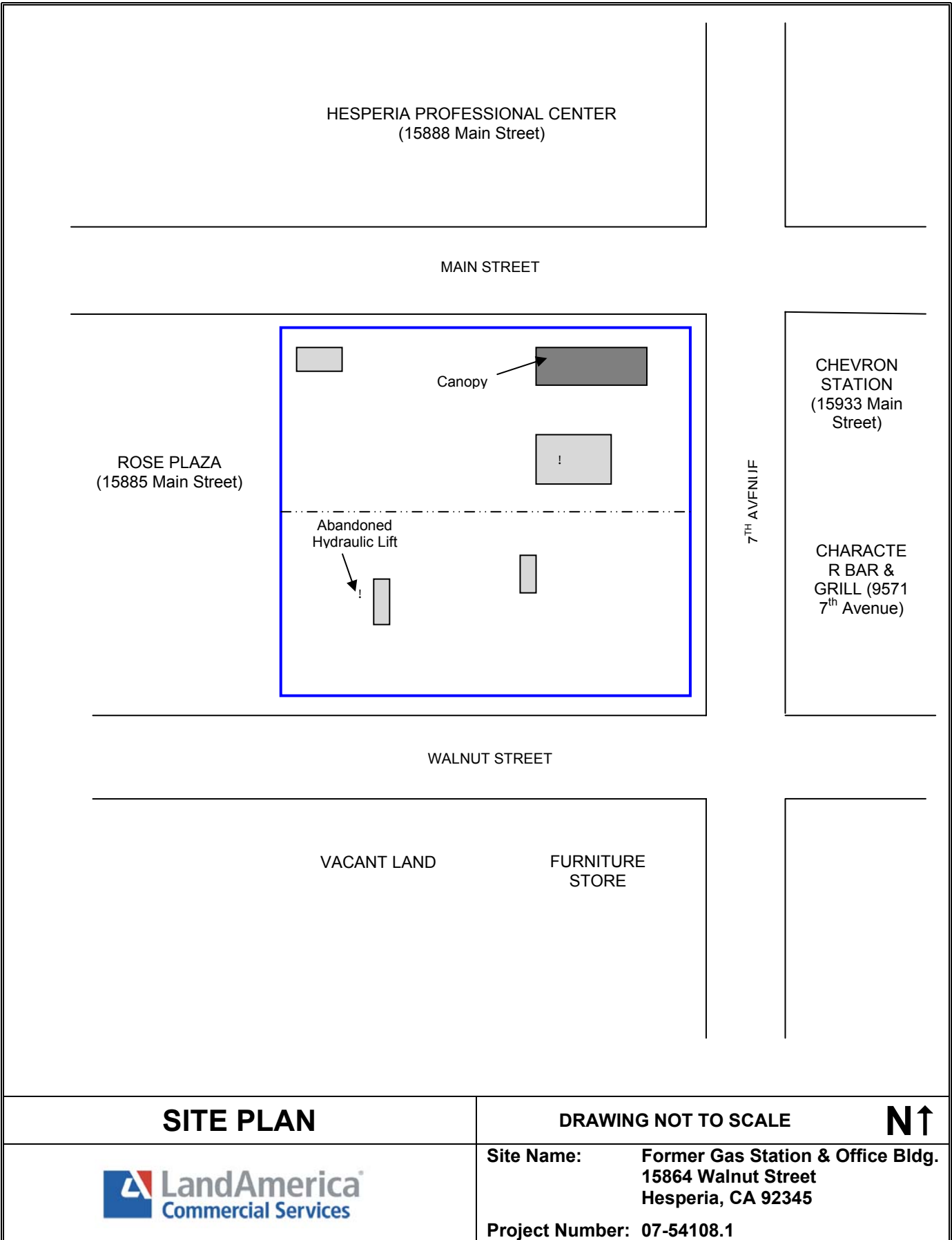


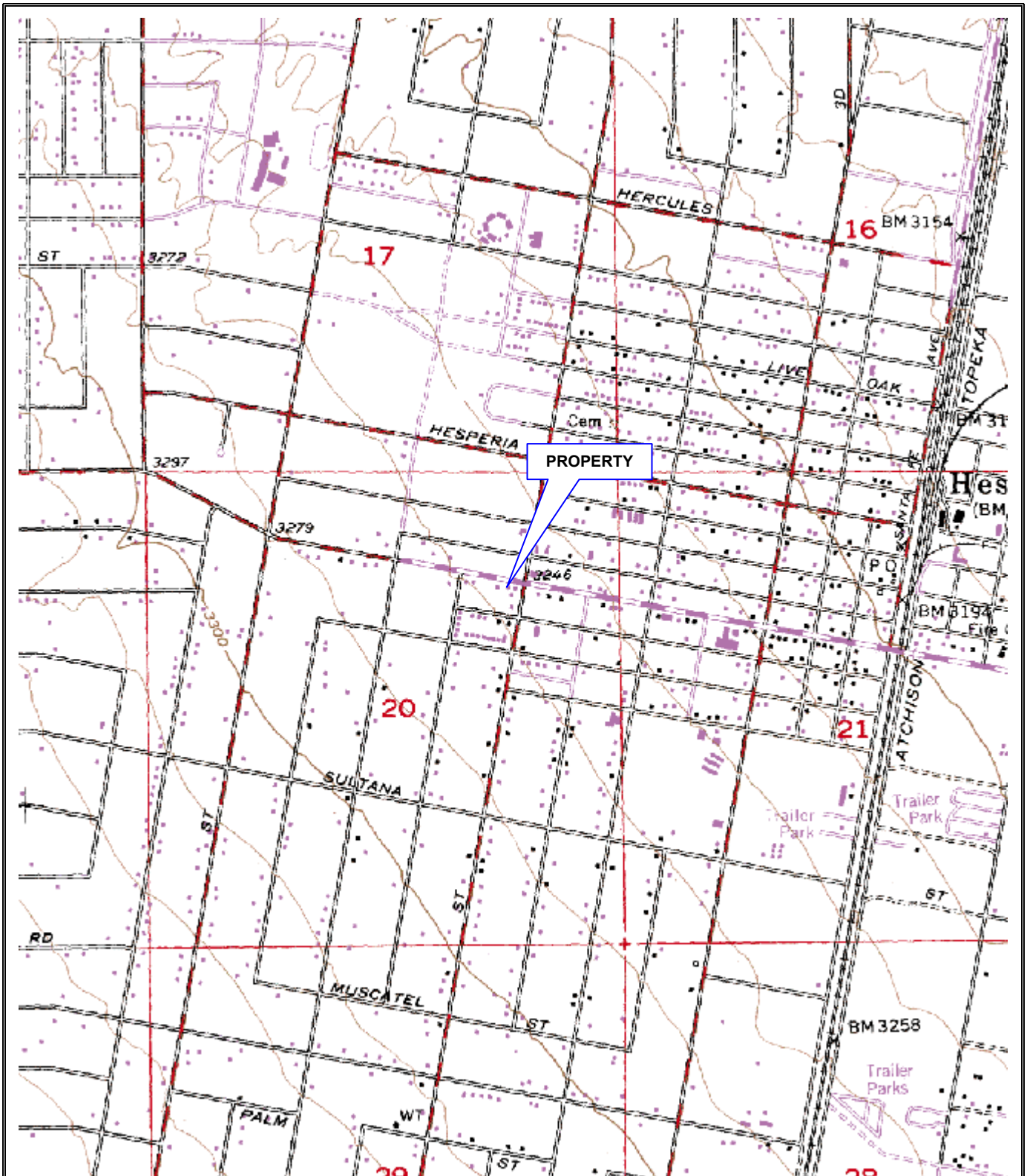
DRAWING NOT TO SCALE



Site Name: **Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345**

Project Number: **07-54108.1**





TOPOGRAPHIC MAP



DRAWING NOT TO SCALE

Source: USGS 7.5 Minute Topographic Map Hesperia, CA Quadrangle 1981



Site Name: Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1

APPENDIX A

SITE PHOTOGRAPHS



Photograph Number 1: Photograph of the Property taken from north



Photograph Number 2: Photograph of the Property taken from northeast



Photograph Number 3: Photograph of the Property taken from northwest



Photograph Number 4: Photograph of the Property taken from southeast



Photograph Number 5: Photograph of the Property taken from south



Photograph Number 6: Photograph of the Property taken from southwest



Photograph Number 7: Hesperia Professional Center to the north



Photograph Number 8: Chevron Station to the east



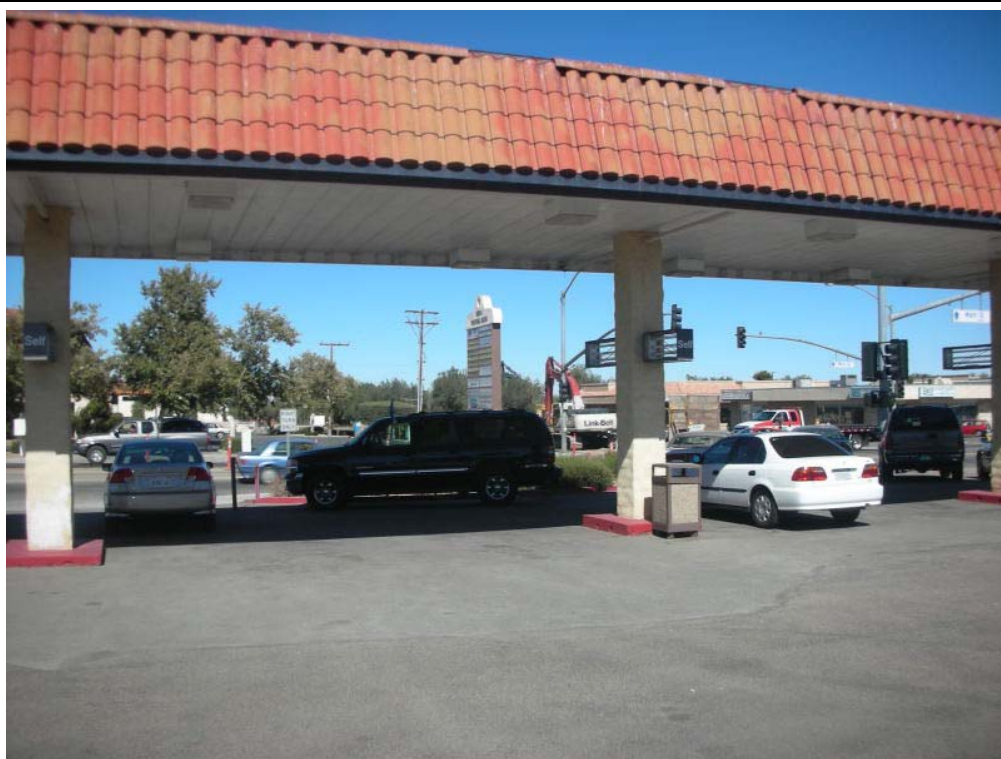
Photograph Number 9: Furniture store and undeveloped land to the south



Photograph Number 10: Rose Plaza to the west



Photograph Number 11: Auto repair building



Photograph Number 12: Canopy



Photograph Number 13: Building on the northwestern portion of the Property



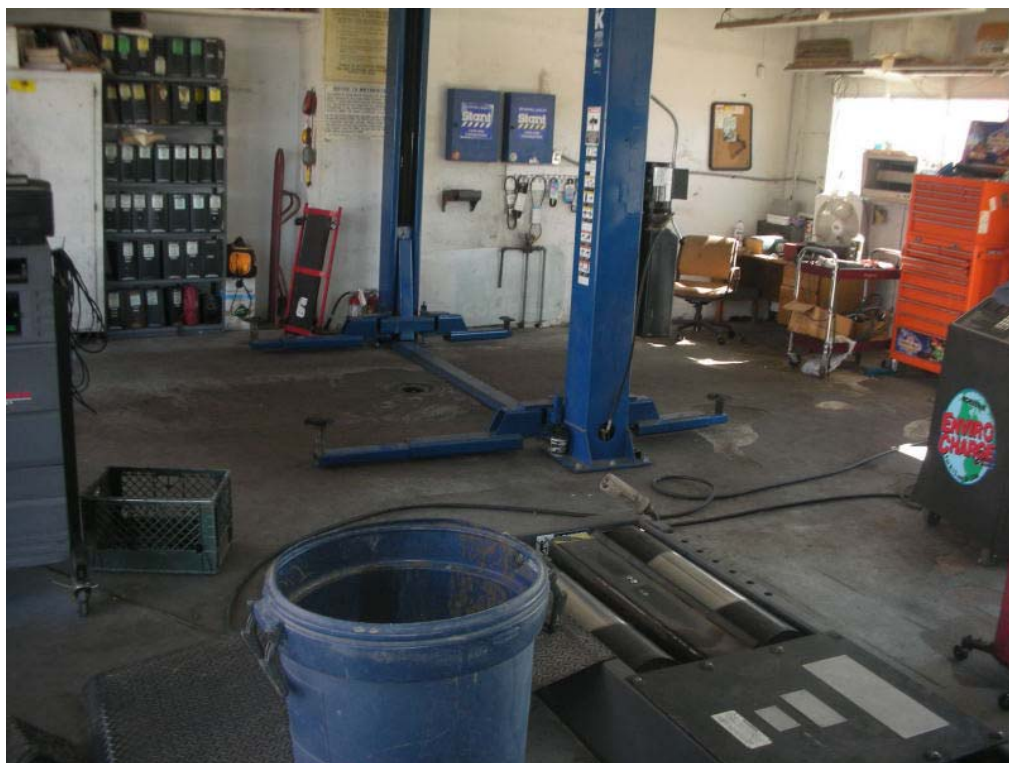
Photograph Number 14: Building on the southern portion of the Property



Photograph Number 16: Abandoned belowground hydraulic lift next to the trailer



Photograph Number 17: Waste containers inside the trash enclosure



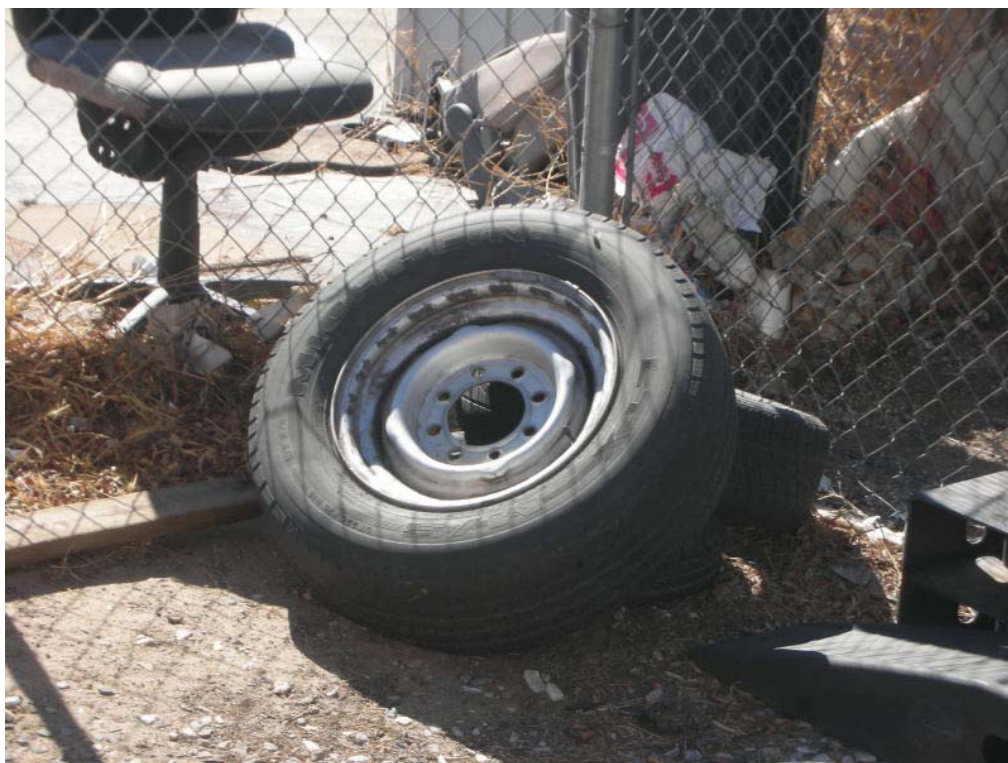
Photograph Number 18: Auto repair area



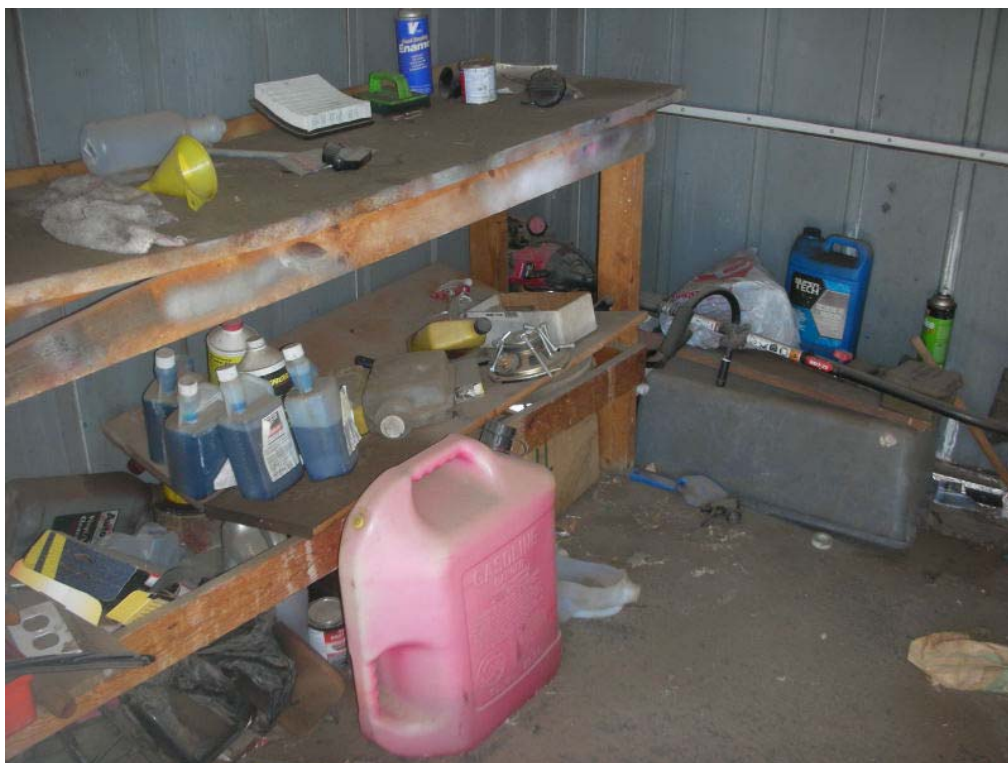
Photograph Number 19: Abandoned belowground hydraulic lift in the auto repair area



