



Appendix H

Phase I Environmental Site Assessment



Corporation

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Costa Mesa, CA 92627

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July 27, 2022

230th Street Solar
Ms. Stephanie Loucas
Vice President of Development
Wildcat Renewables, LLC
879 Sanchez Street
San Francisco, CA 94114



Re: Phase 1 Environmental Site Assessment
Undeveloped Pasture Land
49560 230th Street
North Antelope Valley, California

Dear Ms. Loucas:

Following is the Environmental Site Assessment report on the undeveloped pasture land at 49560 230th Street in an unincorporated area in the North Antelope Valley in Los Angeles County, California. Information obtained in the process of completing this assessment did not reveal the presence of "recognized environmental conditions" in connection with the property.

HEI Corporation appreciates this opportunity to be of service to you and to Wildcat Renewables, LLC. If you have any questions regarding this report, don't hesitate to contact me at chayden@heicorporation.com or at 714-875-1362.

Sincerely,

Christopher M. Hayden
President



**PHASE 1
ENVIRONMENTAL SITE
ASSESSMENT**

**Undeveloped Pasture Land
49560 230th Street
North Antelope Valley, California**

July 2022

Prepared for

230th Street Solar
Ms. Stephanie Loucas
Wildcat Renewables, LLC

Prepared by

HEI Corporation
1805 Peninsula Place
Costa Mesa, CA 92627
714-875-1362

Project 22-5774

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PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment (ESA) was conducted within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden (EP), consistent with the proposal submitted to Wildcat Renewables, LLC. The information contained in this ESA was obtained from personal inspection, from various government agencies, and from sources deemed to be reliable.

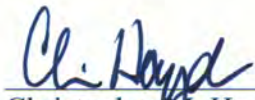
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**Undeveloped Pasture Land
49560 230th Street
North Antelope Valley, California**

Project 22-5774

I declare that, to the best of my professional knowledge and belief, I meet the definition of **Environmental Professional (EP)** as defined in Section 40 C.F.R. § 312.10(b).

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Section 40 C.F.R. § 312.10(b).



Christopher M. Hayden
Environmental Professional

1 SUMMARY

This ESA was performed on undeveloped pasture land at 49560 230th Street in the unincorporated area of North Antelope Valley to the northwest of the City of Lancaster in Los Angeles County, California (hereinafter referred to as the "Subject Property").

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, and Los Angeles County records, and interviewing individuals for information regarding the current and past uses of the Subject Property, it can be concluded that there is no evidence of "recognized environmental conditions", as defined by the ASTM Standard Practice, in connection with the Subject Property. No further action is required at this time.

2 INTRODUCTION

2.1 Purpose

The purpose of this Environmental Site Assessment is to identify “recognized environmental conditions” in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527-21 defines “recognized environmental condition” as “(1) the presence of hazardous substances or petroleum products in, on or at the Subject Property due to a release to the environmental; (2) the likely presence of hazardous substances or petroleum products in, on or at the Subject Property due to a release or likely release to the environmental; or (3) the presence of hazardous substances or petroleum products in, on or at the Subject Property under conditions that pose a material threat of a future release to the environmental.”

2.2 Scope of Work

As agreed between HEI Corporation and Wildcat Renewables, LLC, the scope of work for an ESA shall include the following:

- Site Inspection
- Surrounding Property Observation
- Interviews With Individuals Having Knowledge of the Operations on the Subject Property
- Inspection of City or County Building Permits
- Inspection of County Health Care Agency Files
- State and Federal Regulatory Agency Database Search For Posted Properties Within An ASTM Designated Radius of the Subject Property
- Inspection of City or County Fire Department Records
- Search for Records of Permits for Underground or Aboveground Storage Tanks
- Inspection of Owner/Operator’s Books and Records

- Evaluate the Likelihood of Vapor Encroachment Onto the Subject Property or Vapor Intrusion Into Structures on the Subject Property
- Inspection of Historical Aerial Photographs, Sanborn Map Company Maps and/or Archive Cross Directories
- Preparation and Presentation of One pdf Report