Photograph Number 20: Air compressor next to the auto repair building



Photograph Number 21: Abandoned automotive tires behind the auto repair building



Photograph Number 22: Miscellaneous materials inside the storage shed



Photograph Number 23: Abandoned automotive tires



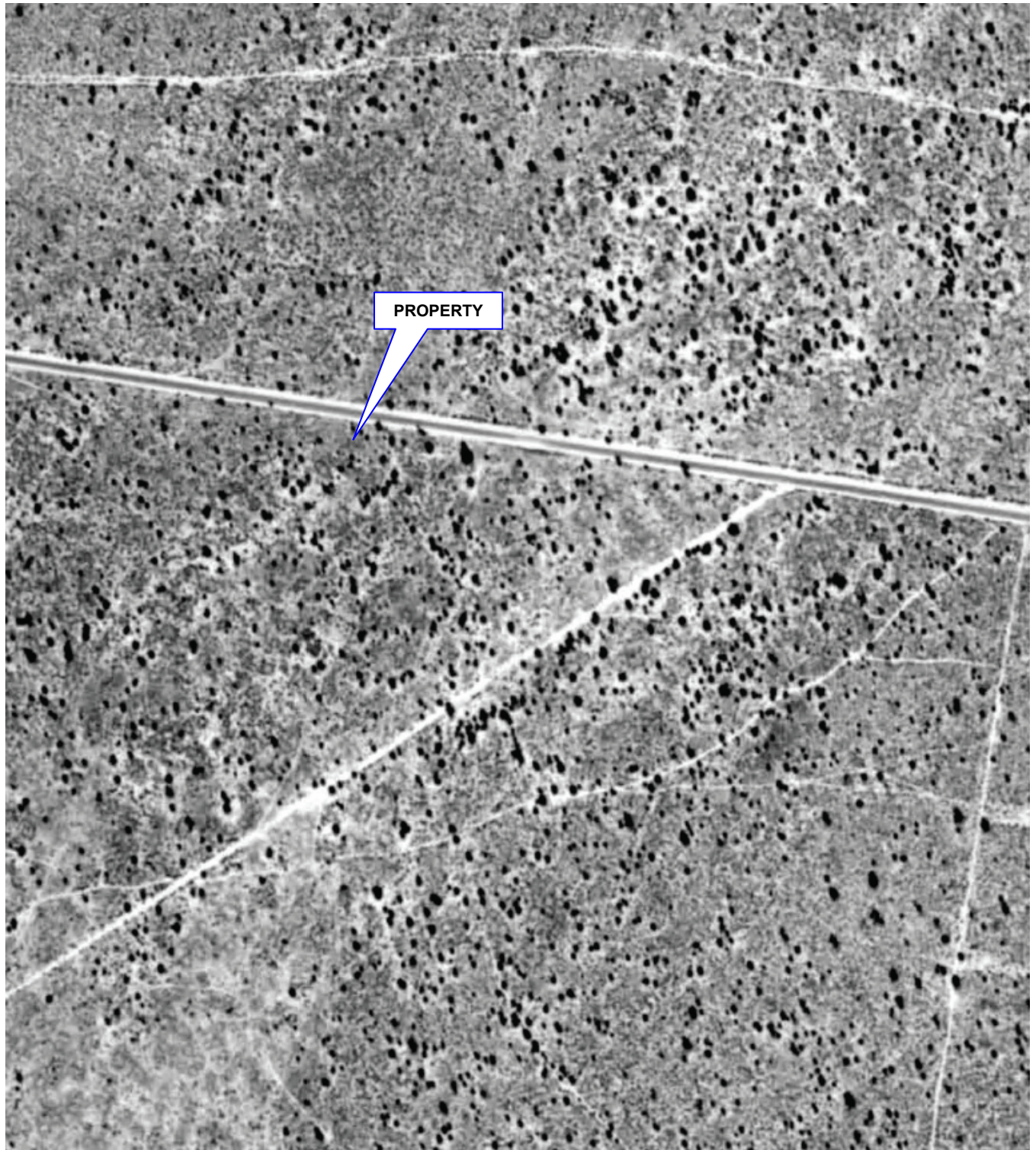
Photograph Number 24: Trash dumpster

APPENDIX B

HISTORICAL RESEARCH DOCUMENTATION

EXHIBIT B-1

AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPH

Scale: 1" = 500'
Date: 1953
Photo ID No. NA

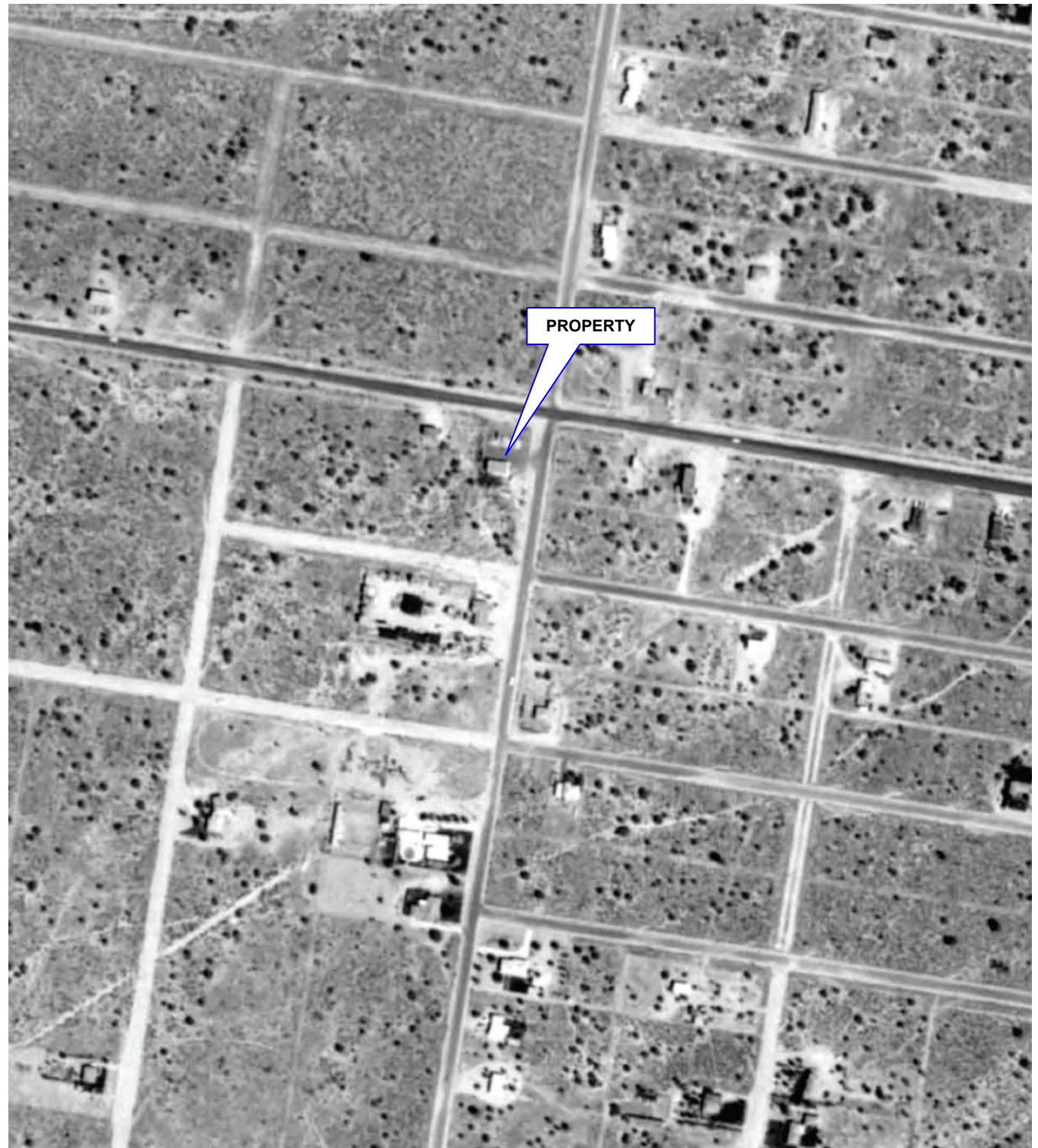
N



Site Name: Former Gas Station & Office Bldg.

15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH



Scale: 1" = 500'
Date: 1959
Photo ID No. NA

N

Site Name: Former Gas Station & Office Bldg.

15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH

Scale: 1" = 500'
Date: 1968
Photo ID No. NA

N



Site Name: Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH

Scale: 1" = 500'
 Date: 1973
 Photo ID No. NA

N



Site Name: Former Gas Station & Office Bldg.
 15864 Walnut Street
 Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH



Scale: 1" = 500'
Date: 1980
Photo ID No. NA

N

Site Name: Former Gas Station & Office Bldg.

15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH

Scale: 1" = 500'
Date: 1989
Photo ID No. NA

N



Site Name: Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH

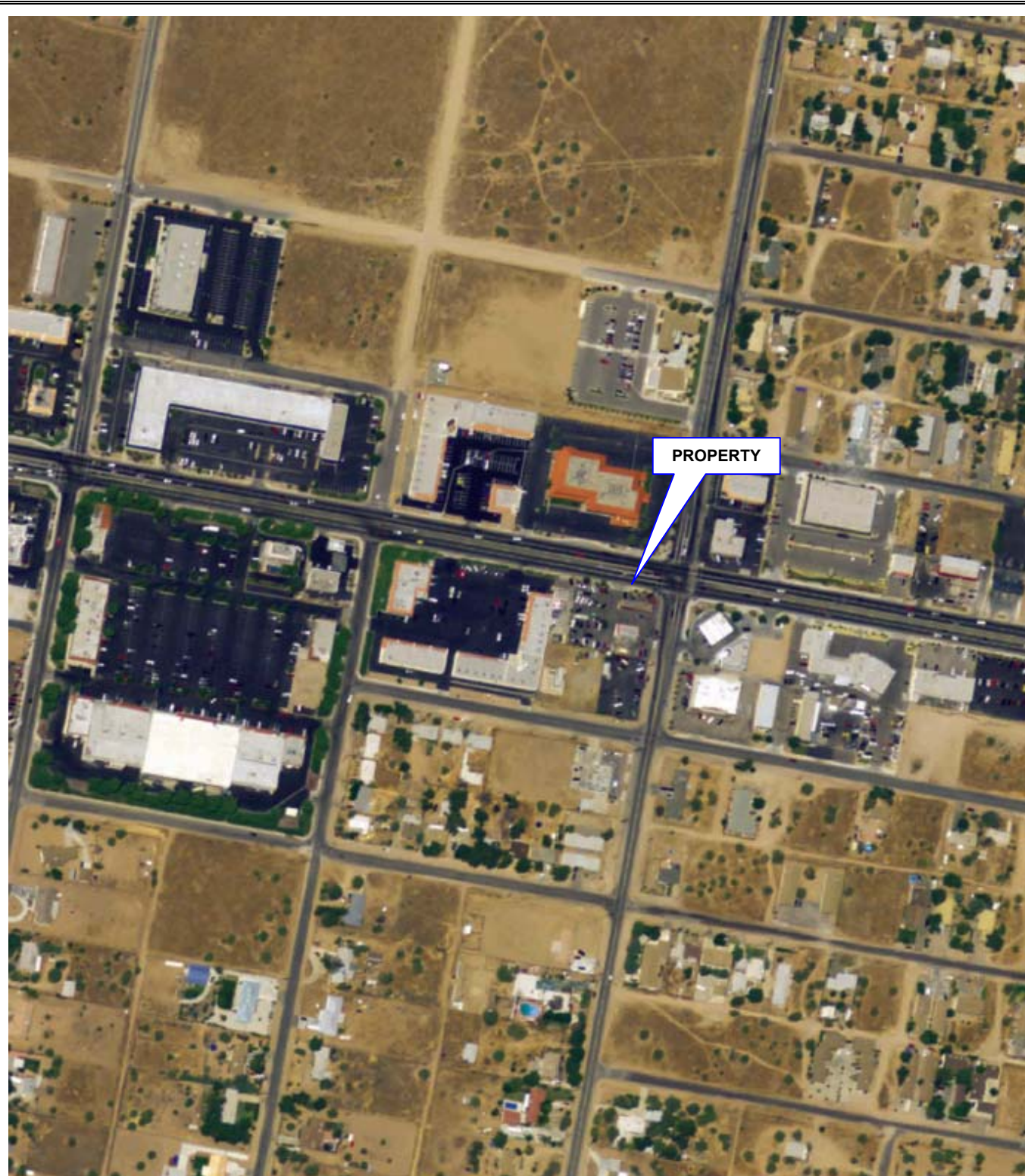
Scale: 1" = 500'
Date: 1995
Photo ID No. NA

N



Site Name: Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1



AERIAL PHOTOGRAPH

Scale: 1" = 500'
Date: 2005
Photo ID No. NA

N



Site Name: Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1

EXHIBIT B-2

FIRE INSURANCE MAPS



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

10/5/2007

07-54108

**15864 WALNUT ST
HESPERIA, CA 92345**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company LLC obtained through online access to the Library of Congress via local libraries as well as the result of a review of the LexisNexis® fire insurance map microfilm collection.

Copyright Policy Disclaimer

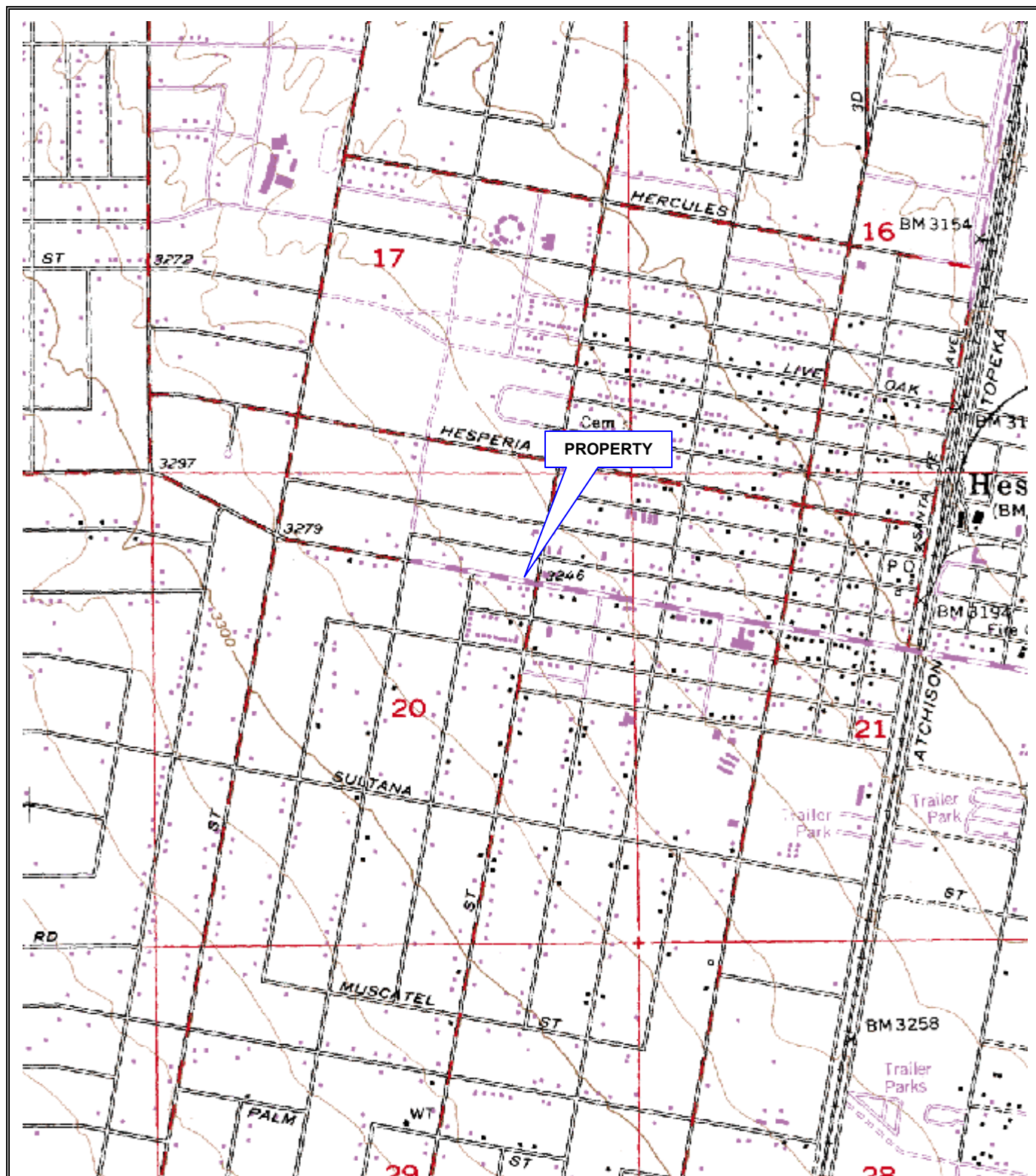
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FirstSearch Technology Corporation

***10 Cottage Street, Norwood, MA 02062
Tel: 781-551-0470 Fax: 781-551-0471***

EXHIBIT B-3

HISTORICAL TOPOGRAPHIC MAPS



HISTORICAL TOPOGRAPHIC MAP

**Exhibit B-3
DRAWING NOT TO SCALE**



Source: USGS 7.5 Minute Topographic Map Hesperia,
CA Quadrangle 1981



Site Name: Former Gas Station & Office Bldg.
15864 Walnut Street
Hesperia, CA 92345

Project Number: 07-54108.1

APPENDIX C

REGULATORY RECORDS DOCUMENTATION

EXHIBIT C-1

MAPPED DATABASE REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property: Former Gas Station and Office Building

15864 WALNUT ST

HESPERIA CA 92345

Job Number: 07-54108

PREPARED FOR:

LandAmerica Assessment Corporation

1320 Harbor Bay Parkway, Suite 260

Alameda, CA 94502

10-05-07



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 15864 WALNUT ST
HESPERIA CA 92345

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	07-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-18-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-18-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	1	-	-	0	1
RCRA NLR	Y	06-06-06	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	07-17-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	08-15-06	1.00	0	0	0	0	1	0	1
State Spills 90	Y	01-03-07	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	09-24-07	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	04-24-07	0.50	0	0	0	1	-	1	2
State/Tribal UST/AST	Y	01-03-07	0.25	0	3	1	-	-	0	4
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	04-27-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	08-15-06	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	03-27-06	0.50	0	0	0	0	-	0	0
State Permits	Y	03-29-07	0.25	0	4	6	-	-	0	10
State Other	Y	08-08-07	0.25	0	0	0	-	-	1	1
- TOTALS -				0	7	8	1	1	2	19

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 10-05-07
Requestor Name: marci mccullough
Standard: FIRSTSEARCH_RADIUS__SB

Search Type: COORD
Job Number: 07-54108
Filtered Report

Target Site: 15864 WALNUT ST
HESPERIA CA 92345

Demographics

Sites: 19	Non-Geocoded: 2	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-117.316448	-117:18:59	Easting:	470921.516
Latitude:	34.422624	34:25:21	Northing:	3808866.907
			Zone:	11

Comment

Comment:

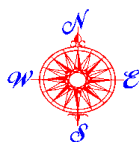
Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel

	Requested?	Date
Sanborns	Yes	10-05-07
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	10-05-07



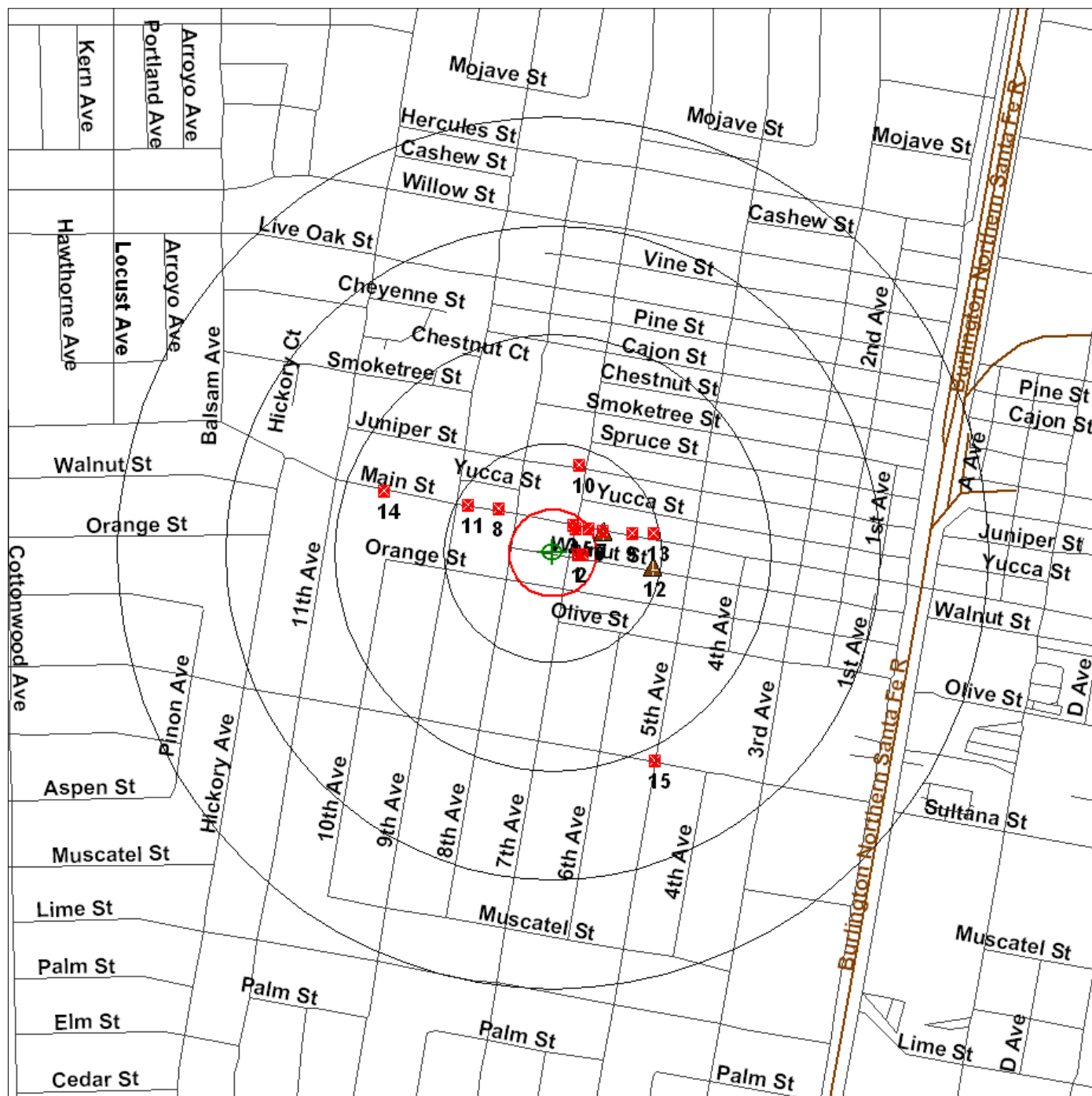
Environmental FirstSearch

1 Mile Radius

Single Map:



15864 WALNUT ST, HESPERIA CA 92345



Source: U.S. Census TIGER Files

Target Site (Latitude: 34.422624 Longitude: -117.316448)

Identified Site, Multiple Sites, Receptor

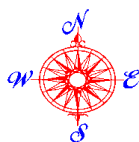
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





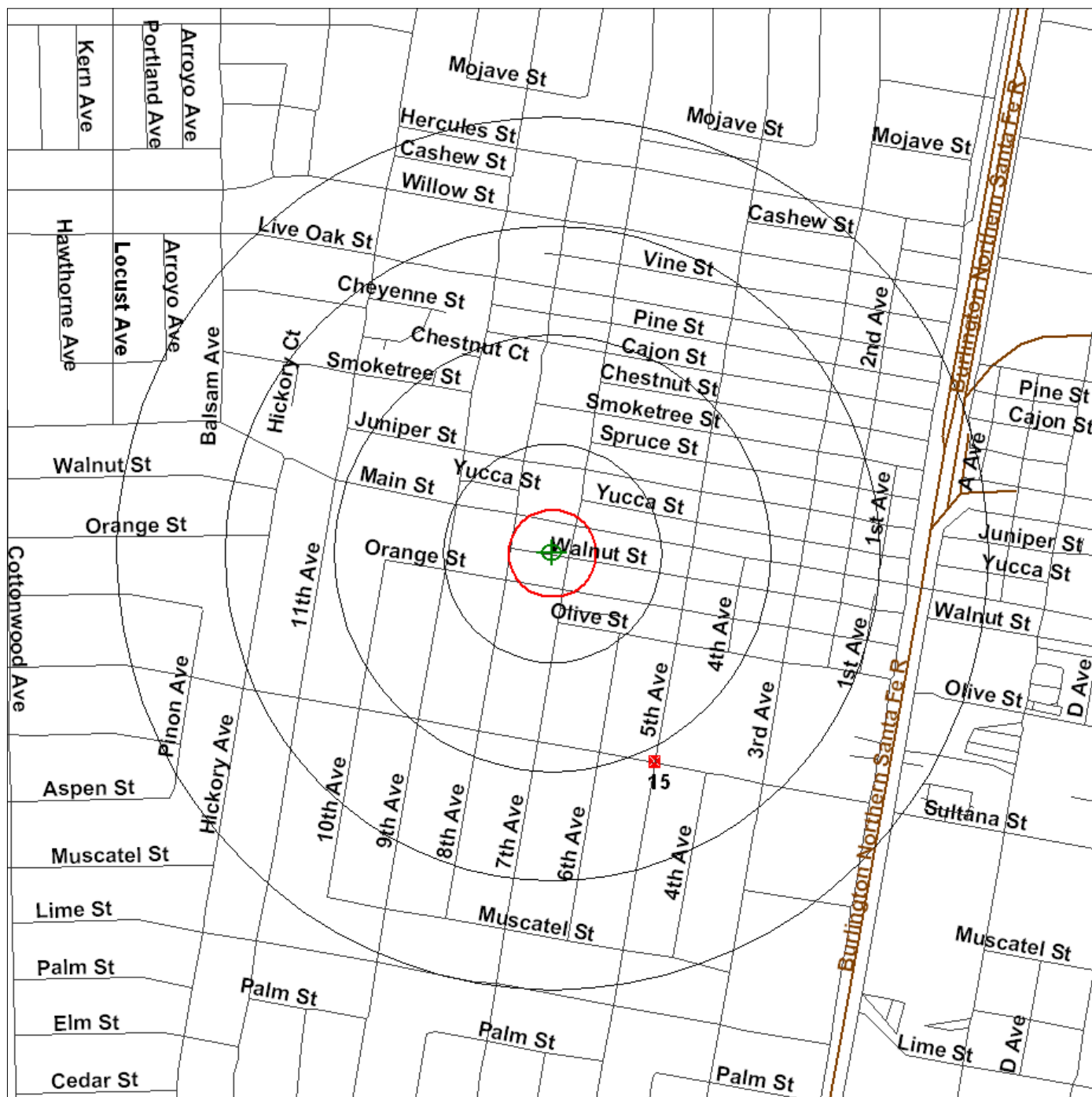
Environmental FirstSearch

1 Mile Radius

FIRSTSEARCH_RADIUS__SB: NPL, RCRACOR, STATE



15864 WALNUT ST, HESPERIA CA 92345



Source: U.S. Census TIGER Files

Target Site (Latitude: 34.422624 Longitude: -117.316448)

Identified Site, Multiple Sites, Receptor

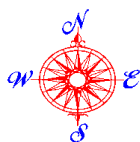
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



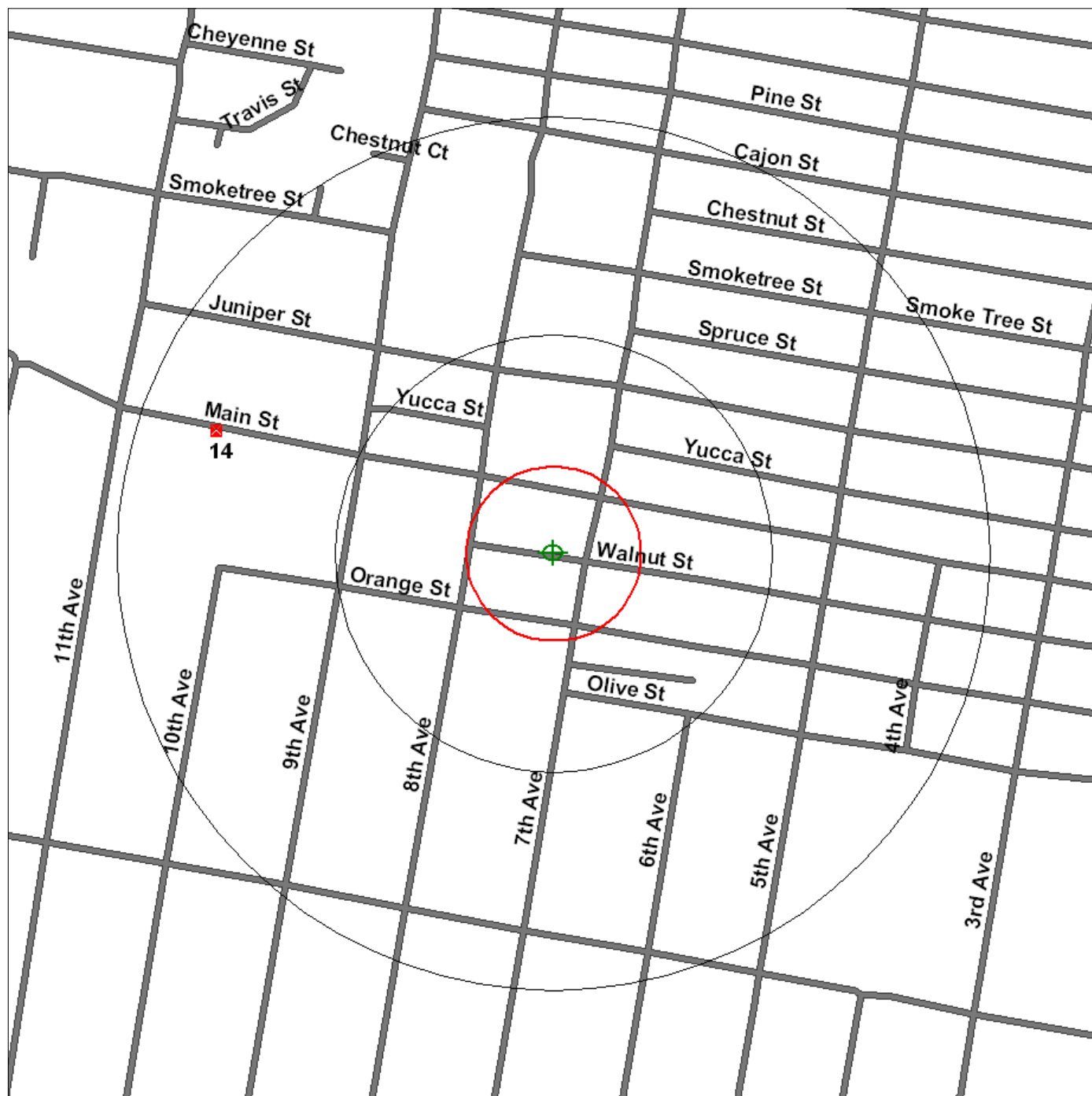


Environmental FirstSearch

.5 Mile Radius
FIRSTSEARCH_RADIUS__SB: Multiple Databases



15864 WALNUT ST, HESPERIA CA 92345



Source: U.S. Census TIGER Files

Target Site (Latitude: 34.422624 Longitude: -117.316448)

Identified Site, Multiple Sites, Receptor

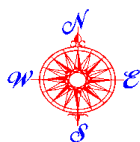
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



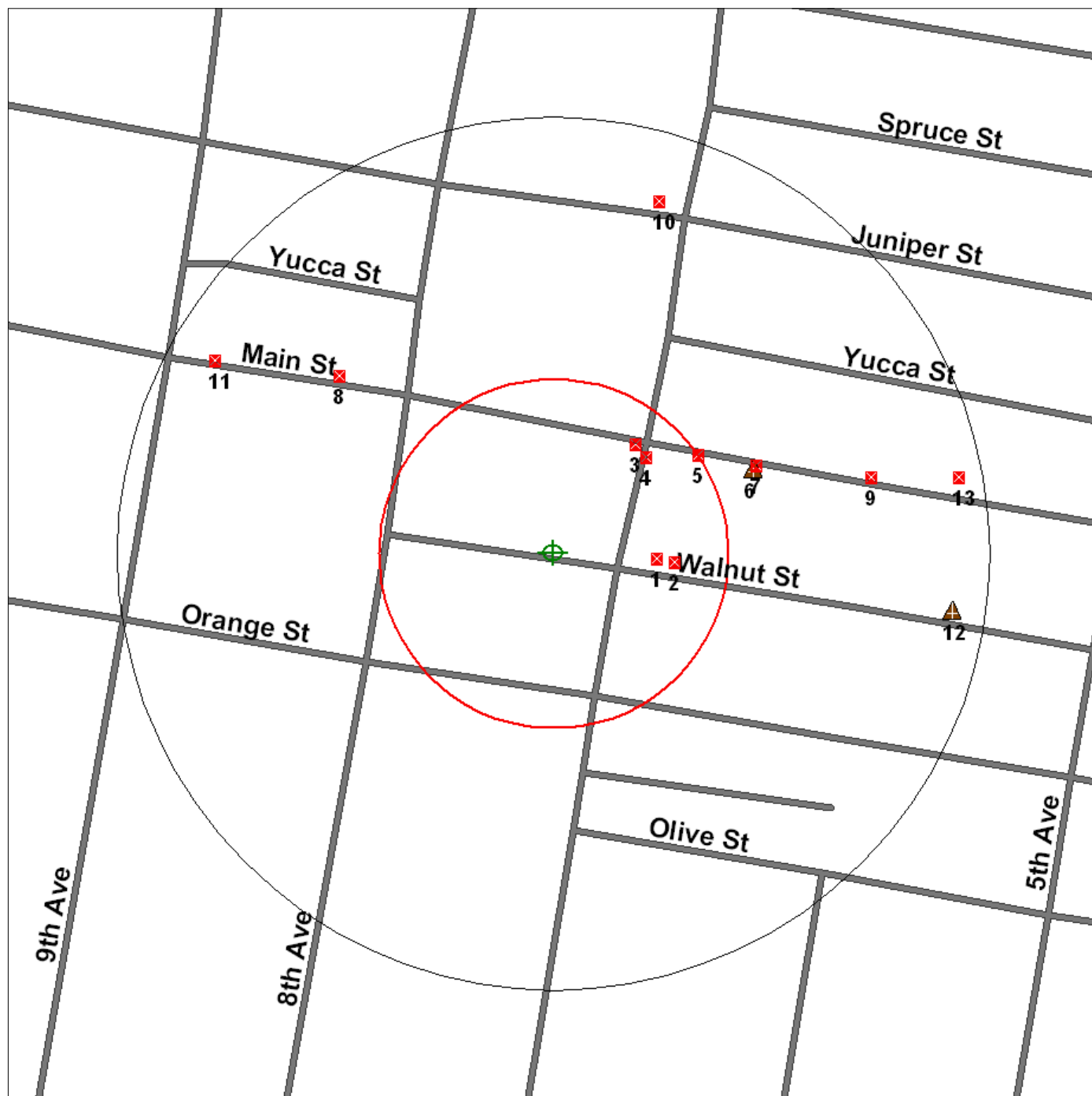


Environmental FirstSearch

.25 Mile Radius
FIRSTSEARCH_RADIUS__SB: Multiple Databases



15864 WALNUT ST, HESPERIA CA 92345



Source: U.S. Census TIGER Files

Target Site (Latitude: 34.422624 Longitude: -117.316448)

Identified Site, Multiple Sites, Receptor

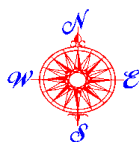
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



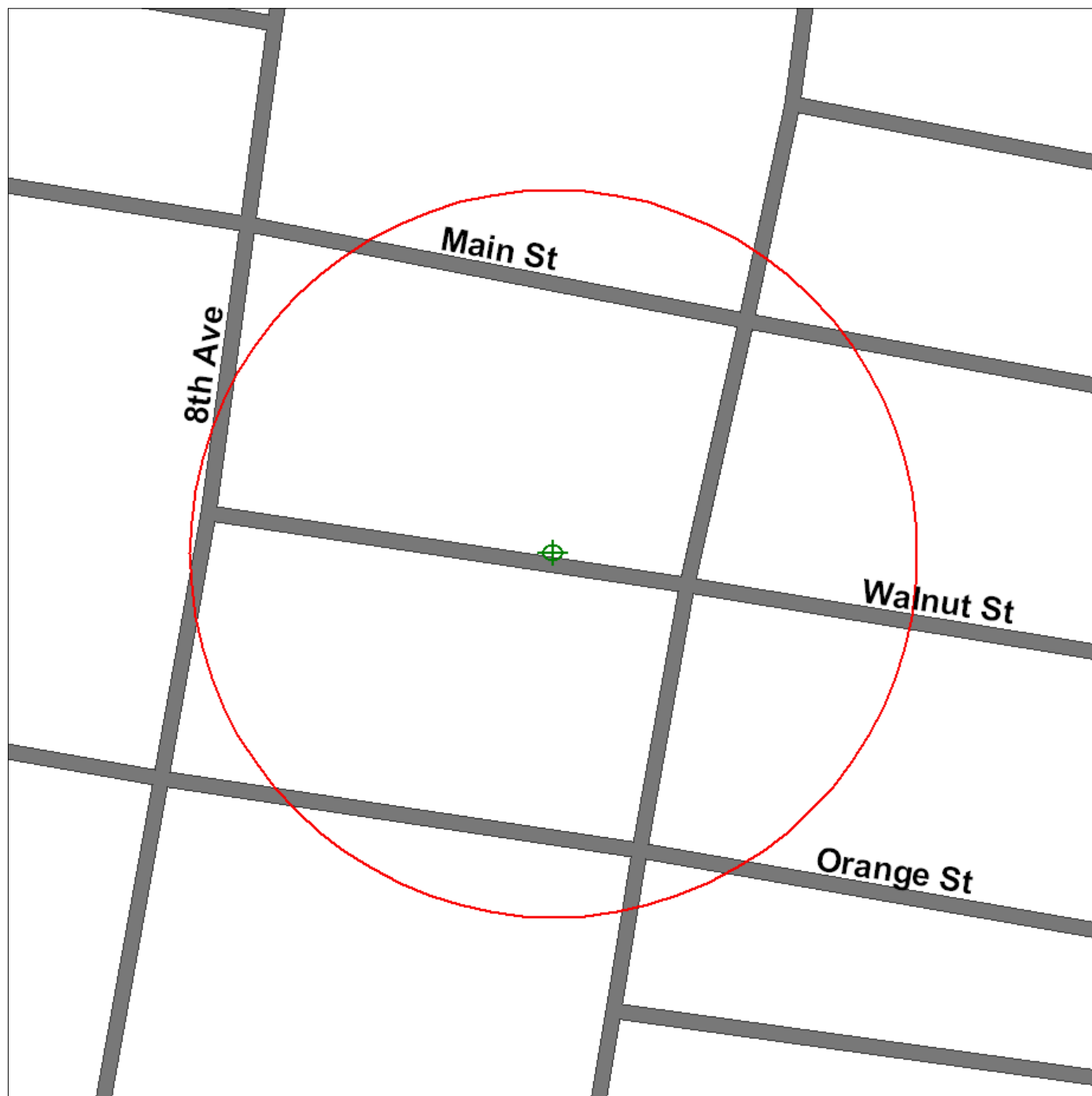


Environmental FirstSearch

.12 Mile Radius
FIRSTSEARCH_RADIUS__SB: Multiple Databases



15864 WALNUT ST, HESPERIA CA 92345



Source: U.S. Census TIGER Files

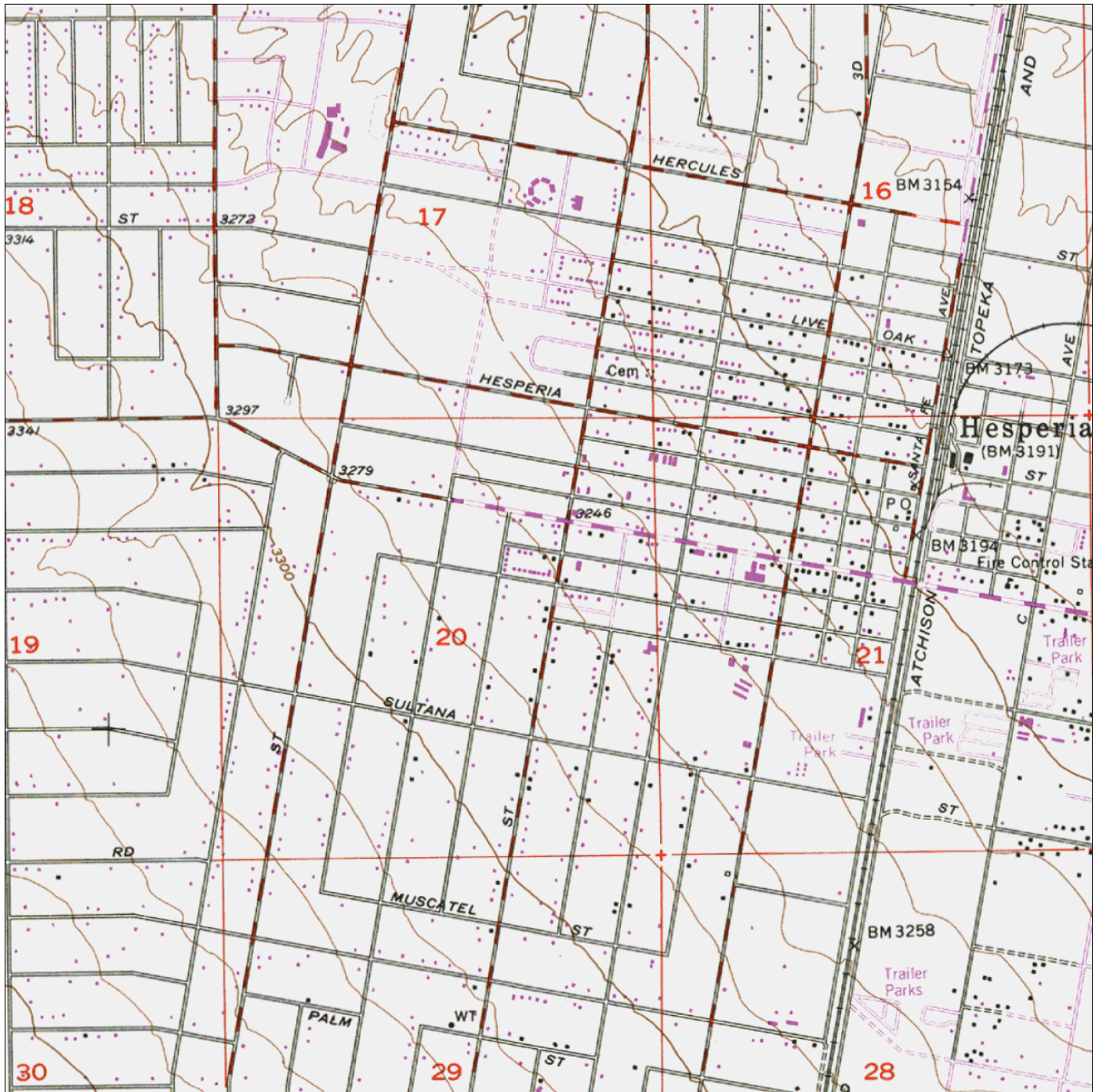
Target Site (Latitude: 34.422624 Longitude: -117.316448)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Site Location Map

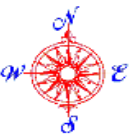
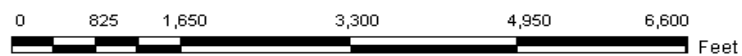
Topo : 1.25 Mile Radius

15864 WALNUT ST, HESPERIA CA 92345



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:

Prepared by FirstSearch Technology Corporation 10-05-07

JOB NO.

07-54108

Map Name: HESPERIA

Date Created: 1956

Date Revised: 1980

FIGURE NO.

Map Reference Code: 34117-D3-TF-024

Contour Interval: 20 feet

1



Environmental FirstSearch

Sites Summary Report

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

TOTAL: 19 **GEOCODED:** 17 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	PERMITS	DAVE S AUTOMOTIVE REPAIR FA0008739	15940 WALNUT ST HESPERIA CA 92345	0.06 SE	1
2	PERMITS	SUNSET PAINT and BODY INC. FA0008880	15950 WALNUT ST HESPERIA CA 92345	0.07 SE	2
3	PERMITS	ALLIANCE SERVICE CENTER FA0000850	15901 MAIN ST HESPERIA CA 92345	0.08 NE	3
4	UST	ALLIANCE SERVICE CENTER HESPERIA_NOTPROV9	15901 MAIN ST HESPERIA CA	0.08 NE	4
4	PERMITS	HESPERIA CHEVRON FA0008770	15933 MAIN ST HESPERIA CA 92345	0.10 NE	5
5	UST	FASTRIP FOOD STORE 8 TISID-STATE41029/ACTIVE	16117 MAIN HESPERIA CA 92345	0.12 NE	6
6	UST	HESPERIA FASTRIP FOOD HESPERIA_399161	16117 MAIN ST HESPERIA CA	0.12 NE	6
7	PERMITS	G and M AUTOMOTIVE FA0003374	15963 MAIN ST HESPERIA CA 92345	0.13 NE	7
8	PERMITS	CITY HALL FA0009518	15776 MAIN ST HESPERIA CA 92345	0.16 NW	8
9	PERMITS	A and A AUTO BODY and PAINT SHOP FA0008653	16152 MAIN ST HESPERIA CA 92345	0.19 NE	9
10	PERMITS	VERIZON WIRELESS FA0009133	9600 7TH AVE HESPERIA CA 92345	0.21 NE	10
10	UST	HESPERIA MAIN STREET MOTORS TISID-STATE7888/INACTIVE	15954 MAIN HESPERIA CA	0.22 NW	11
11	PERMITS	HARD ROCK OFF ROAD FA0009128	16094 WALNUT ST HESPERIA CA 92345	0.23 SE	12
11	PERMITS	JEEPERS OFF ROAD FA0010124	16094 WALNUT ST HESPERIA CA 92345	0.23 SE	12
12	RCRAGN	A2A AUTO BODY and GLASS CAD983673021/SGN	16152 MAIN ST HESPERIA CA 92345	0.24 NE	13
13	LUST	CIRCLE K 1034 T0607100709/LEAK BEING CONFIRMED	15853 MAIN ST HESPERIA CA 92345	0.41 NW	14
14	STATE	CROSSWALK CHARTER SCHOOL CAL19880088/NO ACTION - FOR CALM	SULTANA STREET/5TH AVENUE HESPERIA CA 92345	0.53 SE	15

***Environmental FirstSearch
Sites Summary Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

TOTAL: 19 **GEOCODED:** 17 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
15	LUST	HAYWARD LUMBER T0607100725/POLLUTION CHARACTERI	931 MAIN ST HESPERIA CA 92345	NON GC	
16	OTHER	NCLRCA276	15985 JUNIPER ST APT B HESPERIA CA	NON GC	

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 6	DIST/DIR: 0.06 SE	MAP ID: 1
---------------------	--------------------------	------------------

NAME: DAVE S AUTOMOTIVE REPAIR ADDRESS: 15940 WALNUT ST HESPERIA CA 92345 San Bernardino CONTACT:	REV: 09/26/06 ID1: FA0008739 ID2: STATUS: PHONE:
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COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL GENERATOR(B)</i>
Permit Number:	<i>PT0015460</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>DAVID HASTINGS</i>
Owner Address:	
Owner Address:	
Owner Phone:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL HANDLER</i>
Permit Number:	<i>PT0015461</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>DAVID HASTINGS</i>
Owner Address:	
Owner Address:	
Owner Phone:	

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 11 **DIST/DIR:** 0.07 SE **MAP ID:** 2

NAME: SUNSET PAINT and BODY INC. ADDRESS: 15950 WALNUT ST HESPERIA CA 92345 San Bernardino	REV: 09/26/06 ID1: FA0008880 ID2: STATUS: PHONE:
CONTACT:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL GENERATOR(B)</i>
Permit Number:	<i>PT0015462</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>FOWLER, DAN</i>
Owner Address:	
Owner Address:	
Owner Phone:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL HANDLER</i>
Permit Number:	<i>PT0015464</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>FOWLER, DAN</i>
Owner Address:	
Owner Address:	
Owner Phone:	

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 4	DIST/DIR: 0.08 NE	MAP ID: 3
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NAME: ALLIANCE SERVICE CENTER	REV: 09/26/06
ADDRESS: 15901 MAIN ST	ID1: FA0000850
HESPERIA CA 92345	ID2:
San Bernardino	STATUS:
CONTACT:	PHONE:

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL GENERATOR(B)</i>
Permit Number:	<i>PT0015685</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>RIAZ, MOHAMMED</i>
Owner Address:	
Owner Address:	
Owner Phone:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL HANDLER</i>
Permit Number:	<i>PT0015686</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>RIAZ, MOHAMMED</i>
Owner Address:	
Owner Address:	
Owner Phone:	

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

UST

SEARCH ID: 13	DIST/DIR: 0.08 NE	MAP ID: 4
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NAME: ALLIANCE SERVICE CENTER ADDRESS: 15901 MAIN ST HESPERIA CA SAN BERNARDINO CONTACT:	REV: 05/19/2003 ID1: HESPERIA_NOTPROV9 ID2: STATUS: PHONE:
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CITY OF HESPERIA UST LIST NFORMATION