2.3 Limitations and Exceptions of Assessments

This ESA is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

HEI Corporation is not responsible or liable for the accuracy of the information provided by others. This ESA is not a guaranty that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any definitive statement made in this ESA regarding the possible presence or absence of any of the following:

- 1) Asbestos Containing Materials
- 2) Radon
- 3) Lead Based Paints
- 4) Lead in the Drinking Water

2.4 Limiting Conditions

There were no limiting conditions with regard to the ability of HEI Corporation to conduct the property inspection portion of this ESA. Access was made available to all parts of the Subject Property.

2.5 Previous Environmental Site Assessments/Investigations

Neither the Client nor HEI Corporation are aware of any previously conducted Phase I Environmental Site Assessments or Environmental Investigations having been conducted on the Subject Property.

2.6 Data Gaps

Data gaps occur in three areas of this report. In the past uses section, there is a gap of more than 10 years in the historic aerial photographs available from NETR Online. In the records search section, a request for records was not submitted to the Los Angeles County Fire Department. In the interviews section, the owner of the Subject Property was not questioned. These data gaps have not affected the ability of HEI Corporation to form an opinion or arrive at a conclusion as to the environmental condition of the Subject Property.

3 SUBJECT PROPERTY DESCRIPTION

3.1 Site and Improvement Description

The Subject Property is located on a rectangularly shaped, approximately 1,750,839 square foot (40.19 acre), parcel of land. It is located on the eastern side of 230th Street, to the north of West Avenue D/State Route 138. Avenue C is to the north and 235th Street is to the west. It is located to the west of 220th Street. Interstate 5 is several miles to the west and State Highway 14 is several miles to the east. The Subject Property is located to the northwest of the City of Lancaster in Los Angeles County. The assessor's parcel number is 3278-025-001.

The topography for the general area Subject Property is flat. The elevation is approximately 2,830 feet above sea level. Unnamed creeks were shown to the north and southeast. Hilly areas are to the southwest. The Governor Edmund G. Brown East Branch California Aqueduct is to the southwest. The soil beneath the Subject Property consists of alluvium, comprised of clay, silt, sand and gravel. The California State Water Resources Control Board's GeoTracker database was searched for information on groundwater in the area. No proximal datapoints were found. A Case Closure Summary was found for a leaking underground storage tank (LUST) site approximately 11.05 miles to the southeast, at 12701 West Lancaster Road. The summary, dated January 26, 2017, was prepared by the California Regional Water Quality Control Board, Lahontan Region. The summary stated that regional groundwater was estimated to be more than 200 feet below ground surface. The direction of groundwater flow was not given in this summary.

Structure There are no structures on the Subject Property.

Parking and Landscaping There is no parking area on the Subject Property. Vegetation observed on the parcel consisted of weedy shrubs. The plants were in good condition and no signs of unusually stressed vegetation were observed. No stained soil was observed.

Utilities The utility services to properties in the area of the Subject Property are provided by a variety of vendors. Electricity is provided by Southern California Edison; gas is provided by Southern California Gas (the Subject Property appears to use propane); and trash removal by private vendors. Water appeared to be sourced from an on-site well, and sewage treatment is most likely to be by septic tank.

3.2 Subject Property - Use History

The Subject Property consists of undeveloped pasture land, with stables located in the northwestern corner. The parcel on which the Subject Property is located also includes a residence, garage, stables and corrals.

3.2.1 Past Site Uses

Past uses for the Subject Property were determined by reviewing an aerial photographs dating back to 1952. No permit records were found for the Subject Property address on the Los Angeles County Department of Public Works online database, nor were archive city directories researched. No Sanborn Map Company maps were found for the area of the Subject Property on the City of Los Angeles Public Library's online database.