According to the City of Hesperia Fire Prevention Bureau the following information is current as of 01/08/04

Permit Number:	<i>NOTPROV9</i>
Permit For:	<i>To Operate Three (3) Underground Storage</i>
Certification Number:	
Status:	<i>Closed or Pulled Tanks</i>
Year Expired:	
Month Expired:	
Business Owner:	
Business Phone:	

PERMITS

SEARCH ID: 9	DIST/DIR: 0.10 NE	MAP ID: 5
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NAME: HESPERIA CHEVRON ADDRESS: 15933 MAIN ST HESPERIA CA 92345 San Bernardino CONTACT:	REV: 09/26/06 ID1: FA0008770 ID2: STATUS: PHONE:
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COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>HAZMAT HANDLER - UST ONLY</i>
Permit Number:	<i>PT0015713</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>CHHEUY, KEVIN</i>
Owner Address:	
Owner Address:	
Owner Phone:	

Environmental FirstSearch

Site Detail Report

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

UST

SEARCH ID: 14 **DIST/DIR:** 0.12 NE **MAP ID:** 6

NAME:	FASTRIP FOOD STORE 8	REV:	01/01/94
ADDRESS:	16117 MAIN	ID1:	TISID-STATE41029
	HESPERIA CA 92345	ID2:	
	San Bernardino	STATUS:	ACTIVE
CONTACT:		PHONE:	

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

UST

SEARCH ID: 15	DIST/DIR: 0.12 NE	MAP ID: 6
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NAME: HESPERIA FASTRIP FOOD ADDRESS: 16117 MAIN ST HESPERIA CA San Bernardino CONTACT:	REV: 07/10/2000 ID1: HESPERIA_399161 ID2: STATUS: PHONE:
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CITY OF HESPERIA UST LIST NFORMATION

According to the City of Hesperia Fire Prevention Bureau the following information is current as of 01/08/04

Permit Number:	399161
Permit For:	To Operate Four (4) Underground Storage
Certification Number:	6601
Status:	Active
Year Expired:	2000
Month Expired:	12
Business Owner:	Nadir Malik
Business Phone:	244-1059

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 7	DIST/DIR: 0.13 NE	MAP ID: 7
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NAME: G and M AUTOMOTIVE ADDRESS: 15963 MAIN ST HESPERIA CA 92345 San Bernardino CONTACT:	REV: 09/26/06 ID1: FA0003374 ID2: STATUS: PHONE:
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COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL GENERATOR(B)</i>
Permit Number:	<i>PT0015334</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>MAY, DON</i>
Owner Address:	
Owner Address:	
Owner Phone:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL HANDLER</i>
Permit Number:	<i>PT0015335</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>MAY, DON</i>
Owner Address:	
Owner Address:	
Owner Phone:	

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 5	DIST/DIR: 0.16 NW	MAP ID: 8
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NAME: CITY HALL ADDRESS: 15776 MAIN ST HESPERIA CA 92345 San Bernardino	REV: 09/26/06 ID1: FA0009518 ID2: STATUS: PHONE:
CONTACT:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	HAZMAT HANDLER 0-10 EMPLOYEES
Permit Number:	PT0016237
Status:	ACTIVE
Expiration Date:	12/31/2006 12:00:00AM
Facility Phone:	
Owner Name:	CITY OF HESPERIA
Owner Address:	
Owner Address:	
Owner Phone:	

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 3 **DIST/DIR:** 0.19 NE **MAP ID:** 9

NAME: A and A AUTO BODY and PAINT SHOP ADDRESS: 16152 MAIN ST HESPERIA CA 92345 San Bernardino CONTACT:	REV: 09/26/06 ID1: FA0008653 ID2: STATUS: PHONE:
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COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL GENERATOR(B)</i>
Permit Number:	<i>PT0015663</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>MARTINEZ, JOHN</i>
Owner Address:	
Owner Address:	
Owner Phone:	

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category:	<i>SPECIAL HANDLER</i>
Permit Number:	<i>PT0015664</i>
Status:	<i>ACTIVE</i>
Expiration Date:	<i>12/31/2006 12:00:00AM</i>
Facility Phone:	
Owner Name:	<i>MARTINEZ, JOHN</i>
Owner Address:	
Owner Address:	
Owner Phone:	

Environmental FirstSearch

Site Detail Report

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

PERMITS

SEARCH ID: 12 **DIST/DIR:** 0.21 NE **MAP ID:** 10

NAME: VERIZON WIRELESS **REV:** 09/26/06
ADDRESS: 9600 7TH AVE **ID1:** FA0009133
HESPERIA CA 92345 **ID2:**
San Bernardino **STATUS:**
CONTACT: **PHONE:**

COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:

Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES
Permit Number: PT0015223
Status: ACTIVE
Expiration Date: 12/31/2006 12:00:00AM
Facility Phone:
Owner Name: VERIZON WIRELESS
Owner Address:
Owner Address:
Owner Phone:

UST

SEARCH ID: 16 **DIST/DIR:** 0.22 NW **MAP ID:** 11

NAME: HESPERIA MAIN STREET MOTORS **REV:** 01/01/94
ADDRESS: 15954 MAIN **ID1:** TISID-STATE7888
HESPERIA CA **ID2:**
San Bernardino **STATUS:** INACTIVE
CONTACT: **PHONE:**

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

JOB: 07-54108

PERMITS			
SEARCH ID:	10	DIST/DIR:	0.23 SE
		MAP ID:	12
NAME:	JEEPERS OFF ROAD	REV:	09/26/06
ADDRESS:	16094 WALNUT ST HESPERIA CA 92345 San Bernardino	ID1:	FA0010124
		ID2:	
CONTACT:		STATUS:	
		PHONE:	
<u>COUNTY OF SAN BERNARDINO HAZARDOUS WASTE GENERATORS PERMITS INFORMATION:</u>			
Permit Category:	HAZMAT HANDLER 0-10 EMPLOYEES		
Permit Number:	PT0017290		
Status:	ACTIVE		
Expiration Date:	1/31/2007 12:00:00AM		
Facility Phone:			
Owner Name:	BELL, TROY J.		
Owner Address:			
Owner Address:			
Owner Phone:			

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

RCRAGN

SEARCH ID: 1	DIST/DIR: 0.24 NE	MAP ID: 13
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NAME: A2A AUTO BODY and GLASS
ADDRESS: 16152 MAIN ST
HESPERIA CA 92345
SAN BERNARDINO
CONTACT: VINCENT RAMIREZ

REV: 6/6/06
ID1: CAD983673021
ID2:
STATUS: SGN
PHONE: 6199497037

SITE INFORMATION

CONTACT INFORMATION: VINCENT RAMIREZ
16152 MAIN ST
HESPERIA CA 92345

PHONE: 6199497037

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch

Site Detail Report

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

LUST

SEARCH ID: 17 **DIST/DIR:** 0.41 NW **MAP ID:** 14

NAME: CIRCLE K 1034 **REV:** 04/24/07
ADDRESS: 15853 MAIN ST **ID1:** T0607100709
HESPERIA CA 92345 **ID2:**
SAN BERNARDINO **STATUS:** LEAK BEING CONFIRMED
CONTACT: **PHONE:**

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 6V
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: CIRCLE K CORPORATION
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR: CIRCLE K CORPORATION
WATER SYSTEM: HESPERIA, CITY OF

CASE NUMBER: 6B3600186T
CASE TYPE: UNDEFINED
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: LOOSE FITTING
LEAK SOURCE: PIPING
HOW LEAK WAS DISCOVERED: NO DESCRIPTION
DATE DISCOVERED (blank if not reported): 1990-03-09 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: LEAK BEING CONFIRMED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): NONE TAKEN
DATE OF ENFORCEMENT (blank if not reported): 1965-01-01 00:00:00

ENTER DATE (blank if not reported): 1990-07-11 00:00:00
REVIEW DATE (blank if not reported): 1990-07-11 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported): 1990-07-11 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1990-03-12 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

STATE

SEARCH ID: 2 **DIST/DIR:** 0.53 SE **MAP ID:** 15

NAME: CROSSWALK CHARTER SCHOOL ADDRESS: SULTANA STREET/5TH AVENUE HESPERIA CA 92345 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19880088 ID2: STATUS: NO ACTION - FOR CALMORTGAGE ON PHONE:
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OTHER SITE NAMES (blank below = not reported by agency)

CROSSWALK CHARTER SCHOOL

GENERAL SITE INFORMATION

File Name (if different than site name):

Status:	NO ACTION - FOR CALMORTGAGE ONLY
AWP Site Type:	PROPOSED SCHOOL SITE PROPERTY
NPL Site:	U
Fund:	
Status Date:	06292005
Lead:	DEPT OF TOXIC SUBSTANCES CONTROL
Staff:	SLEWIS
DTSC Region and RWQCB :	CYPRESS
Branch:	SCHOOL EVALUATION
RWQCB:	
Site Access:	
Groundwater Contamination:	
Number of Sources Contributing to Contamination at the Site:	

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 404635-11

BACKGROUND INFORMATION (blank below = not reported by agency)

The site includes residences, schools, retail stores, and libraries. Many buildings are vacant and many properties are undeveloped.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity:	PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES
Activity Status:	NO ACTION - FOR CALMORTGAGE ONLY
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	06292005
Yards of Solids Removed:	
Yards of Solids Treated:	
Gallons of Liquid Removed:	
Gallons of Liquid Treated:	

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 06292005
: DTSC reviewed a Phase I Environmental Assessment and has made a No Action determination for this Site.

Environmental FirstSearch

Site Detail Report

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

LUST

SEARCH ID: 19

DIST/DIR: NON GC

MAP ID:

NAME: HAYWARD LUMBER
ADDRESS: 931 MAIN ST
HESPERIA CA 92345
SAN BERNARDINO
CONTACT:

REV: 04/24/07
ID1: T0607100725
ID2:
STATUS: POLLUTION CHARACTERIZATION
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 6V
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: HAYWARD LUMBER
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 6B3600257T
CASE TYPE: AQUIFER AFFECTED
SUBSTANCE LEAKED: not listed
SUBSTANCE QUANTITY:

LEAK CAUSE:
LEAK SOURCE:

HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported):

HOW LEAK WAS STOPPED:

STOP DATE (blank if not reported):

STATUS: POLLUTION CHARACTERIZATION

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):

ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):

DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):

REVIEW DATE (blank if not reported): 1999-06-01 00:00:00

DATE OF LEAK CONFIRMATION (blank if not reported):

DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):

DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):

DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 1993-01-12 00:00:00

DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):

DATE REMEDIAL ACTION UNDERWAY (blank if not reported):

DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):

DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):

REPORT DATE (blank if not reported): 1992-10-23 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):

MTBE GROUNDWATER CONCENTRATION (parts per billion):

MTBE SOIL CONCENTRATION (parts per million):

MTBE CNTS: 0

MTBE FUEL: 0

MTBE TESTED: NOT REQUIRED TO BE TESTED

MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

Target Property: 15864 WALNUT ST
HESPERIA CA 92345

JOB: 07-54108

OTHER

SEARCH ID: 18

DIST/DIR: NON GC

MAP ID:

NAME:

REV: 06/15/07

ADDRESS: 15985 JUNIPER ST APT B
HESPERIA CA
SAN BERNARDINO

ID1: NCLRCA276

ID2:

STATUS:

CONTACT:

PHONE:

NATIONAL CLANDESTINE LABORATORY REGISTER INFORMATION FOR THE STATE OF CALIFORNIA:

Seizure Date: 6/18/2004

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further

studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The

Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
- Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

EXHIBIT C-2

GENERAL PUBLIC RECORDS

NOT APPLICABLE FOR THIS REPORT

APPENDIX D

INTERVIEW RECORDS

RECORD OF COMMUNICATION						
Site Name: Former Gas Station and Office Building			Location (city): Hesperia, California			
Communication with: Mohmmad Riaz						
Of: Property owner						
Location: Hesperia			Phone:			
Communication via	X	Telephone		Letter		In Person
Recorded By: Nasim Ahmed			Of: LAC			
At: (time): 2:00 PM			On (date): October 8. 2007			
Re: Site Access						
Summary of Communication: Provided site access						
Conclusions/Required Action/Follow-up: None						
ROC 1 of 3						

RECORD OF COMMUNICATION						
Site Name: Former Gas Station and Office Building				Location (city): Hesperia, California		
Communication with: Elizabeth						
Of: San Bernardino County Fire						
Location: San Bernardino				Phone: (909) 386-8401		
Communication via		Telephone	X	Letter		In Person
Recorded By: Nasim Ahmed				Of: LAC		
At: (time):				On (date): October 4,, 2007		
Re: UST records						
Summary of Communication: No records were available at the time this report was prepared						
Conclusions/Required Action/Follow-up: The report will be updated						
ROC 2 of 3						

RECORD OF COMMUNICATION						
Site Name: Former Gas Station and Office Building				Location (city): Hesperia, California		
Communication with: Administrative Assistant						
Of: Hesperia Building Department						
Location: Hesperia				Phone: (760) 947-1000		
Communication via		Telephone		Letter	X	In Person
Recorded By: Nasim Ahmed				Of: LAC		
At: (time): 3:30 PM				On (date): October 8, 2007		
Re: Building Records						
Summary of Communication: Provided building records						
Conclusions/Required Action/Follow-up: None						
ROC 3 of 3						

APPENDIX E

CLIENT PROVIDED DOCUMENTATION



LandAmerica Assessment Corporation
1320 Harbor Bay Parkway Suite 260
Alameda CA 94502
Phone: 510-337-2855
Fax: 510-337-2865

ASTM E-1527-05 PHASE I ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE AND DISCLOSURE STATEMENT

KM

User: In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

1. PROPERTY INFORMATION:

Property Name: Hesperia - 7 th & Main		
Property Address: 15901 Main Street, 15864 Walnut St.		
City Hesperia	State CA	Zip
Assessor's Parcel Number: APN 0413-101-08-0000, 0413-101-10-0000, 0413-101-11-0000, 0413-101-12-0000, 0413-101-13-0000, & 0413-101-14-0000		

2. COMPLETED BY

Signature <i>Elizabeth F. Melny</i>	Date 9/27/07
Printed Name Elizabeth Melny	Title VP Legal

3. ASTM-REQUIRED INQUIRIES

Property Owner: Name: 0413-101-08 & 14 - Mohammad and Saboohi Riaz, 0434-101-12 - Norman E and Jacqueline Adams, 0413-101-10, APN 0413-101-11, and APN 0413-101-13-0-000 - Suhail N. Khoury & Avit S. Khoury Phone: Fax:	
Key Site Manager (Site contact): Name: Phone: Fax:	
1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the <i>property</i> that are filed or recorded under federal, tribal, state or local law?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AILs, such as <i>engineering controls</i> , land use restrictions or <i>institutional controls</i> that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the <i>user</i> of this <i>ESA</i> do you have any specialized knowledge or experience related to the <i>property</i> or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the <i>property</i> or an adjoining <i>property</i> so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please return completed form and any attachments via fax to:
LandAmerica Assessment Corporation, 1320 Harbor Bay Parkway, Suite 260, Alameda, CA 94502
Telephone: 510-337-2865 Fax: 510-337-2865

<p>4) Relationship of the purchase price to the fair market value of the <i>property</i> if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this <i>property</i> reasonably reflect the fair market value of the <i>property</i>? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the <i>property</i>?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>5) Commonly known or reasonably ascertainable information about the <i>property</i> (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the <i>property</i> that would help the <i>environmental professional</i> to identify conditions indicative of releases or threatened releases? For example, as <i>user</i>, (a.) Do you know the past uses of the <i>property</i>? (b.) Do you know of specific chemicals that are present or once were present at the <i>property</i>? (c.) Do you know of spills or other chemical releases that have taken place at the <i>property</i>? (d.) Do you know of any environmental cleanups that have taken place at the <i>property</i>?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>6) The degree of obviousness of the presence of likely presence of contamination at the <i>property</i>, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the <i>user</i> of this <i>ESA</i>, based on your knowledge and experience related to the <i>property</i> are there any <i>obvious</i> indicators that point to the presence or likely presence of contamination at the <i>property</i>?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Please provide an explanation of all affirmative answers or attached additional documentation.</p>	
<p>Tank Removal report + WFA letter already provided to Land America.</p>	
<p>7) Please state reason for procuring this Phase I <i>ESA</i>:</p> <p><input checked="" type="checkbox"/> Qualify for Innocent Landowner defense to CERCLA Liability.</p> <p><input type="checkbox"/> Other: (state below) We are prospective purchasers of the subject properties.</p>	

In addition, certain information should be collected, if available, and provided to the *environmental professional*. This information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*. The information includes:

- (a) the reason why the Phase I is required,
- (b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,
- (c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),
- (d) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice R.1527 are to be considered),
- (e) identification of all parties who will rely on the Phase I report,
- (f) identification of the site contact and how the contact can be reached,
- (g) any special terms and conditions which must be agreed upon by the *environmental professional*, and
- (h) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment* reports, documents, correspondence, etc., concerning the *property* and its environmental condition).

Please return completed form and any attachments via fax to:
LandAmerica Assessment Corporation, 1320 Harbor Bay Parkway, Suite 260, Alameda, CA 94502
Telephone: 510-337-2865 Fax: 510-337-2865

APPENDIX F

OTHER SUPPORTING DOCUMENTATION



LandAmerica Assessment Corporation
1320 Harbor Bay Parkway Suite 260
Alameda CA 94502
Phone: 510-337-2855
Fax: 510-337-2865

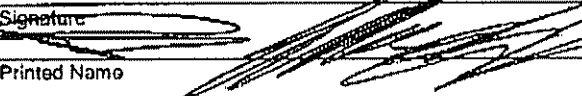
ASTM E-1527-05 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Site Contact: Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call LAC. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in LAC's report.

1. PROPERTY INFORMATION:

Property Name: <u>WALNUT AND 7TH ST.</u>		
Property Address: <u>15864 WALNUT ST.</u>		
City <u>HESPERIA</u>	State <u>CA</u>	Zip <u>92345</u>
Assessor's Parcel Number: <u>0413-101-10-0-000, 0413-101-11-0-000, 0413-101-13-0-000</u>		

2. COMPLETED BY

Signature 	Date <u>10-2-07</u>
Printed Name <u>AVIT KHOURY Suhail K Houry</u>	Title <u>OWNER</u>

3. ASTM-REQUIRED INQUIRIES

Property Owner: <u>SUHAIL N. AND AVIT S. KHOURY</u>	
Name: <u>SUHAIL N. AND AVIT S. KHOURY</u> Phone: <u>760 403 6825</u> Fax: <u>760 241 6788</u>	
Key Site Manager (Site contact):	
Name: <u>MARLENE KHOURY</u> Phone: <u>805 258 1754</u> Fax: <u>760 241 1135</u>	
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. If so, please send documents along with completed questionnaire to LAC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please send documents along with completed questionnaire to LAC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please return completed form and any attachments via fax to:

LandAmerica Assessment Corporation, 1320 Harbor Bay Parkway, Suite 260, Alameda, CA 94502

Telephone: 510-337-2855 Fax: 510-337-2865

For example: Do you know the past use of the property? Do you know specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	<i>NO</i>
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please attach explanation of all affirmative answers.	
8) Please state reason for procuring this Phase 1 ESA: <input type="checkbox"/> Qualify for Innocent Landowner defense to CERCLA Liability <input checked="" type="checkbox"/> Other: (state below) <i>Buyer's inspection for purchase, and development.</i>	

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send to NAC if "yes") <i>0413-101-10, 11, 13</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total Property Size <i>± 35,090.00</i>	
Total number of buildings <i>(0) zero</i>	
Total square footage of buildings <i>N/A</i>	
Date of construction <i>N/A</i>	
Dates of significant renovation <i>N/A</i>	
Waste water discharge <input checked="" type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site septic system <input type="checkbox"/> Other	
Potable water source <input checked="" type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other	
Please describe prior use of property, if known: <i>Car Lot</i>	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
<input type="checkbox"/> Phase 1 ESA	<i>N/A</i>
<input type="checkbox"/> Phase 2 ESA	<i>N/A</i>

Have any previous environmental investigations been performed at the site?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
INVESTIGATION TYPE	
If yes, please describe conclusions, and attach copy of report(s)	
<input type="checkbox"/> Tank Tightness Testing	N/A
<input type="checkbox"/> Asbestos Survey/ O&M	N/A
<input type="checkbox"/> Radon	N/A
<input type="checkbox"/> Lead-based Paint	N/A
<input type="checkbox"/> Lead in Water	N/A
<input type="checkbox"/> Operations & Maintenance Plan(s)	N/A
<input type="checkbox"/> Other	N/A

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7. Clarifiers/ Separators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. Floor Drains/Sumps	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
16. Environmental Cleanups	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17. Environmental Permits	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b) POTW (NPDES)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
d) Air Quality	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
e) Flammable Materials	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
f) AST/UST	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
h) Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Dry Cleaners	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Industrial Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

HISTORICAL TENANT REPORT

15885,15887-15901,15888,15933

MAIN ST & 15888 WALNUT ST, HES

Page: 1

Date: 10-10-2007

Job: NAAH3476

HISTORICAL TENANT REPORT

INTRODUCTION

The purpose of this Historical Tenant Report is to identify the tenants (be it the owner or lessee) of 15885,15887-15901,15888,15933 MAIN ST & 15888 WALNUT ST, HES over the last 50 years.

Sources for the research includes various city directories, street address directories and criss-cross directories published from 1920 forward. The actual site address as well as neighboring addresses on the same block are also investigated for informational purposes, and to cover a potential address change of the subject site.

BBL has used its best effort but makes no claims as to the completeness of the referenced sources or completeness of the search. For additional information call (619) 793-0641.

DIRECTORY INFORMATION

The three general types of directories researched for the Historical Tenant Report are the 1) city directory, 2) street address directory, and 3) criss-cross directory. All three either are devoted to or have sections that list the Tenant and telephone number of given street addresses by their street name and address. These telephone directories, not as readily available to the public as white pages or yellow pages, are excellent for uncovering names, business names and the nature of businesses as listed by street address.

In addition to the actual site address the following neighboring addresses have been researched for commercial listings as well:

15885 MAIN ST
15887 MAIN ST
15888 MAIN ST
15888 WALNUT ST
15901 MAIN ST
15933 MAIN ST

The actual site address, as it is known presently, is marked by an asterisk in the findings of the search as reported on the following pages.

HISTORICAL TENANT REPORT

15885,15887-15901,15888,15933

MAIN ST & 15888 WALNUT ST, HES

Page: 1

Date: 10-10-2007

Job: NAAH3476

2006

15885 MAIN ST	MEMBERS OWN CREDIT UNION AZTECA TAE KWON DO ANTIQUES TRAVELER FINDERS KEEPERS SHABBY CHIC & LIL BIT COUNTRY BRIAN MOTORS CAR RENTAL QUALITY HEALTHCARE CLINIC NU-WEST MOTOR SPORTS
15887 MAIN ST	ANGELS AUTO EXPO
15888 MAIN ST	HANSEN, ERIC R DO FINANCIAL TITLE CO BURNS FIRE PROTECTION SYSTEMS HEALTHY BEGINNINGS VALENCIA, RAINILDA P MD
15888 WALNUT ST	SILLS AUTO SALES
15901 MAIN ST	ALLIANCE SERVICE CTR BEST BUY AUTO SALES
15933 MAIN ST	No Commercial Listings
Source:	DIGITAL DIRECTORY ASSISTANCE

2004

15885 MAIN ST	HIGH DESERT APPLIANCE II ALL AMERICA POSTAL CTR SHABBY CHIC & LIL BIT COUNTRY ME & MOM FASHIONS HESKETH'S PLACE FINDERS KEEPERS BRIAN MOTORS CAR RENTAL M & M VIDEO GAMES ANTIQUES TRAVELER ROSE REALTY
15887 MAIN ST	No Commercial Listings
15888 MAIN ST	REMAX PERFORMANCE PLUS SALAZAR, JUVILUSAN S MD HESPERIA PHARMACY FAMILY VISION CTR
15888 WALNUT ST	SILLS AUTO SALES
15901 MAIN ST	ALLIANCE AUTO DEALER ALLIANCE SERVICE CTR
15933 MAIN ST	No Commercial Listings
Source:	DIGITAL DIRECTORY ASSISTANCE

2002

15885 MAIN ST	ANGIE'S DECORATIONS LOS DOMINGOS RESTAURANT HESKETH'S PLACE BRIAN MOTORS ROSE REALTY HIGHER CALLING CHURCH SHEAR IMAGES HAIR DESIGN MAIN STREET PAGING & CELLULARMORAN HOME BUILDERS LAWYERS TITLE CO
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HISTORICAL TENANT REPORT

15885,15887-15901,15888,15933

MAIN ST & 15888 WALNUT ST, HES

Page: 2

Date: 10-10-2007

Job: NAAH3476

15887 MAIN ST	No Commercial Listings
15888 MAIN ST	LLOYD'S PHARMACY GENTE MEDICAL CLINIC HESPERIA PROFESSIONAL CTR WOODFIELD MEDICAL GROUP ATS COMPUTER TRAINING CTR SUMMIT OF SOUTHERN CALIFORNIA
15888 WALNUT ST	SILLS AUTO SALES
15901 MAIN ST	ALLIANCE AUTO DEALER ALLIANCE SERVICE CTR
15933 MAIN ST	No Commercial Listings
Source:	DIGITAL DIRECTORY ASSISTANCE

2000

15885 MAIN ST	MISS JENNY'S ANTIQUES II HESKETH'S PLACE ROSE REALTY LOS DOMINGOS RESTAURANT BRIAN MOTORS LAWYERS TITLE CO SHEAR IMAGES HAIR DESIGN PAL HUMANE SOCIETY K'S KUBBY HOLE BRANAMAN & THIBODEAU BOOKKPNG
15887 MAIN ST	NORM ADAMS CONCRETE
15888 MAIN ST	WESTERN EMPIRE SECURITY ANIMAL MEDICAL CTR DESERT VALLEY COMMUNITY LAW HESPERIA PROFESSIONAL CTR GENTE MEDICAL CLINIC DREAMCATCHER ENTERPRISES HANNON CHIROPRACTIC LUEDEMANN, RON residential G WOODFIELD MEDICAL GROUP
15888 WALNUT ST	SILLS AUTO SALES
15901 MAIN ST	ALLIANCE AUTO DEALER
15933 MAIN ST	HESPERIA CHEVRON BCE CHECK CASHING
Source:	DIGITAL DIRECTORY ASSISTANCE

1998

15885 MAIN ST	COBBLESTONE SQUARE MISS JENNYS ANTIQUES II MISS JENNYS ANTIQUES DOMINGOS APPLE PIE ANTIQUES ANTIQUE IMPORTS CAROUSEL OF BEAUTY
15887 MAIN ST	NORM ADAMS CONCRETE
15888 MAIN ST	BENNETT MC ALLISTER INC MC ALLISTER, BENNETT OD ROBERTS, STEPHEN W MD ANIMAL MEDICAL CTR HENTE MEDICAL CLINIC

HISTORICAL TENANT REPORT

15885,15887-15901,15888,15933

MAIN ST & 15888 WALNUT ST, HES

Page: 3

Date: 10-10-2007

Job: NAAH3476

	AUTOMATED TECHNICAL SVC HESPERIA PROFESSIONAL CTR WOODFIELD MEDICAL GROUP ARIZA, HORACIO MD LLOYDS PHARMACY
15888 WALNUT ST	SILLS AUTO SALES
15901 MAIN ST	ALLIANCE SERVICE CTR
15933 MAIN ST	No Commercial Listings
Source:	DIGITAL DIRECTORY ASSISTANCE

1994

15885 MAIN ST	BUILDERS CARPET WORLD CAROUSEL OF BEAUTY OPTOMETRIC VISION CENTER DOMINGOS MEXICAN RESTAURANT A & V FLOOR COVERING SUPPLY ALICE HOUSE OF RIBS ROSE REALTY RENICKS BOOT REPAIR SONJAS TREASURES MISS JENNYS ANTIQUES
15887 MAIN ST	NORM ADAMS CONCRETE
15888 MAIN ST	BELTONE HEARING AID CENTER ANDREWS, FRANK J PHD ANIMAL MEDICAL CENTER BARLOW, JEFF DDS HANNON, CLIVE B ASSEMBLYWOMAN HONEYCUTT
15888 WALNUT ST	SILLS AUTO SALES
15901 MAIN ST	ALLIANCE SERVICE CENTER
15933 MAIN ST	No Commercial Listings
Source:	DIGITAL DIRECTORY ASSISTANCE

To be filled in by Applicant - PLEASE PRINT OR TYPE

Owner's Name **Martin & MacFarlane D.B.A. Martin Outdoor** Phone No. **(805) 948-0772**

Mailing Address **45424 N. Sierra Hwy Lancaster 93534** City Zip

JOB SITE ADDRESS **15887 Main St. Hesperia** CITY

PARCEL NO. **413-101-12** Lot No. Block No. **101** Tract No.

Sec. Twn. Rng.

Intended Permit Use **Off-site Sign** F.H.A. ☐ Yes ☐ No

SEWAGE SYSTEM ☐ Public ☐ Private ☐ Repair Min. Depth S.F./100 gal.

Lot Dimensions **45' x 150'** No. Stories No. Bedrms. No. Dwelling Units No. Fireplaces

No. Bldgs. Now on Lot **one** How Used **Office**

Contractor **Martin Outdoor** When Plans Reviewed, Notify **Martin Outdoor**

Contractor's Mailing Address **45424 N. Sierra Hwy Lancaster 93534** City Zip Phone No. **805-948/07**

FLOOR	EXT. WALLS	INT. WALLS	CEILING	ROOF	HEATING
Concrete	Masonry	Masonry	Open Beam	Wood	Elect.
Wood	Frame	Frame	Plaster	Comp. Sh.	Nat. Gas
	Stucco	Plaster	Sheetrock	Built-up	L.P.G.
	Siding	Sheetrock	Wood	Metal	Solar
	Metal	Wood	Fiber Board	Tile	Solid/Oil

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the Certificates below.

☒ I certify that no excavation 5 or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☒ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit No. _____

WORKERS' COMPENSATION INSURANCE CERTIFICATION

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Workers' Compensation Insurance Policy No. _____ Expiration Date **10-1-86**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name **NONE**

Lender's Address _____

I have read this application and agree to comply with all laws regulating construction.

Owner's Signature _____

Contractor's Signature _____ License No. **451323**

By _____ Zone **C2-T340** DEPARTMENT USE ONLY

Plan Check Valuation _____

Minimum Setback Distances

Front Setback from Center Line _____ R/W _____
 Rear Setback from Rear Property Line _____
 Side Street Setback from Center Line _____ R/W _____
 Side Setback from Property Line _____
 Side Setback from Property Line _____

NOTE **MIN 1' FROM side property line as well as 2' dedication required survey required**

Index No. **158-92** Region **402**

Application Date **3-20-86** By **BW**

Plans **2** Plot Gr. Type Plan No.

Date Permit Issued **4/7/86**

Use Number **39** Hazardous Fire Area ☐

	Sq. Ft.	Factor P.S.F.	Adjusted Area or Valuation
1	288	15	4,320
2			
3			

Gar. _____

Porch _____

F.P. _____

Valuation _____ Adjusted Area _____

Grading _____ Cu. Yds. _____

ELECT. **ILLUMINATED SIGN = 26.00**

PLUMB. _____

MECH. _____

Plan Rev. Fee \$ **75.00**

Const. Fee **80**

Elec. Fee **26**

Plumb. Fee _____

Mech. Fee _____

Solar Fee _____

Grading Fee _____

Energy Fee _____

Misc. Fee _____

Permit Fee **14**

Surveyor _____

TOTAL FEE \$ **192**

VALIDATION SPACE OR RECEIPT NO. **2070**

Cash/Check **2070** Paid By **780169**

CITY OF HESPERIA

DEPARTMENT OF BUILDING AND SAFETY

BUILDING PERMIT

**PRESS
FIRMLY**

THIS IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND VALIDATED, AND IS SUBJECT TO EXPIRATION IF WORK THEREUNDER IS NOT COMMENCED OR IS SUSPENDED OR ABANDONED FOR 180 DAYS.

SITE 15895
ADDRESS 15887 MAIN ST.
APN 413-101-14 LOT TRACT
CROSS STREET 7th AVE
OWNER HEMANT CHHATRALA
ADDRESS SVL BOX 7477
CITY VICTORVILLE ZIP 92392 TEL 243-4293
APPLICANT HEMANT CHHATRALA TEL 243-4293

CONTRACTOR MOUSLEY CONSTRUCTION
ADDRESS 14455 PARK AVE
CITY VICTORVILLE ZIP 92392 TEL 241-7742
STATE
LIC. NUMBER

ARCH/ENG/
DESIGNER CHRISCAN BERGAM
ADDRESS 14455 PARK AVE
CITY VICTORVILLE ZIP 92392 TEL 241-7742

PROPOSED USE MOTEL (19 UNIT + 16R)
TRAVEL LODGE
NO. DWEL. 1819 NO. NO.
UNITS STORIES 2 BEDROOMS
LOT DIMENSIONS
NO. OF BLDGS HOW
ON LOT USED

☐ LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

☒ OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself, or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B.P.C. Attach Certificate.
Date Owner

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Building Inspection Department or Department.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Applicant

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec 341, Title 8, C.A.C.).

☐ As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

☐ Division of Industrial Safety Permit No.

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.).

Lender's Name

Lender's Address

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize a representative of the Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.

X Chhatrala 9/21/90
Signature of Applicant or Agent Date

APPLICATION 9-21-90 PERMIT 761 USE 20
DATE NUMBER CODE
ISSUE TYPE OCC.
DATE CONST. V-1M. GROUP R-1

ZONING SETBACKS PER IMPROVEMENTS
FRONT RW
REAR RW
SIDE/SIDE STREET Plot RW
SIDE

SEWAGE ☐ PUBLIC PMT #
DISPOSAL ☐ PRIVATE SQ. FT./100 GAL

GRADING ☐ CU. YDS. EXC. CU YDS FILL

TYPE	SO	1/4" = 1'-0"	ADJ. AREA	VALUATION
1	7982	21.0	7982	
2	520	20	104	
3	400	20	80	
4	320	20	40	
PORCH				
VALUATION	345,000		8212	

CONSTRUCTION	PLAN REVIEW	ELECTRIC	PLUMBING	MECHANICAL	GRADING	ISSUANCE	SMIP	PARK FEE	SCHOOL FEES

CONSTRUCTION
PLAN REVIEW 699.71
ELECTRIC
PLUMBING
MECHANICAL
GRADING
ISSUANCE
SMIP
PARK FEE
SCHOOL FEES

FEE TOTALS 699.71

TOTAL FEES 699.71
COMMENTS
RECEIPT NO. PAID BY OK 2806 VALIDATION 72

402 SAN BERNARDINO COUNTY-EPWA/LAND MANAGEMENT DEPT
OFFICE OF BUILDING AND SAFETY P E R M I T APPLICATION
THIS IS NOT A PERMIT UNTIL ISSUED

PARCEL NUMBER 0413-101-14-0000							
TRACT	BLK 000	LOT 000	SEC NE20	TWN 04N	RNG 04W	PRCL MAP 0	PRCL 0
SUBDIVISION NAME				SUBDIVISION PARCEL NO			
APPLICANT NAME, MAILING ADDRESS, AND PHONE NUMBER WHITE OAK DEVELOPMENT 14338 PARK AVE 4 VICTORVILLE CA 92392-0000 (619) 241 - 2336							
OWNER NAME, MAILING ADDRESS, AND PHONE NUMBER ATTRACTIVE INVESTMENTS INC 9454 MILSHIRE BLVD 820 BEVERLY HILLS CA 90212-0000 (213) 858 - 6700							
JOB SITE ADDRESS 15887 MAIN ST - <i>Not correct address</i> HESPERIA CA 92345-0000 CROSS STREET 7TH ST INSPECTN ACCESS							
CONTRACTOR NAME				LICENSE NUMBER			
MAILING ADDRESS, PHONE NUMBER							
MINIMUM SETBACK DISTANCES							
MECHANICAL EQUIP NOT PERMITTED IN REQUIRED SIDE SETBACKS							
NO. STORIES 1		NO. DWELLING UNITS		NO. BEDROOMS		FLOOR	
EXT. WALLS		INT. WALLS		CEILING			
ROOF		HEATING		FIREPLACES METAL MASRY			
WATER	SEWER PUBLIC	MIN DEPTH 000	S.F./100 000	SIZE 0000	NEW/REPAIR NEW		
COMMENTS RE-CONSTRUCTION PAID SCHOOL FEES DUE NEED SEWER LETTER							

PERMIT NBR 402 88 00466 2011 01		PAGE 1 OF 1	
APPL DATE 02/17/88		ISSUE DATE 00/00/00	
PROPOSED USE: AUTOMOTIVE REPAIR CONST. CURRENT USE:			
COMMUNITY PLAN		ZONE/LAND USE DISTRICT C2-T 544	GENERAL PLAN COM
LOT DIMENSION 97X150 #BLDGS ON LOT		CONST TYPE III1 GROUP B1	
#PLANS RECD 0 LAND USE PLOT 0 STD PLAN/ICBO		INDEX NBR 158-93 FHA	
GRADING CU.YDS. EXC. CU.YDS. FILL		INITIAL	ACTUAL
TYPE	SQ. FT.	FACTOR/P.S.F.	ADJUSTED AREA/VALUATN
01	5752	45.00	258840.00
CALC. VALU 258,840.00		ADJUSTED AREA 5752	
ITEM CNT	DESCRIPTION	DETAIL	TOTALS
8	COMMER/INDUST CONST		1,264.40
8	TO 600V/200AMP SERV	136.00	
5752	FIXTURES	596.50	
	ELEC SUB-TOTAL		732.50
16	FIXTURE/TRAP	116.80	
1	BLD SEWER PUBLIC CO	17.00	
8	WATER HEATER	87.20	
1	GAS PIPING OUTLETS	10.90	
1	WATER PIPING	10.90	
8	WATER DIST CONNECTI	38.40	
	PLUM SUB-TOTAL		281.20
8	VENT FAN SINGLE DUC	48.80	
	MECH SUB-TOTAL		48.80
	ISSUANCE FEE		17.00
	SMIP SURCHARGE		38.83
	TOTAL AMOUNT		2,382.73
AMT WAIVED .00		AMT PAID 2,382.73	
PAYOR NAME: UNGVARI, JOHN		PAID 04/07/88	
RECEIPT : 4009		EMPL: HUDSON, P	



DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT

PRESS
FIRMLY

JOBSITE
ADDRESS 15901 MAIN + 7TH
APN 43-101-08 LOT _____ TRACT _____
CROSS STREET _____
OWNER BLACK GOLD GAS STA.
ADDRESS P.O. BOX 3757
CITY ONTARIO ZIP _____ TEL 714 983-7743
APPLICANT _____ TEL _____

CONTRACTOR MARSHALL PIPELINE
ADDRESS Like Oak + Hesperia Rd
CITY Hesperia ZIP _____ TEL 244-6283
STATE _____
LIC. NUMBER _____

ARCH/ENG/
DESIGNER _____
ADDRESS _____
CITY _____ ZIP _____ TEL _____

PROPOSED USE SEWER CONNECTION

NO. DWEL. _____ NO. _____ NO. _____
UNITS _____ STORIES _____ BEDROOMS _____

LOT DIMENSIONS _____
NO. OF BLDGS _____ HOW _____
ON LOT _____ USED _____

☒ LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

☐ OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself, or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B. & P.C. (Attach Certificate).
Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Building Inspection Department or _____ Department.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp 2, Art 2, Sec 341, Title 8, C.A.C.).

☐ As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

☐ Division of Industrial Safety Permit No. _____

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify I have read this application and state that the information given is correct. I agree to comply with all state laws and city ordinances relating to building construction, and authorize a representative of the Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.

[Signature]
Signature of Applicant or Agent

Date _____

APPLICATION DATE 4-26-89 PERMIT NUMBER 1996 USE CODE _____
ISSUE DATE 4-27-89 TYPE _____ OCC. _____
DATE _____ CONST. _____ GROUP _____

ZONING _____ SETBACKS
FRONT _____ RW _____
REAR EX 10109 RW _____
SIDE/SIDE STREET _____ RW _____
SIDE _____

SEWAGE DISPOSAL ☒ PUBLIC PMT # 576
☐ PRIVATE SQ. FT./100 GAL. _____

GRADING ☐ CU. YDS. EXC. _____ CU YDS FILL _____

BUILDING FEES	TYPE	SQ. FT.	FACTOR	PSF	ADJ. AREA/VALUATION
	1				
	2				
	3				
	4				
GARAGE					
PORCH					

VALUATION _____ ADJ. AREA _____

ELECTRICAL	QUANTITY	DESCRIPTION	FEE
MECHANICAL			
PLUMBING			

CONSTRUCTION _____
PLAN REVIEW _____
ELECTRIC _____
PLUMBING 52.41
MECHANICAL _____
GRADING _____
ISSUANCE _____
SMIP _____
PARK FEE _____
SCHOOL FEES _____

FEE TOTALS

TOTAL FEES 52.41

COMMENTS _____

RECPT NO. 1222 PAID BY 4611087 VALIDATION 72



Advanced Environmental Concepts, Inc. is pleased to present the following:

Tank Closure Report

for

Alliance Auto Center
15901 Main Street
County of San Bernardino • Hesperia, California

This report has been prepared for:

SCE & E, Inc.
Mr. John Walther

December 1998

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3.0 SITE GEOLOGY and DEPTH TO GROUNDWATER	2
4.0 TANK REMOVAL PROCEDURES	2
4.1 Soil Sample Locations and Collection Procedures	2
5.0 LABORATORY ANALYSES and RESULTS	3
6.0 FINDINGS	4
7.0 RECOMMENDATIONS	4
8.0 LIMITATIONS	4
9.0 CLOSING	5

Appendices:**Project Maps/Figures:**

Figure 1: Location Map
Figure 2: Sampling Location Map

- (A) Tank Removal Permits
- (B) Tank Disposal Documentation
- (C) Marine Chemist
- (D) Hazardous Waste Disposal Manifest
- (E) Laboratory Results/Chain-of-Custody Documents
- (F) Compaction Report

1.0 INTRODUCTION

This report presents the results of a preliminary soil investigation performed November 16-18, 1998 by **Advanced Environmental Concepts, Inc. (AEC)**. The purpose of this project was to evaluate whether petroleum hydrocarbons have leaked from two 5,000 gallon, or one 8,000 gallon gasoline underground storage tanks (UST's), product piping, and/or fuel dispensers.

The objective was to assess the soil beneath the storage tanks and dispenser locations for hydrocarbons following removal of the UST's, and product piping by AEC. The above described tanks, dispensers, and piping were located at 15901 Main Street, Hesperia, California (**Figure 1**).

The tank removal and subsequent soil sampling procedures were performed under the supervision of the Hesperia Fire Department (HFD), represented by Mr. Donn Funderburk, Fire Inspector.

The following report includes background information regarding existing site characteristics, local geology and hydrology, tank removal procedures, sample collection procedures, analytical results, and related conclusions and recommendations. Report appendices contain Tank Removal Permits (**Appendix A**), Tank Disposal Documentation (**Appendix B**), Marine Chemist Certification (**Appendix C**), Hazardous Waste Disposal Manifest for liquid and rinseate (**Appendix D**), Laboratory Reports/Chain-of-Custody Documents (**Appendix E**), and compaction report (**Appendix F**).

2.0 BACKGROUND

SCE & E, Inc. contracted AEC to provide the following tank removal services:

- 1) Excavate the backfill surrounding the UST's;
- 2) Monitor excavated soil for contamination;
- 3) Triple-rinse and decontaminate the tanks prior to removal using a steam cleaner;
- 4) Remove liquid rinseate and transport for offsite disposal;
- 5) Have a marine chemist certify the UST's as non-hazardous;
- 6) Remove and transport the UST's offsite for disposal;
- 7) Provide qualified personnel to collect representative soil samples in accordance with Hesperia Fire Department regulations;
- 8) Perform required analytical testing of soil samples by a State of California certified analytical laboratory;
- 9) Summarize the above described services in the form of a "Tank Closure Report".

Project: AEC 98C-1937

3.0 SITE GEOLOGY and DEPTH TO GROUNDWATER

The site is located in the southern portion of the Mojave Desert, along the northern flank of the San Gabriel Mountains, at an approximate elevation of 3,100 feet above mean sea level. Commercial retail parcels occupy the areas immediately surrounding the site and Main Street is the primary route through Hesperia.

The regional sediments in the area of the subject site were primarily deposited in a low to moderate energy stream environment, as evidenced by the predominant fine-to-medium grained sand fraction. Intermittent episodes of lower and higher energy environments are evident by the presence of silts and gravels, respectively. Such stratigraphy is consistent with broad, low-to-medium gradient, alluvial fan distributary systems where main flow channels episodically alter their course as influenced by topographic lows and highs that form during the on-going sedimentation. Buried channels within these fans typically mirror the surface gradient and transmit groundwater in a similar manner.

The sidewalls and floor of the excavation were composed of dry, compact, fine to medium grained, brown sand (SP). These sediments extended to a depth of fifteen feet below grade level (BGL), the total depth of the excavated gasoline tank pit.

The depth of the first unconfined ground water beneath the site is estimated at approximately 60 feet BGL.

4.0 TANK REMOVAL PROCEDURES

On November 16, 1998, AEC began excavation of the three gasoline UST's located at the site. The 8,000 gallon UST was located south of the islands (trending north-south), and the two 5,000 gallon UST's ran east-west and were located beneath the canopy between the west and central islands. The UST's were under asphalt and concrete. The top and sides of the UST's were uncovered using a backhoe. No visually stained soil was observed adjacent to the top, sides, and ends of the tanks. Remaining liquid was removed using a vacuum truck and the tanks were triple-rinsed using a steam cleaner and certified as non hazardous by Mr. Carlton Bruce, Marine Chemist.

On November 18, 1998, Mr. Donn Funderburk from the Hesperia Fire Department approved the removal of the gasoline UST's. The tanks were removed from the excavation using a crane, loaded on flatbed trucks, and transported to American Metals Recycling in Fontana for recycling.

4.1 Soil Sample Location and Collection Procedures

Upon completion of the tank removal procedures, a total of twelve soil samples were collected at the subject site. All sample collection locations and procedures were conducted in accordance with permit requirements of the HFD. The following protocol was observed during sampling procedures:

- 1) A backhoe, or hand auger was used to excavate a representative sample of native soil from beneath each of the UST's and dispenser area and bring the samples to surface grade for collection;
- 2) A qualified AEC representative, pushed a brass sleeve into an undisturbed portion of the soil within the backhoe bucket, leaving no head space in the sleeve;
- 3) Each sleeve was then capped with a teflon-lined lid, sealed with tape, labeled, and stored in a cooler chilled to approximately 4-degrees Centigrade;

- 4) The soil samples were recorded on a Chain-of-Custody document to ensure sample integrity and traceability;
- 5) Analytical tests were performed by Baseline Analysis, Inc., a California Certified Laboratory located in Huntington Beach, California.

5.0 LABORATORY ANALYSIS and RESULTS

The analyses specified and performed on the soil samples collected from beneath the gasoline UST's and dispensers were in accordance with State of California Department of Health Services (DHS) for total hydrocarbons as gasoline (method 8015M), volatile aromatics by EPA method 8020, and MTBE.

Results of the laboratory analyses are summarized in **Table 1**. The laboratory reports and Chain of Custody documents are presented in **Appendix D** of this report. Units are in milligrams per kilogram (mg/kg), which are equivalent to parts per million (ppm).

TABLE 1
Soil Samples - Gasoline Tank Removals
11/18/98
(ppm)

Sample I.D.	TPHg	Benzene	Toluene	Xylenes	Ethyl- benzene	MTBE
8KN @ 13'	ND	ND	ND	ND	ND	ND
8KS @ 13'	ND	ND	ND	ND	ND	ND
S5KE @ 15'	ND	ND	ND	ND	ND	ND
S5KW @ 15'	ND	ND	ND	ND	ND	ND
N5KE @ 15'	ND	ND	ND	ND	ND	ND
NE-DISP @ 2'	ND	ND	ND	ND	ND	ND
SE-DISP @ 2'	ND	ND	ND	ND	ND	ND
NC-DISP @ 2'	15	ND	0.22	0.14	0.021	ND
SC-DISP @ 2'	4.2	ND	0.073	0.15	0.018	ND
NW-DISP @ 2'	ND	ND	ND	ND	ND	ND
SW-DISP @ 2'	ND	ND	ND	ND	ND	ND
Detection Limits (mg/kg)	1.0	0.005	0.005	0.005	0.005	0.005

TPHg: Total Petroleum Hydrocarbons as Gasoline

ND: Non-detected at indicated level of detection

6.0 FINDINGS

- Trace to non-detectable concentrations of gasoline range petroleum hydrocarbons, volatile organic compounds, and MTBE were indicated in analytical results from the samples collected beneath the gasoline UST's and dispensers.

7.0 RECOMMENDATIONS

Based on the trace to non-detectable concentrations of TPH-g and volatile organic compounds indicated within laboratory analyses of soil samples collected from beneath the gasoline UST's and dispensers at the Alliance Auto Center, **Advanced Environmental Concepts, Inc. (AEC)** recommends no additional assessment and mitigation. Therefore, AEC respectfully requests closure for this site.

8.0 LIMITATIONS

This work has been performed in accordance with generally accepted tank removal and environmental science and engineering practices. Conclusions and recommendations are based upon information collected and compiled during the tank removal and data supplied by the Client. No other warranty, expressed or implied, is given.

The soil samples for this project were obtained on a finite grid; hence, the laboratory results are indicative of discrete samples and are not meant to be misconstrued as representative of unsampled areas.

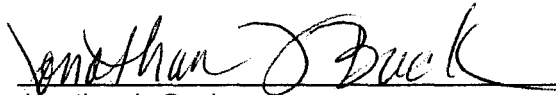
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## 9.0 CLOSING

Advanced Environmental Concepts, Inc. appreciates the opportunity to be of service to SCE & E, Inc. on this project. If there are any questions or if additional information should be required regarding this report, please do not hesitate to contact our office at (805) 831-1646.

Sincerely,

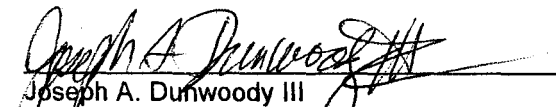
Advanced Environmental Concepts, Inc.

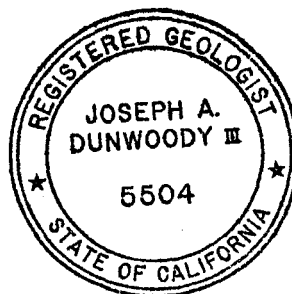
  
Jonathan L. Buck  
Senior Geologist



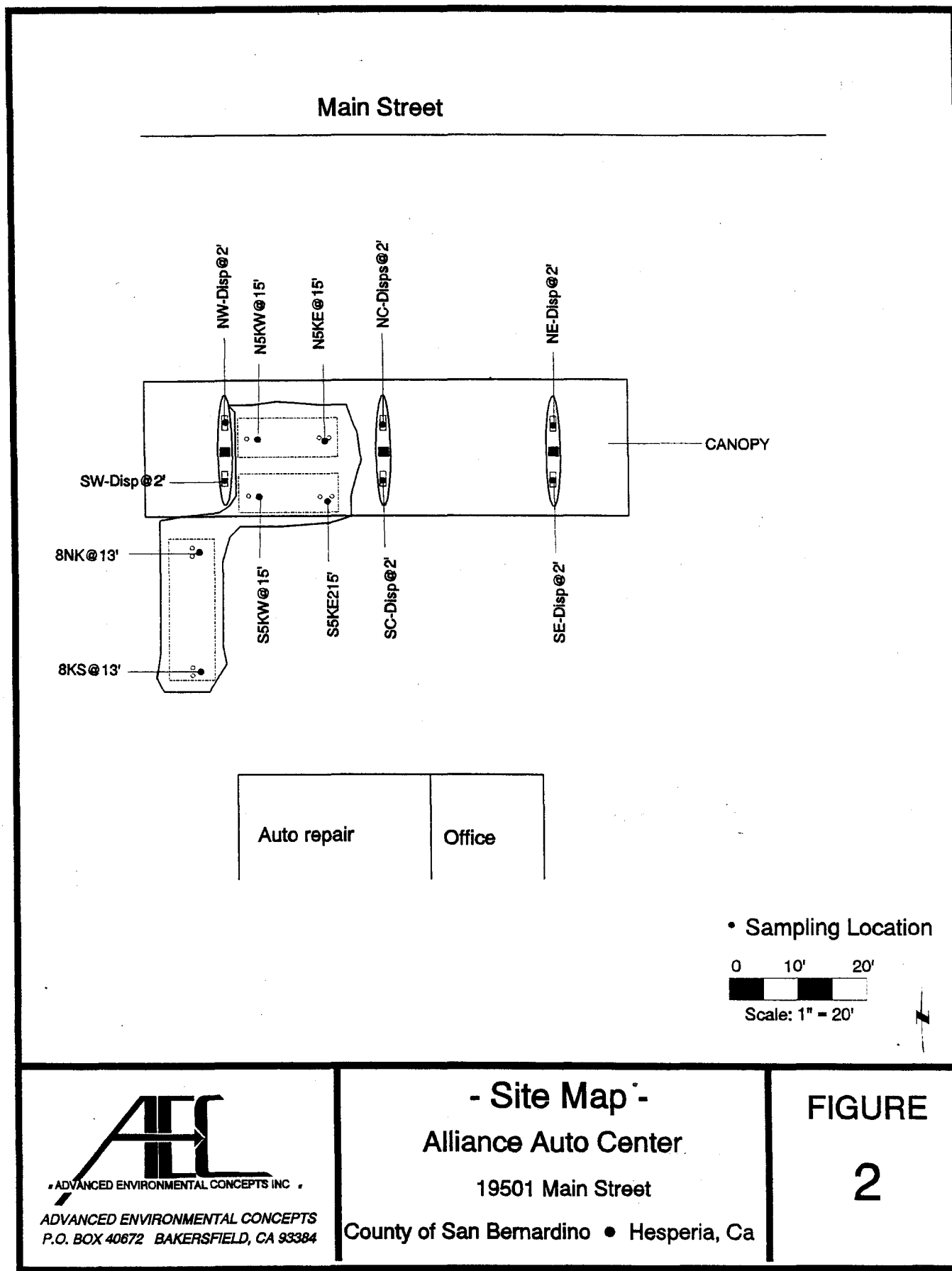
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All environmental site work with which Advanced Environmental Concepts, Inc. was involved, was performed under my supervision to ensure proper sampling protocol and environmental assessment. This report has been technically reviewed by the undersigned.


Joseph A. Dunwoody III
Registered Geologist #5504



DOC28IU



AEC
 ADVANCED ENVIRONMENTAL CONCEPTS INC.
 ADVANCED ENVIRONMENTAL CONCEPTS
 P.O. BOX 40672 BAKERSFIELD, CA 93384

- Site Map -
Alliance Auto Center
 19501 Main Street
 County of San Bernardino • Hesperia, Ca

FIGURE
2

COUNTY FIRE DEPARTMENT



COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

OFFICE OF THE FIRE MARSHAL
HAZARDOUS MATERIALS DIVISION
620 South "E" Street • San Bernardino, CA 92415-0153
(909) 386-8401 • Fax (909) 386-8460

PAT A. DENNEN
Fire Chief
County Fire Warden

June 21, 2007

Mohammed Riaz
15901 Main St.
Hesperia, CA 92345

**SUBJECT: UNDERGROUND STORAGE TANK REMOVAL FOR
ALLIANCE AUTO CENTER, 15901 MAIN ST., HESPERIA, CA**

The Department has received the sample results and closure report submitted by Advanced Environmental Concepts Inc. on 06/18/07. After review of the report prepared by you or your agent, it has been determined that the extent of contamination, or lack thereof, would indicate that no further investigation is warranted at this time.

It is **important** to note that this letter cannot be construed as a release of liability for the site or declaration that the site is free from contamination. Should further projects or environmental investigations reveal additional contaminants on site, you will be responsible and held liable for the investigation and remedial actions.

If you have any questions, please call (909) 386-8464.

JACKSON CRUTSINGER, R.E.H.S., R.H.S.P
HAZARDOUS MATERIALS SPECIALIST III
HAZARDOUS MATERIALS DIVISION
SITE REMEDIATION/LOCAL OVERSIGHT PROGRAM

JC/vc

cc: Advanced Environmental Concepts Inc. – Wendy Scheidt

WARRIOR OFFICE
County of San Bernardino
TAMARA L. HARRIS
Assistant Fire Marshal
Hazardous Materials
Section

DR. ESTHER
Fire Marshal

Board of Supervisors
County of San Bernardino
JAMES HANSEN
County Board
JOSIE HANSEN
County Board

Third District
Fourth District
Fifth District

Certificate of Treatment/Recycling

ISSUED TO

MOH
HANAMMAD RIAZ

FOR

MANIFEST NUMBER 98092840

DATE RECEIVED 11/17/98

The aqueous waste received on the above manifest will be treated to standards mandated by the FEDERAL CLEAN WATER ACT and to effluent requirements established by the Sanitation Districts of Los Angeles County. Waste Treatment and Recycling is performed under permits granted to DeMENNO/KERDOON, a California corporation, by the California Department of Health Services, in coordination with the Environmental Protection Agency, in accordance with the provisions of the Resource Conservation and Recovery Act (RCRA) of 1976, together with applicable federal and state regulations including but not limited to waste discharge requirements established by the Sanitation Districts of Los Angeles County.

When the above described waste material is accepted by DeMENNO/KERDOON and Treated/Recycled and the aqueous phase discharged for further treatment by the Sanitation Districts, the certificate holder's responsibility for the waste material is eliminated under both RCRA and Proposition 65. Upon request, DeMENNO/KERDOON will issue this certificate that all waste material has been handled in accordance with applicable permits and the certificate holder's liability has been terminated.

DeMENNO/KERDOON

"Compliance Through Recycling"

By: _____

Cyrus Pourhassian
Laboratory Manager

Date: 12/3/98

2000 North Alameda Street ☐ Compton ☐ California ☐ 90222
Telephone (310)537-7100 ☐ Facsimile (310)639-2946



Advanced Environmental Concepts, Inc. is pleased to present the following:

Tank Closure Report

for

**Alliance Auto Center
15901 Main Street
County of San Bernardino • Hesperia, California**

This report has been prepared for:

**E & E, Inc.
John Walther**

December 1998

• ENVIRONMENTAL CONCEPTS WITH DESIGN IN MIND •

4400 ASHE ROAD, #208 • BAKERSFIELD, CA 93313 805/831-1846 • FAX 805/831-1771

Closure Report

Advanced Environmental Concepts, Inc.

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AEC 98C-1937

Tank Closure Report**Advanced Environmental Concepts, Inc.****1 INTRODUCTION**

This report presents the results of a preliminary soil investigation performed November 16-18, 1998 by Advanced Environmental Concepts, Inc. (AEC). The purpose of this project was to evaluate whether petroleum hydrocarbons have leaked from two 5,000 gallon, or one 8,000 gallon gasoline underground storage tanks (UST's), product piping, and/or fuel dispensers.

The objective was to assess the soil beneath the storage tanks and dispenser locations for hydrocarbons requiring removal of the UST's, and product piping by AEC. The above described tanks, dispensers, and piping were located at 15901 Main Street, Hesperia, California (Figure 1).

The tank removal and subsequent soil sampling procedures were performed under the supervision of the Hesperia Fire Department (HFD), represented by Mr. Donn Funderburk, Fire Inspector.

The following report includes background information regarding existing site characteristics, local geology and hydrology, tank removal procedures, sample collection procedures, analytical results, and related conclusions and recommendations. Report appendices contain Tank Removal Permits (Appendix A), Tank Removal Documentation (Appendix B), Marine Chemist Certification (Appendix C), Hazardous Waste Disposal Manifest for liquid and rinseate (Appendix D), Laboratory Reports/Chain-of-Custody Documents (Appendix E), and compaction report (Appendix F).

BACKGROUND

AEC & E, Inc. contracted AEC to provide the following tank removal services:

- 1) Excavate the backfill surrounding the UST's;
- 2) Monitor excavated soil for contamination;
- 3) Triple-rinse and decontaminate the tanks prior to removal using a steam cleaner;
- 4) Remove liquid rinseate and transport for offsite disposal;
- 5) Have a marine chemist certify the UST's as non-hazardous;
- 6) Remove and transport the UST's offsite for disposal;
- 7) Provide qualified personnel to collect representative soil samples in accordance with Hesperia Fire Department regulations;
- 8) Perform required analytical testing of soil samples by a State of California certified analytical laboratory;
- 9) Summarize the above described services in the form of a "Tank Closure Report".

Project: AEC 98C-1937

Closure Report**Advanced Environmental Concepts, Inc.****SITE GEOLOGY and DEPTH TO GROUNDWATER**

Site is located in the southern portion of the Mojave Desert, along the northern flank of the San Gabriel Mountains, at an approximate elevation of 3,100 feet above mean sea level. Commercial retail parcels by the areas immediately surrounding the site and Main Street is the primary route through Hesperia.

Regional sediments in the area of the subject site were primarily deposited in a low to moderate energy environment, as evidenced by the predominant fine-to-medium grained sand fraction. Intermittent episodes of lower and higher energy environments are evident by the presence of silts and gravels, respectively. Such stratigraphy is consistent with broad, low-to-medium gradient, alluvial fan distributary fans where main flow channels episodically alter their course as influenced by topographic lows and that form during the on-going sedimentation. Buried channels within these fans typically mirror the local gradient and transmit groundwater in a similar manner.

Sidewalls and floor of the excavation were composed of dry, compact, fine to medium grained, brown (SP). These sediments extended to a depth of fifteen feet below grade level (BGL), the total depth of the excavated gasoline tank pit.

Depth of the first unconfined ground water beneath the site is estimated at approximately 60 feet BGL.

TANK REMOVAL PROCEDURES

November 16, 1998, AEC began excavation of the three gasoline UST's located at the site. The 8,000 gallon UST was located south of the islands (trending north-south), and the two 5,000 gallon UST's ran east-west and were located beneath the canopy between the west and central islands. The UST's were under concrete. The top and sides of the UST's were uncovered using a backhoe. No visually stained soil was observed adjacent to the top, sides, and ends of the tanks. Remaining liquid was removed using vacuum truck and the tanks were triple-rinsed using a steam cleaner and certified as non hazardous by Carlton Bruce, Marine Chemist.

November 18, 1998, Mr. Donn Funderburk from the Hesperia Fire Department approved the removal of the gasoline UST's. The tanks were removed from the excavation using a crane, loaded on flatbed trucks, and transported to American Metals Recycling in Fontana for recycling.

4.1 Soil Sample Location and Collection Procedures

Upon completion of the tank removal procedures, a total of twelve soil samples were collected at the subject site. All sample collection locations and procedures were conducted in accordance with permit requirements of the HFD. The following protocol was observed during sampling procedures:

- 1) A backhoe, or hand auger was used to excavate a representative sample of native soil from beneath each of the UST's and dispenser area and bring the samples to surface grade for collection;
- 2) A qualified AEC representative, pushed a brass sleeve into an undisturbed portion of the soil within the backhoe bucket, leaving no head space in the sleeve;
- 3) Each sleeve was then capped with a teflon-lined lid, sealed with tape, labeled, and stored in a cooler chilled to approximately 4-degrees Centigrade;

AEC 98C-1937

Closure Report

Advanced Environmental Concepts, Inc.

- 4) The soil samples were recorded on a Chain-of-Custody document to ensure sample integrity and traceability;
- 5) Analytical tests were performed by Baseline Analysis, Inc., a California Certified Laboratory located in Huntington Beach, California.

LABORATORY ANALYSIS and RESULTS

Analyses specified and performed on the soil samples collected from beneath the gasoline UST's and dispensers were in accordance with State of California Department of Health Services (DHS) for total petroleum hydrocarbons as gasoline (method 8015M), volatile aromatics by EPA method 8020, and MTBE.

Results of the laboratory analyses are summarized in Table 1. The laboratory reports and Chain of Custody documents are presented in Appendix D of this report. Units are in milligrams per kilogram (mg/kg), which is equivalent to parts per million (ppm).

TABLE 1
Soil Samples - Gasoline Tank Removals
11/18/98
(ppm)

Well ID.	TPH _g	Benzene	Toluene	Xylenes	Ethylbenzene	MTBE
@ 13'	ND	ND	ND	ND	ND	ND
@ 13'	ND	ND	ND	ND	ND	ND
@ 15'	ND	ND	ND	ND	ND	ND
@ 15'	ND	ND	ND	ND	ND	ND
@ 15'	ND	ND	ND	ND	ND	ND
SP @ 2'	ND	ND	ND	ND	ND	ND
SP @ 2'	ND	ND	ND	ND	ND	ND
SP @ 2'	15	ND	0.22	0.14	0.021	ND
SP @ 2'	4.2	ND	0.073	0.15	0.018	ND
SP @ 2'	ND	ND	ND	ND	ND	ND
SP @ 2'	ND	ND	ND	ND	ND	ND
	1.0	0.005	0.005	0.005	0.005	0.005

(mg/kg)

Total Petroleum Hydrocarbons as Gasoline
non-detected at indicated level of detection

FINDINGS

Trace to non-detectable concentrations of gasoline range petroleum hydrocarbons, volatile organic compounds, and MTBE were indicated in analytical results from the samples collected beneath the gasoline UST's and dispensers.

Closure Report

Advanced Environmental Concepts, Inc.

RECOMMENDATIONS

ed on the trace to non-detectable concentrations of TPH-g and volatile organic compounds indicated within laboratory analyses of soil samples collected from beneath the gasoline UST's and dispensers at the Alliance Center, **Advanced Environmental Concepts, Inc. (AEC)** recommends no additional assessment and action. Therefore, AEC respectfully requests closure for this site.

LIMITATIONS

is work has been performed in accordance with generally accepted tank removal and environmental science and engineering practices. Conclusions and recommendations are based upon information collected and analyzed during the tank removal and data supplied by the Client. No other warranty, expressed or implied, is made.

oil samples for this project were obtained on a finite grid; hence, the laboratory results are indicative of discrete samples and are not meant to be misconstrued as representative of unsampled areas.

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nk Closure Report

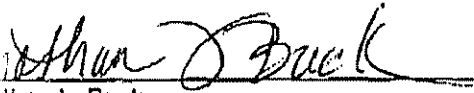
Advanced Environmental Concepts, Inc.

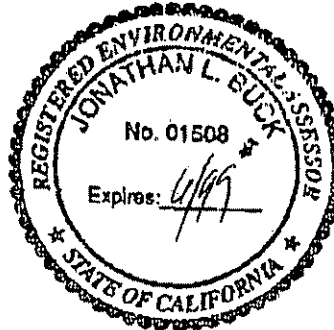
**CLOSING**

Advanced Environmental Concepts, Inc. appreciates the opportunity to be of service to SCE & E, Inc. on this project. If there are any questions or if additional information should be required regarding this report, please do not hesitate to contact our office at (805) 831-1646.

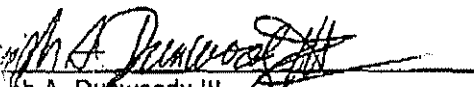
Sincerely,

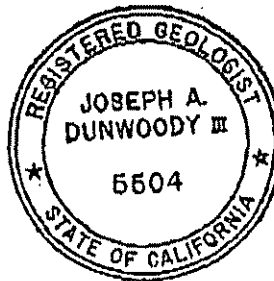
Advanced Environmental Concepts, Inc.

  
Jonathan L. Buck  
Senior Geologist



environmental site work with which Advanced Environmental Concepts, Inc. was involved, was performed under my supervision to ensure proper sampling protocol and environmental assessment. This report has been technically reviewed by the undersigned.

  
Joseph A. Dunwoody III  
Registered Geologist #5504

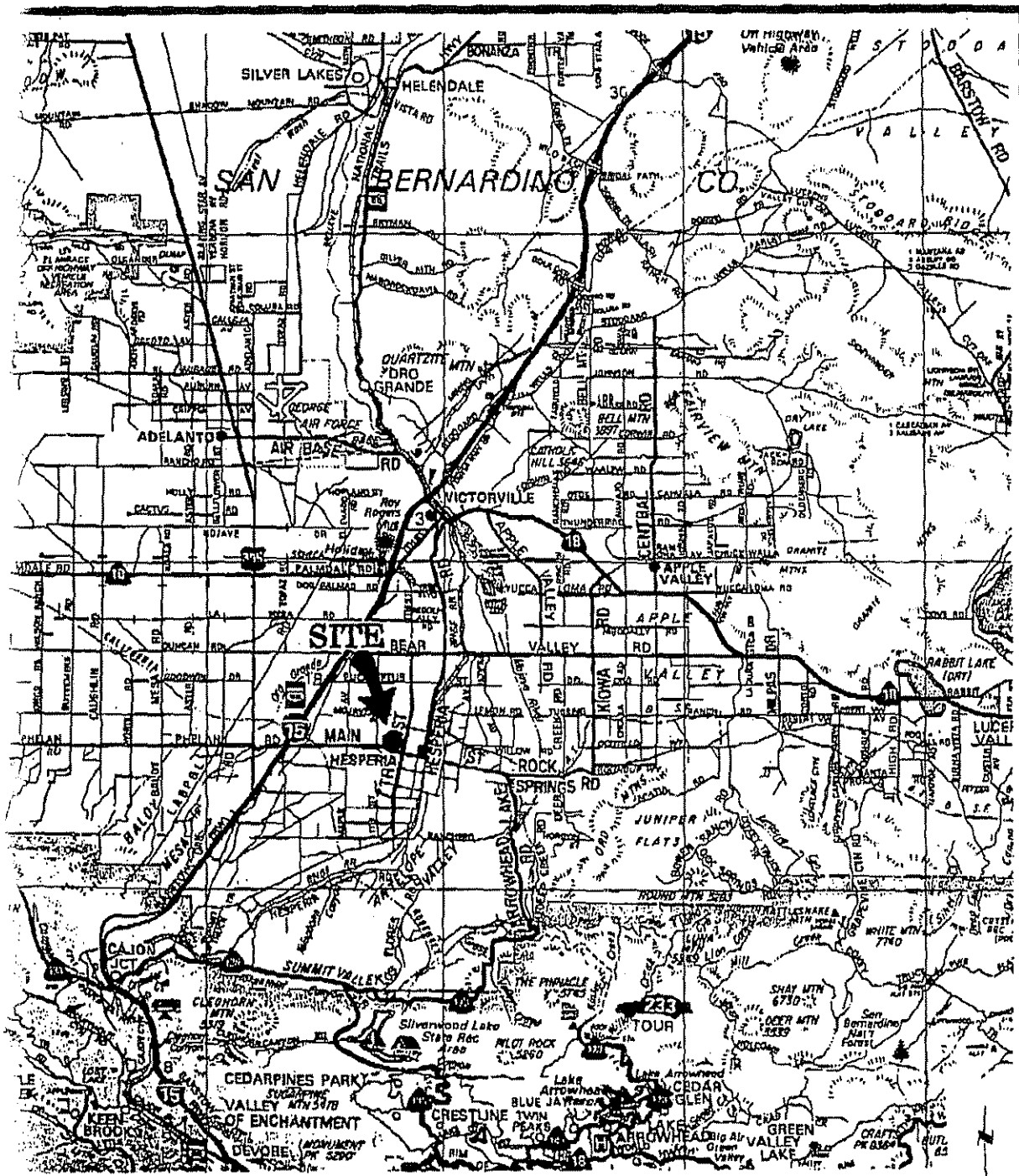


Subject: AEC 98C-1937

5

Advanced Environmental Concepts, Inc.

## PROJECT MAPS / FIGURES

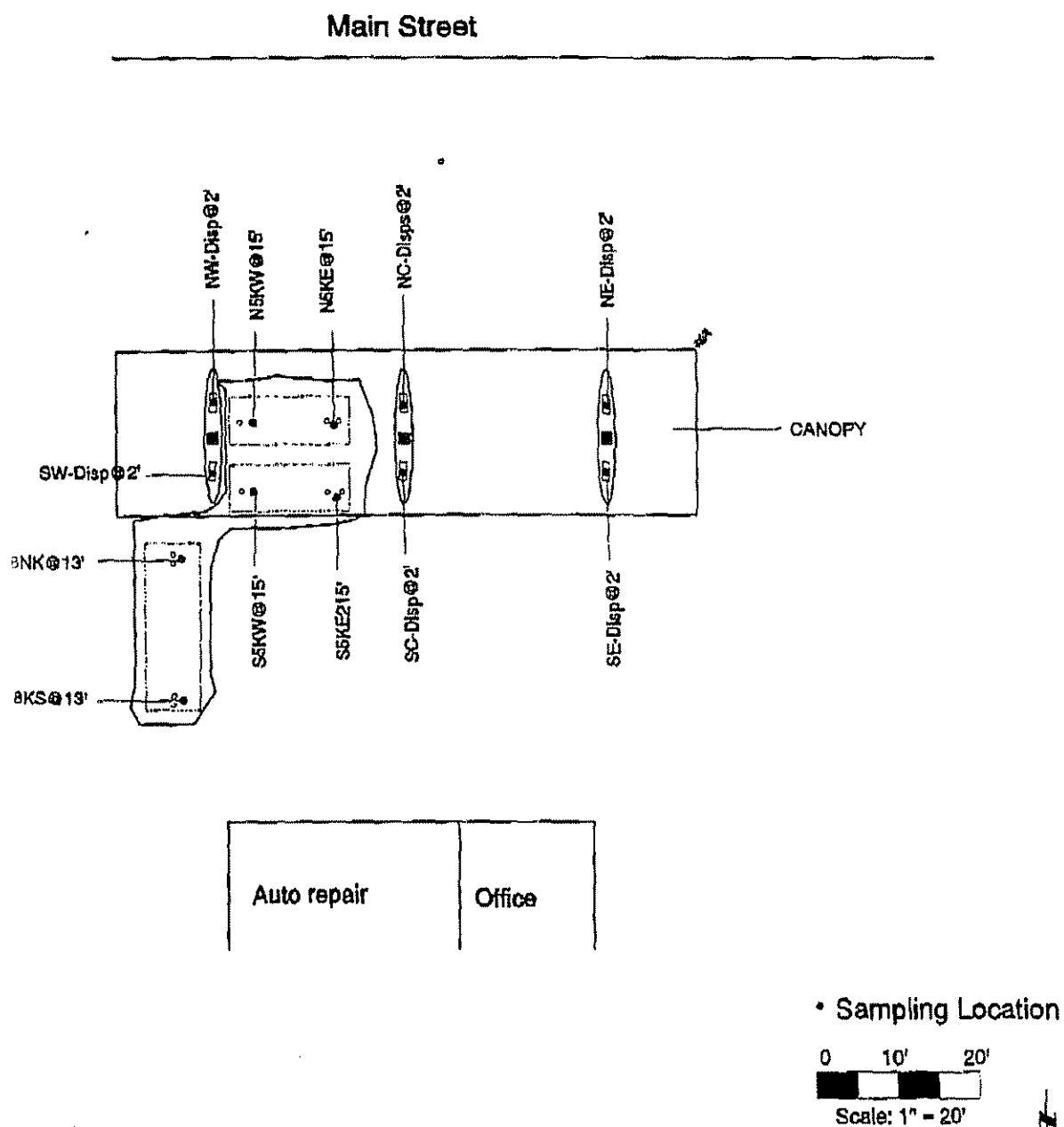


**AEC**  
 ADVANCED ENVIRONMENTAL CONCEPTS INC.  
 ADVANCED ENVIRONMENTAL CONCEPTS  
 P.O. BOX 40872 BAKERSFIELD, CA 93384

- Site Location Map -  
 Alliance Auto Center  
 19501 Main Street  
 County of San Bernardino • Hesperia, CA

FIGURE

1



**AEC**  
ADVANCED ENVIRONMENTAL CONCEPTS INC.  
ADVANCED ENVIRONMENTAL CONCEPTS  
P.O. BOX 40872 BAKERSFIELD, CA 93384

- Site Map -  
Alliance Auto Center  
19501 Main Street

County of San Bernardino • Hesperia, Ca

FIGURE  
2

**Advanced Environmental Concepts, Inc.**

**"Appendix A"**

## **TANK REMOVAL PERMIT**

**CITY OF HESPERIA**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING PERMIT**

**PRESS  
FIRMLY**

[illegible]

**DECLARATION:** I hereby affirm that I am a student and/or provider of Chapter 3 (continuing care) at the Business and Professional Code, and my license is in full force and effect.

2. I hereby affirm that I am exempt from the Contractor's License Law for the following reasons and Professional Code. Any city or county which requires a permit to construct retains any authority, prior to its issuance, when required the applicant for such permit must be a licensed journeyman in the jurisdiction of the Contractor's License Law (Chapter 200 of the Laws of the Legislature and Professional Code) or that he is exempt thereunder. Any violation of Section 7021.5 is not a ground for a permit to be issued.

any, or any neighbors who witness an theft and apprehension, will do the work, and  
if claimed for sale (See Title Deeds and Probationary Code The Contractor's License  
owner of property liable for improvement, and who may deny that work is  
provided that such improvements are not brought or offered for sale, it is  
and within one year of completion. The owner-builder will have the burden of proving  
to the contrary of this.)

17. an exclusively proprietary with Foreign character to construct the project (See  
 18. a Note: The Contractor's license law does not apply to its owner of property who  
 19. who contract for such projects with a contractor in foreign countries in the Contractor's

陳子江 (Chen Zhi Jiang)

**Output**

DECLARATION: I hereby affirm that I have a certificate of coverage in auto liability, as required by law, or a written copy thereof. REG. 30001, Lab. CA

**Abstract**

The following Security Organization is \_\_\_\_\_ Organization

THE FOREIGN COMPETITIVE OCCUPANCE, This section does not in complete  
a (1111) or (1111) entry that is the performance of the work to which this  
the new means to new means as to be turned subject to the Foreign Commerce

Applicant: W. O. Wilson

### **FLIGHT CERTIFICATION**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-22-2011 BY 60322 UCBAW

1. The first part of the report is a summary of the work done during the year. It includes a list of the projects completed, a description of the work done on each project, and a statement of the results achieved. The summary is followed by a detailed account of the work done on each project, including a description of the work done, a statement of the results achieved, and a statement of the conclusions reached.

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

Y. I hereby affirm that there is a constructive lending agency for the performance  
in loaned from 3202 (Ch. 61).

7. AUTHORIZATION OF ENTRY: I certify I have read this application and con-  
 firm to comply with all state laws and city ordinances relating to health  
 conditions of the Department of Building and Safety to enter upon the project  
 and for the purpose of making inspections.

Uthman 11/3/02

APPLICATION

DATE

ISSUE

DATE

PERMIT

NUMBER

TYPE

CONST.

USE

CODE

OCC.

GROUP

ZONING

SETBACKS

FRONT

REAR

SIDE/SIDE STREET

SIDE

RW

RW

IMPROVEMENTS

SEWAGE

DISPOSAL

PUBLIC

PRIVATE

PMT #

SQ. FT. / 100 GAL.

GRADING

CU. YDS. EXC.

CU YDS FILL

1

2

3

4

GARAGE

PORCH

VALUATION

ADJ. AREA

QTY

DESCRIPTION

FEE

CONSTRUCTION

PLAN REVIEW

ELECTRIC

PLUMBING

MECHANICAL

GRADING

ISSUANCE

SMIP

PARK FEE

SCHOOL FEES

TOTAL FEES

\$691.00

COMMENTS

RECPT NO.

PAID BY

BY

**APPLICANTS COPY**

000 000000000000 0000

PAGE 02

**Advanced Environmental Concepts, Inc.**

**"Appendix B"**

## **TANK DISPOSAL DOCUMENTATION**



202 S. MILLIKEN AVE. • ONTARIO, CA 91761  
(809) 988-8000

Nº 51003

## TANK DISPOSAL FORM

Date: 11/18/98  
Job# \_\_\_\_\_  
P.O.# \_\_\_\_\_

CONTRACTOR: Advanced Environmental  
BY: Mohammad Riaz  
ADDRESS: 15901 Main St. West. Car 92345  
LOCATION: A.M.R. 2202 S. MILLIKEN AVE., ONTARIO, CA 91761

TIME PROJECTED TANKS ORDERED BY: LIC. NO.

## INSTRUCTIONS:

to Metro & Sons

TIME IN:

TIME OUT:

## Services Rendered

## Cost

Disposal Fee

Extensive Loading Time

Disposal Fee with Permit

Fiberglass Tank Disposal Fee Per Tank

Fiberglass Delivered

Bobtail Disposal

Cancellation Fee

## CHARGES

\$

current are per load unless specified. Terms are net 30  
a date of invoice. Contractor's signature represents  
of terms for payment, and confirms that tank removal  
with State laws.

## TANKS RECEIVED

| QTY          | GALLONS | TYPE<br>F* S* | NET TONS | TOTAL |
|--------------|---------|---------------|----------|-------|
| 200          |         | □ □           | .14      |       |
| 500          |         | □ □           | .21      |       |
| 550          |         | □ □           | .24      |       |
| 1000 - 12 ft |         | □ □           | .44      |       |
| 1000 - 8 ft  |         | □ □           | .01      |       |
| 1500         |         | □ □           | .87      |       |
| 2000         |         | □ □           | .97      |       |
| 2800         |         | □ □           | 1.14     |       |
| 3000         |         | □ □           | 1.32     |       |
| 4000         |         | □ □           | 1.64     |       |
| 5000         |         | □ □           | 2.42     |       |
| 8000         |         | □ □           | 2.84     |       |
| 7500         |         | □ □           | 3.25     |       |
| 8500         |         | □ □           | 3.44     |       |
| 9500         |         | □ □           | 3.82     |       |
| 10000        |         | □ □           | 4.33     |       |
| 12000        |         | □ □           | 4.92     |       |

NO. OF TANKS

TOTAL

NET TONS

3

\*F - FIBERGLASS

\*S - STEEL 105

CONTRACTOR'S SIGNATURE

## CERTIFICATE OF TANK DISPOSAL / DESTRUCTION

CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK(S) AS SPECIFIED ABOVE. ALL MATERIALS SPECIFIED  
HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES ONLY.

Louise Dwyer  
AUTHORIZED REP.

11/18/98  
DATE

**Advanced Environmental Concepts, Inc.**

**"Appendix C"**

**MARINE CHEMIST CERTIFICATE**

eck & Assoc., Inc.  
**TESTING LABORATORY**  
 (ONE) (562) 492-9646

# MARINE CHEMIST CERTIFICATE

Serial # 09512

by Environmental Concepts Inc Mohamed Riz 18 November 1998  
 12-1,2+3 Steel U.S.T.'s 15901 Main Street, Hesperia, Ca  
02 LEL-Visual 1200  
 Tests Performed Time Survey Complete

9512-1 (8,000 gal) - 0% LEL - NOT SAFE FOR WORK  
 9512-2 (5,000 gal) - < 8% O<sub>2</sub>  
 9512-3 (5,000 gal) - Safe for Hot Work

Tanks have been cleaned and are safe to pull + transport  
 Scrapping

of any physical or atmospheric adversely affecting the STANDARD SAFETY DESIGNATIONS assigned to above spaces, or if any doubt, immediately stop all work and contact the undersigned Marine Chemist.

transfer of ballast or manipulation of valves or closure equipment leading to alter conditions in pipe lines, tanks or compartments subject to gas accumulation, provided in this Certificate, requires inspection and endorsement or reissue of Certificate for the spaces so affected. All lines, vents, heating coils, valves, and maintenance shall be considered "not safe" unless otherwise specifically designated.

DESIGNATIONS (partial list, paraphrased from NFPA 308 Subsections 2-3.1 through 2-3.5, and Subsection 8-3.2)

SAFE: Means that in the compartment or space so designated: (a) the oxygen content of the atmosphere is at least 19.5 percent by volume; and that, (b) toxic atmosphere are within permissible concentrations; and that, (c) the residues are not capable of producing toxic materials under existing atmospheric conditions while on the Marine Chemist's Certificate.

WORKERS: Means that in the compartment or space so designated, the requirements of Safe for Workers have not been met.

CONDITIONS: Means that in any compartment or space so designated, entry for work may be made only if conditions of proper protective equipment, clothing, and

K: Means that in any compartment designated: (a) oxygen content of the atmosphere is at least 19.5 percent by volume, with the exception of inerted spaces work is to be performed; and that, (b) the concentration of flammable materials in the atmosphere is below 10 percent of the lower flammable limit; and that, (c) capable of producing a higher concentration than permitted by (b) above under existing atmospheric conditions in the presence of fire, and while maintained as Chemist's Certificate; and further, that, (d) all adjacent spaces containing or having contained flammable or combustible materials have been cleaned or spread of fire, or are satisfactorily inerted, or, in the case of fuel tanks or tube oil tanks, or engine room or fire room bilges, have been treated in accordance with requirements.

WORK: Means that in the compartment so designated, the requirements of Safe for Hot Work have not been met.

STATEMENT: This is to certify that I have personally determined that all spaces in the foregoing list are in accordance with NFPA 308 Control of Gas Hazards on the condition of each to be in accordance with its assigned designation.

Receipt of this Certificate under Section 2-6 of NFPA 308 and  
 conditions under which it was issued.

John L. AEC 11/18/98  
 Chemist

This Certificate is based on conditions existing at the time the inspection data set forth was completed and is issued subject to compliance with all qualifications and instructions.

Signed Arthur Thomas 609

**Advanced Environmental Concepts, Inc.**

**"Appendix D"**

## **HAZARDOUS WASTE DISPOSAL MANIFEST**

|                                                                                                                                                                                                                                |  |                                               |  |                       |  |                                                |  |                                                                |  |                     |  |                   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------|--|-----------------------|--|------------------------------------------------|--|----------------------------------------------------------------|--|---------------------|--|-------------------|--|
| ORM HAZARDOUS WASTE MANIFEST                                                                                                                                                                                                   |  | 1. Generator's US EPA ID No.<br>CAAG001487800 |  | Manifest Document No. |  | 2. Page 1 of 1                                 |  | Information in the shaded areas is not required by Federal law |  |                     |  |                   |  |
| Name and Mailing Address<br>Muhammad Riaz<br>11 MAIN ST HESPERIA, CA 92345                                                                                                                                                     |  |                                               |  |                       |  | A. State Manifest Document Number<br>98092840  |  |                                                                |  |                     |  |                   |  |
| Phone<br>760 - 244-3871                                                                                                                                                                                                        |  |                                               |  |                       |  | B. State Generator's ID                        |  |                                                                |  |                     |  |                   |  |
| Company Name<br>IRONMENTAL SERVICES, INC.                                                                                                                                                                                      |  |                                               |  |                       |  | C. State Transporter's ID                      |  |                                                                |  |                     |  |                   |  |
| Company Name<br>IRONMENTAL SERVICES, INC.                                                                                                                                                                                      |  |                                               |  |                       |  | D. Transporter's Phone<br>(806) 393-1161       |  |                                                                |  |                     |  |                   |  |
| Company Name<br>IRONMENTAL SERVICES, INC.                                                                                                                                                                                      |  |                                               |  |                       |  | E. State Transporter's ID                      |  |                                                                |  |                     |  |                   |  |
| Company Name<br>IRONMENTAL SERVICES, INC.                                                                                                                                                                                      |  |                                               |  |                       |  | F. Transporter's Phone<br>( ) - ( )            |  |                                                                |  |                     |  |                   |  |
| Facility Name and Site Address<br>O/KERDOON<br>ALAMEDA ST<br>CA 90222                                                                                                                                                          |  |                                               |  |                       |  | G. State Facility's ID<br>CA 10801013352       |  |                                                                |  |                     |  |                   |  |
| Facility Name and Site Address<br>O/KERDOON<br>ALAMEDA ST<br>CA 90222                                                                                                                                                          |  |                                               |  |                       |  | H. Facility's Phone<br>(310) 537-7100          |  |                                                                |  |                     |  |                   |  |
| Description (including Proper Shipping Name, Hazard Class, and ID Number)<br>FLAMMABLE LIQUID, N.O.S. 3, UN1993, PGII                                                                                                          |  |                                               |  |                       |  | 12. Containers<br>No. Type                     |  | 13. Total Quantity                                             |  | 14. Units<br>Wt/Vol |  | 1. Waste Number   |  |
|                                                                                                                                                                                                                                |  |                                               |  |                       |  | 11 110 0630                                    |  | G                                                              |  | 243                 |  | EPA/Other<br>0001 |  |
| THIS WASTE STREAM HAS BEEN QUALIFIED FOR RECYCLING/REUSE AT THE DEMENNKERDOON FACILITY IN CONVENT, CALIFORNIA. THIS FACILITY HAS THE NECESSARY PERMITS TO RECEIVE YOUR WASTE. WE HAVE QUALIFIED OUR EPA NUMBER IS CA100011332. |  |                                               |  |                       |  |                                                |  |                                                                |  |                     |  | State             |  |
|                                                                                                                                                                                                                                |  |                                               |  |                       |  |                                                |  |                                                                |  |                     |  | EPA/Other         |  |
|                                                                                                                                                                                                                                |  |                                               |  |                       |  |                                                |  |                                                                |  |                     |  | State             |  |
|                                                                                                                                                                                                                                |  |                                               |  |                       |  |                                                |  |                                                                |  |                     |  | EPA/Other         |  |
| Description for Materials Listed Above<br>TANK BINSATE                                                                                                                                                                         |  |                                               |  |                       |  | Handling Codes for Wastes Listed Above<br>2-01 |  |                                                                |  |                     |  |                   |  |
| Supplements and Additional Information<br>PPE WHEN HANDLING<br>PHONE 800-458-3036                                                                                                                                              |  |                                               |  |                       |  |                                                |  |                                                                |  |                     |  |                   |  |

NOTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

As a generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically feasible or, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me.

|                            |  |             |  |           |  |            |  |
|----------------------------|--|-------------|--|-----------|--|------------|--|
| Signature<br>Muhammad Riaz |  | Month<br>11 |  | Day<br>17 |  | Year<br>98 |  |
| Signature<br>John P. Steel |  | Month<br>11 |  | Day<br>11 |  | Year<br>98 |  |
| Signature                  |  | Month       |  | Day       |  | Year       |  |

Owner Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.

|                           |  |             |  |           |  |            |  |
|---------------------------|--|-------------|--|-----------|--|------------|--|
| Signature<br>Rick Hodgson |  | Month<br>11 |  | Day<br>17 |  | Year<br>98 |  |
|---------------------------|--|-------------|--|-----------|--|------------|--|

DO NOT WRITE BELOW THIS LINE.

**Advanced Environmental Concepts, Inc.**

**"Appendix E"**

**LABORATORY RESULTS/  
CHAIN-OF-CUSTODY DOCUMENTS**



Baseline On-Site Analysis

P. O. Box 2243      Toll Free: (888) 753-7553  
Huntington Beach, CA 92647      FAX: (714) 842-2847

## Laboratory Report

**Client:** AEC, Inc  
**Client Address:** 4400 Ashe Road #206  
Bakersfield, California

**Report Date:** 12/7/98  
**Lab Project Number:** 98256  
**Client Project Number:** N/A

**Project Name:** Alliance Auto  
**Project Address:** 19501 Main Street  
Hesperia, California  
**Contact:** John Buck

**Date Sampled:** 11/18/98  
**Date Received:** 11/24/98  
**Date Analyzed:** 11/24-28/98  
**Sample Matrix:** Soil

---

### Analyses Requested:

1. M8015 - TPH as Gasoline
2. EPA 8020A - Volatile Aromatics with MTBE

On November 18, 1998, *Baseline* received twelve soil samples collected from the project shown above. A Chain-of-Custody Record is attached.

*Baseline* analyzed all of the samples for Total Petroleum Hydrocarbons as gasoline (M8015/LUFT) and Volatile Aromatics (EPA 8020A) including MTBE. In this report, *Baseline* presents the results and QA/QC summary for all of the above mentioned analyses.

A handwritten signature in black ink that reads "Brian K. Kato". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Approved

Brian K. Kato, Laboratory Manager



Baseline On-Site Analysis

P O Box 2243

Huntington Beach, CA 92647

Toll Free: (888) 753-7553

FAX: (714) 842-2947

## Laboratory Report

**Client:** AEC, Inc  
**Client Address:** 4400 Ashe Road #206  
 Bakersfield, California

**Report Date:** 12/7/98  
**Lab Project Number:** 98256  
**Client Project Number:** N/A

**Project Name:** Alliance Auto  
**Project Address:** 19501 Main Street  
 Hesperia, California  
**Contact:** John Buck

**Date Sampled:** 11/18/98  
**Date Received:** 11/24/98  
**Date Analyzed:** 11/24-28/98  
**Sample Matrix:** Soil

|                  | TPH-Gasoline   | MTBE           | Benzene        | Toluene        | Ethylbenzene   | Total Xylenes  |
|------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <u>Sample ID</u> | <u>(mg/kg)</u> | <u>(mg/kg)</u> | <u>(mg/kg)</u> | <u>(mg/kg)</u> | <u>(mg/kg)</u> | <u>(mg/kg)</u> |
| 8KN @ 13'        | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| 8KS @ 13'        | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| S5KE @ 15'       | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| S5KW @ 15'       | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| N5KE @ 15'       | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| N5KW @ 15'       | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| NE-DISP @ 2'     | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| SE-DISP @ 2'     | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| NC-DISP @ 2'     | 15             | ND<0.005       | ND<0.005       | 0.22           | 0.021          | 0.14           |
| SC-DISP @ 2'     | 4.2            | ND<0.005       | ND<0.005       | 0.073          | 0.018          | 0.15           |
| NW-DISP @ 2'     | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| SW-DISP @ 2'     | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |
| Method Blank     | ND<1.0         | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       | ND<0.005       |

ND: Not Detected at the indicated Practical Quantification Limit (Reporting Limit)



Baseline On-Site Analysis

P. O. Box 2243      Toll Free: (888) 753-7553  
 Huntington Beach, CA 92647      FAX: (714) 842-2947

## Laboratory Report

|                         |                                                |                               |             |
|-------------------------|------------------------------------------------|-------------------------------|-------------|
| <b>Client:</b>          | AEC, Inc                                       | <b>Report Date:</b>           | 12/7/98     |
| <b>Client Address:</b>  | 4400 Ashe Road #206<br>Bakersfield, California | <b>Lab Project Number:</b>    | 98256       |
|                         |                                                | <b>Client Project Number:</b> | N/A         |
| <b>Project Name:</b>    | Alliance Auto                                  | <b>Date Sampled:</b>          | 11/18/98    |
| <b>Project Address:</b> | 19501 Main Street<br>Hesperia, California      | <b>Date Received:</b>         | 11/24/98    |
|                         |                                                | <b>Date Analyzed:</b>         | 11/24-28/98 |
| <b>Contact:</b>         | John Buck                                      | <b>Sample Matrix:</b>         | Soil        |

## Quality Control Summary

| <u>Analytes</u>                       | Matrix Spike<br>Recovery<br>(%) | Matrix Spike Duplicate<br>Recovery<br>(%) | RPD<br>(%) | QC<br><u>Sample</u> |
|---------------------------------------|---------------------------------|-------------------------------------------|------------|---------------------|
| TPH as Gasoline (LUFT)                | 98                              | 98                                        | 1          | SW-DISP @ 2'        |
| <i>Volatile Aromatics (EPA 8020A)</i> |                                 |                                           |            |                     |
| Toluene                               | 97                              | 95                                        | 2          | SW-DISP @ 2'        |
| Total Xylenes                         | 96                              | 94                                        | 2          | SW-DISP @ 2'        |
| Acceptable Limits:                    | 65-130                          | 65-130                                    | 0-30       |                     |

| Project Name<br><b>ALLIANCE AUTO</b>                 |                 | Client Project #                                                                                                                                                                              |                                                             | Page <b>1</b> of <b>1</b>                                                            |                                                                                                                                              |
|------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Project Address<br><b>19701 Main St</b>              |                 | Turn Around Requested:<br><input type="checkbox"/> 24-Hour-Rush<br><input type="checkbox"/> 48-Hour-Rush<br><input checked="" type="checkbox"/> Normal<br><input type="checkbox"/> Mobile Lab |                                                             | Lab Use Only.<br>Sample Condition as received:<br>Cooled Yes / No<br>Sealed Yes / No |                                                                                                                                              |
| City/State<br><b>Hesperia, CA</b>                    |                 | Laboratory Sample Number                                                                                                                                                                      |                                                             | Number of Containers                                                                 |                                                                                                                                              |
| Sampler's Signature<br><i>[Signature]</i>            |                 | Sample Matrix: Soil(S)<br>Sludge(SL), Aqueous(A)<br><b>TH4/BK1/11/15</b>                                                                                                                      |                                                             |                                                                                      |                                                                                                                                              |
| Sample                                               | Sample Location | Date                                                                                                                                                                                          | Time                                                        |                                                                                      | Container / Comments                                                                                                                         |
| 8KNE13                                               |                 | 11/18/58                                                                                                                                                                                      |                                                             |                                                                                      |                                                                                                                                              |
| 8KSE13                                               |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| 55KEC15'                                             |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| 55KWE15'                                             |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| NSKE<br>215'                                         |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| NSKW<br>215'                                         |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| NE-01P<br>22'                                        |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| SE-01P<br>22'                                        |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| NL-01P<br>22'                                        |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| SE-01P<br>22'                                        |                 |                                                                                                                                                                                               |                                                             |                                                                                      |                                                                                                                                              |
| ① Relinquished by: (Signature)<br><i>[Signature]</i> |                 | Date                                                                                                                                                                                          | ② Received by: (Signature)                                  |                                                                                      | Date                                                                                                                                         |
| Company: <b>AEC</b>                                  |                 | Time                                                                                                                                                                                          | Company:                                                    |                                                                                      | Time                                                                                                                                         |
| ③ Relinquished by: (Signature)                       |                 | Date                                                                                                                                                                                          | ④ Received by Laboratory: (Signature)<br><i>[Signature]</i> |                                                                                      | Date<br><b>11/24/18</b>                                                                                                                      |
| Company:                                             |                 | Time                                                                                                                                                                                          | Company: <b>BASLINE</b>                                     |                                                                                      | Time<br><b>1604</b>                                                                                                                          |
|                                                      |                 |                                                                                                                                                                                               |                                                             |                                                                                      | <b>AEC</b><br>"ADVANCED ENVIRONMENTAL CONCEPTS INC."<br>805 / 831-1546<br>FAX 805 / 831-1771<br>4100 ASHE ROAD #208<br>BAKERSFIELD, CA 93313 |

Project Name

Project Address

Sampler's Signature

Utility Project

Turn Around Requested:

- ☐ 24-Hour-Rush  
☐ 48-Hour-Rush  
☒ Normal  
☐ Mobile Lab

Laboratory  
Sample  
NumberSample Matrix: Solid(S)  
Sludge(SL), Aqueous(A)

Number of Containers

Lab Use Only.  
Sample Condition  
as received:

Chilled Yes / No  
 Sealed Yes / No

Sample

Sample Location

Date

Time

Container / Comments

NW-D1P  
C21

11/18/98

SW-D1P  
C21

11

S /

S /

1

1

① Relinquished by: (Signature)

Date

② Received by: (Signature)

Date

Total Number of Containers

Company:

Time

Company:

Time

③ Relinquished by: (Signature)

Date

④ Received by Laboratory: (Signature)

Date

Company:

Time

Company:

Time



805 / 831-1648  
FAX 805 / 831-1771

4400 ASHES ROAD #206  
BAKERSFIELD, CA 93313

**Advanced Environmental Concepts, Inc.**

**"Appendix F"**

## **COMPACTION REPORT**

**Dan Goodwin,  
Hi Desert  
Testing & Inspection**



December 1, 1998  
HDT&I P.N. 81041  
Report No. 1

ADVANCED ENVIRONMENTAL CONCEPTS, INC.  
4400 Ashe Road #206  
Bakersfield, CA 93313  
(805)831-1646


Attention: Mr. Jonathan L. Buck  
Reference: 15901 Main Street, Hesperia, California.


Gentlemen:

In accordance with your request, a representative of this office observed backfilling of two gas tank excavations at the referenced site, and performed random representative testing of compacted backfill. Samples of the soils were delivered to our laboratory where maximum density and optimum moisture were determined.

Results of our inspections and testing indicates backfill compaction complies with minimum requirements. Results are shown on the attached sheet.

Respectively submitted,  
HI DESERT TESTING & INSPECTION

  
Dan D. Goodwin

  
Jerry L. Miles, P.E.  
RCE 42593



December 1, 1998  
HDT& I P.N. 81041  
Report No. 1  
Page 2

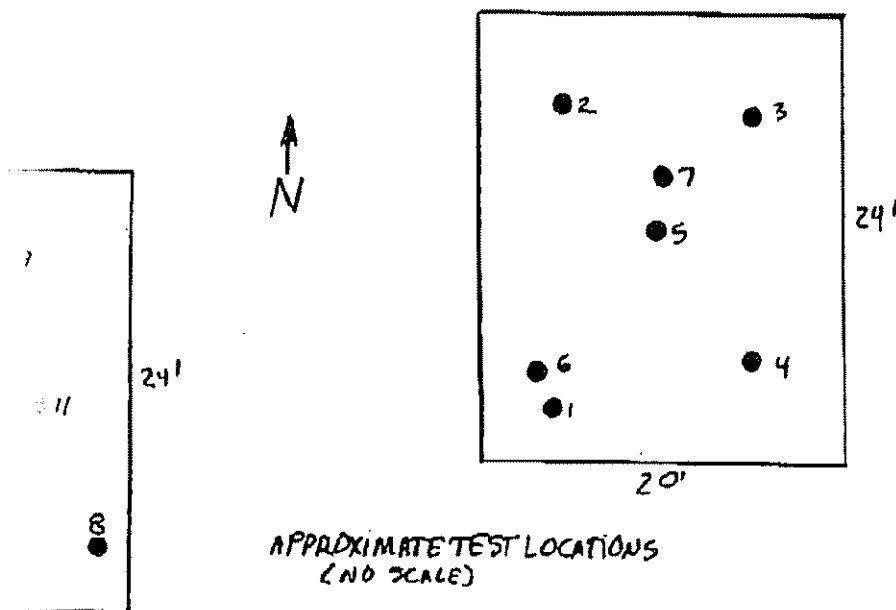
## TEST RESULTS

**ASTM D 1557-91 TEST METHODS FOR LABORATORY COMPACTION  
CHARACTERISTICS OF SOIL USING MODIFIED EFFORT**

| <u>SAMPLE NO.</u> | <u>MAXIMUM DENSITY, P.C.F.</u> | <u>OPTIMUM MOISTURE CONTENT, %</u> |
|-------------------|--------------------------------|------------------------------------|
| 1                 | 126.5                          | 11.0                               |
| 2                 | 124.0                          | 9.5                                |

**ASTM D 2922-91 TEST METHOD FOR DENSITY AND UNIT WEIGHT OF SOIL IN  
PLACE BY NUCLEAR METHOD.**

| <u>Test No.</u> | <u>Depth From<br/>Finished Grade<br/>Ft.</u> | <u>Dry<br/>Density, P.C.F.</u> | <u>Maximum<br/>Density, P.C.F.</u> | <u>Relative<br/>Density, %</u> | <u>Required<br/>R.D., %</u> |
|-----------------|----------------------------------------------|--------------------------------|------------------------------------|--------------------------------|-----------------------------|
| 1               | 11.0                                         | 119.6                          | 126.5                              | 94.5                           | 90                          |
| 2               | 9.0                                          | 119.8                          | 126.5                              | 94.7                           | 90                          |
| 3               | 7.0                                          | 125.4                          | 126.5                              | 99.1                           | 90                          |
| 4               | 6.0                                          | 120.4                          | 126.5                              | 95.2                           | 90                          |
| 5               | 4.0                                          | 112.8                          | 124.0                              | 91.0                           | 90                          |
| 6               | 2.0                                          | 121.0                          | 124.0                              | 97.6                           | 90                          |
| 7               | 0.5                                          | 122.7                          | 124.0                              | 99.0                           | 90                          |
| 8               | 10.0                                         | 119.9                          | 124.0                              | 96.7                           | 90                          |
| 9               | 8.0                                          | 121.4                          | 124.0                              | 97.9                           | 90                          |
| 10              | 6.0                                          | 120.7                          | 124.0                              | 97.3                           | 90                          |
| 1               | 0.5                                          | 117.1                          | 124.0                              | 94.4                           | 90                          |



APPROXIMATE TEST LOCATIONS  
(NO SCALE)

DG/cg



LandAmerica Assessment Corporation  
1320 Harbor Bay Parkway Suite 260  
Alameda CA 94502  
Phone: 510-337-2855  
Fax: 510-337-2865

## ASTM E-1527-05 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

**Site Contact:** Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call LAC. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in LAC's report.

### 1. PROPERTY INFORMATION:

|                                                 |                      |                      |
|-------------------------------------------------|----------------------|----------------------|
| Property Name:<br><b>BEST BUY AUTO SALES</b>    |                      |                      |
| Property Address:<br><b>15887 MAIN ST.</b>      |                      |                      |
| City:<br><b>HESPERIA</b>                        | State:<br><b>CA.</b> | Zip:<br><b>92345</b> |
| Assessor's Parcel Number:<br><b>0413-101-12</b> |                      |                      |

### 2. COMPLETED BY

|                                          |                         |
|------------------------------------------|-------------------------|
| Signature:<br><i>Jacqueline Adams</i>    | Date:<br><b>10-1-07</b> |
| Printed Name:<br><b>JACQUELINE ADAMS</b> | Title:<br><b>OWNER</b>  |

### 3. ASTM-REQUIRED INQUIRIES

|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Property Owner:                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                     |
| Name: <b>NORMAN E. &amp; JACQUELINE ADAMS</b>                                                                                                                                                                                                                                                                                                                                                                                 | Phone: <b>760-344-7112</b> Fax: <b>760-244-9214</b>                 |
| Key Site Manager (Site contact):                                                                                                                                                                                                                                                                                                                                                                                              |                                                                     |
| Name: <b>MOHAMMAD RIAZ</b>                                                                                                                                                                                                                                                                                                                                                                                                    | Phone: <b>760-244-3354</b> Fax: <b>760-244-4825</b>                 |
| <b>If not residential Property, please provide list of tenants, including contact names and phone numbers.</b>                                                                                                                                                                                                                                                                                                                |                                                                     |
| Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? If so, please send documents along with completed questionnaire to LAC                                                                                                                                                                                                            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are you aware of any Activity Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please send documents along with completed questionnaire to LAC                                                                                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?                                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?                                                                                                                                                                                                                                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?                                                                                                                                  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are you aware if commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: Do you know the past use of the property? Do you know specific chemicals that are present or once were present at the property? Do you know of spills or other chemical releases that have taken | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Please return completed form and any attachments via fax to:

LandAmerica Assessment Corporation, 1320 Harbor Bay Parkway, Suite 260, Alameda, CA 94502  
Telephone: 510-337-2855 Fax: 510-337-2865

|                                                                                                                                                                                 |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| place at the property? Do you know of any environmental cleanups that have taken place at the property?                                                                         |                                                                     |
| Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>Please attach explanation of all affirmative answers.</b>                                                                                                                    |                                                                     |
| 8) Please state reason for procuring this Phase 1 ESA:                                                                                                                          |                                                                     |
| <input type="checkbox"/> Qualify for Innocent Landowner defense to CERCLA Liability<br><input checked="" type="checkbox"/> Other: (state below)                                 |                                                                     |
| PRE SALE OF PROPERTY                                                                                                                                                            |                                                                     |

#### 4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

|                                                                                                      |                                                                                                                                            |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Legal description/ boundary survey/ plat available (please send to NAC if "yes")<br>TOWN OF HESPERIA | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                        |
| W 45 FT E 243 FT 150 FT BLK 275 EX WATER RES AND EX 12 IN<br>MIN RT'S W/IT                           |                                                                                                                                            |
| Total Property Size                                                                                  | 6750 SQ FT                                                                                                                                 |
| Total number of buildings                                                                            | 1                                                                                                                                          |
| Total square footage of buildings                                                                    | APPROX 400 SQ FT                                                                                                                           |
| Date of construction                                                                                 | 1957                                                                                                                                       |
| Dates of significant renovation                                                                      | 1985                                                                                                                                       |
| Waste water discharge                                                                                | <input type="checkbox"/> Municipal Sanitary Sewer <input checked="" type="checkbox"/> On-site septic system <input type="checkbox"/> Other |
| Potable water source                                                                                 | <input checked="" type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other          |
| Please describe prior use of property, if known:                                                     |                                                                                                                                            |
| PROFESSIONAL OFFICE BUILDING                                                                         |                                                                                                                                            |

#### 5. PREVIOUS INVESTIGATIONS:

|                                                                            |  |
|----------------------------------------------------------------------------|--|
| Have any previous environmental investigations been performed at the site? |  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No        |  |
| <b>INVESTIGATION TYPE</b>                                                  |  |
| If yes, please describe conclusions, and attach copy of report(s)          |  |
| <input type="checkbox"/> Phase 1 ESA                                       |  |
| <input type="checkbox"/> Phase 2 ESA                                       |  |
| <input type="checkbox"/> Tank Tightness Testing                            |  |
| <input type="checkbox"/> Asbestos Survey/ O&M                              |  |

Have any previous environmental investigations been performed at the site?

☐

Yes

☒

No

| Are you aware of any of the following conditions, either past or present, on the site? |                                                                     |                         |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------|
| Condition                                                                              | Response                                                            | If yes, please describe |
| h) Other                                                                               | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                         |

**7. OFF SITE ENVIRONMENTAL CONCERNS**

| Are you aware of any of the following conditions, either past or present, Adjacent to the site? |                                                                     |                         |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------|
| Condition                                                                                       | Response                                                            | If yes, please describe |
| Gasoline Stations                                                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 2 MILES AWAY            |
| Dry Cleaners                                                                                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                         |
| Industrial Uses                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                         |
| Other                                                                                           | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                         |



## **APPENDIX G**

# **QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

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## “Nasim Ahmed”

### Professional Associate

**Education:** B.S., Chemical Engineering, BUET, Bangladesh, 1988  
M.S., Chemical Engineering, USC, Los Angeles, California, 1991

**Licenses/Registrations:** CA EPA Registered Environmental Assessor I, (REA I-08051)

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### Summary of Professional Experience

Mr. Nasim Ahmed has 12 years experience conducting Phase I and II Environmental Site Assessments of commercial, industrial and multi-family residential properties throughout the United States for a wide range of clients. He has also managed environmental planning and permit requirements associated with underground storage tank installations, monitoring and removals.

In addition, Mr. Ahmed has managed site characterization, feasibility studies & remedial investigation, design remedial systems, prepared remedial action plan, for petroleum hydrocarbons and solvent contaminated soil and groundwater for commercial and industrial properties. Mr. Ahmed also provided technical aspect of the projects to the clients.

For an environmental consulting firm Mr. Ahmed served as Project Engineer, where he performed and managed environmental site assessments on various industrial, commercial, and residential properties. Assessments included limited and comprehensive surveys for asbestos, lead-based paint, lead-in-drinking-water and radon gas emissions. He also managed subsurface investigations to determine the presence of contamination in soil and groundwater, prepared written reports in formats prescribed by various fiduciary institutions and performed peer reviews on environmental site assessments completed by other environmental firms.

Mr. Ahmed's diversity across private industrial environments is a major contribution to LandAmerica Assessment Corporation's Professional Associate team in the Northeastern United States.

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**FRED HOWLETT**  
**Project Manager**

Education: B.S. - Environmental Science, Richard Stockton College,  
Pomona, NJ

Registration(s): NJDEP Subsurface Evaluation Certification and UST Closure  
Licensed, No. 0019710  
OSHA 40-hour Hazardous Materials Safety Certification, '95  
OSHA 8-hour HAZWOPER Annual Refresher, '95-Current

Years of Experience: 9

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**Summary of Professional Experience**

Mr. Howlett has over 9 years of experience in the environmental consulting field. He has performed and managed hundreds of environmental site assessments for residential, commercial and industrial properties. Many of the assessments completed on industrial sites were performed in accordance with New Jersey's Property Transfer Law known as Industrial Site Recovery Act (formerly Environmental Cleanup Responsibility Act), the Voluntary Cleanup Program and the Brownfield's Program.

In addition to environmental site assessments, Mr. Howlett has also performed and managed Phase II site assessments, underground storage tank management and closure activities, remedial investigations of soil and groundwater, and environmental cleanups under various regulatory programs. The clients serviced for these projects included industrial and commercial clients, financial institutions, real estate developers, insurance providers, individual investors, and government agencies. Management responsibilities included consulting clients, negotiations with the regulatory agencies and the use of innovative remedial technologies for cost effective mitigation of project sites.

Mr. Howlett worked for Handex Environmental. His responsibilities included the management of environmental projects from the initial site investigation stage to the development and implementation of remedial action work plans. Other responsibilities included business development, proposal preparation, management of staff, project estimating, project budget management and the development of site specific health and safety plans.