The 1952 aerial photograph showed the Subject Property to be undeveloped and possibly in agricultural production. The aerial photographs in 1963 and 1974 showed the Subject Property to be undeveloped, with no evidence of activity observed. The 1994 aerial photograph showed the Subject Property to be undeveloped and possibly in agricultural production. What may have been a mobile home was observed in the southwest corner of the parcel on which the Subject Property is located. The aerial photographs taken from 2005 to 2018 showed the Subject Property to be undeveloped and possibly used as pasture land. Observed in the southwestern corner of the parcel of which the Subject Property was a part were a residence, a garage, stables and corrals.

3.3 Adjoining Properties - Use History

A number of properties adjoin the Subject Property.

North Adjoining to the north of the Subject Property, across an unpaved West Avenue C-8, is an undeveloped parcel of land.

East Adjoining to the east is an undeveloped parcel of land.

South Adjoining to the south is undeveloped pasture land.

West Adjoining to the west, across 230th Street, is an undeveloped parcel of land.

Nothing was observed on the adjoining properties that appeared to be of environmental concern to the Subject Property.

3.3.1 Adjoining Properties - Use History

Prior uses for the properties discussed above were determined by examining aerial photographs dating back to 1952 and by reviewing the Neenach School, California USGS Topographic Map. The aerial photographs and USGS map were obtained from NETR Online.

3.4 Historic Aerial Photograph and USGS Map Analysis

Historic aerial photographs are examined in order to determine what may have existed on a site prior to the construction of the existing buildings. The aerial photographs for the Subject Property dating back to the 1952 were obtained from NETR Online.

- An aerial photograph taken in **1952** showed the Subject Property and the adjoining properties to the north, east and south to be undeveloped and possibly in agricultural production. The adjoining property to the west, across an unpaved 230th Street, was undeveloped and possibly in agricultural production. Unnamed creeks were shown to the northwest and southeast. Small structures, likely residences, garages and storage buildings, were shown to the west, north and south. Agricultural activity was shown throughout the area. A copy of this aerial photograph can be seen as Figure C-1 in Appendix C.
- An aerial photograph taken in **1963** showed the Subject Property to be undeveloped, with no evidence of activity observed. The adjoining property to the north was shown to be undeveloped and possibly in agricultural production. The adjoining property to the east to be undeveloped, with no evidence of activity observed. The adjoining area to the south was undeveloped with no evidence of activity observed. The adjoining property to the west, across an unpaved 230th Street, was undeveloped and possibly in agricultural production. A newer small structure was shown to the south that appeared to be a residence. Small structures, likely residences, garages and storage buildings, were shown to the west, north and south. Unnamed creeks were shown to the northwest and southeast. Agricultural activity was shown throughout the area. A copy of this aerial photograph can be seen as Figure C-2 in Appendix C.
- An aerial photograph taken in **1974** showed the Subject Property and the adjoining properties to the north, east and south to be undeveloped, with no evidence of activity observed. The adjoining property to the west, across an unpaved 230th Street, was undeveloped and possibly in agricultural production. Small structures were shown to the south that appeared to be a residence and storage buildings or stables. Small structures, likely residences, garages and storage buildings, were shown to the west, north and south. The Governor Edmund G. Brown East Branch California Aqueduct was shown to the southwest. Unnamed creeks were shown to the northwest and southeast. Agricultural activity was shown throughout the area. A copy of this aerial photograph can be seen as Figure C-3 in Appendix C.
- An aerial photograph taken in **1994** showed the Subject Property to be undeveloped and possibly in agricultural production. What may have been a mobile home was observed in the southwest corner of the parcel on which the Subject Property is located. The adjoining property to the north was shown to be undeveloped and possibly in agricultural production. The adjoining properties to the east and south were shown to be undeveloped, with no evidence of activity observed. The adjoining area to the west of the, across an unpaved 230th Street, was shown to be undeveloped. Small structures were shown to the south that appeared to be a residence and storage buildings or stables. A newer commercial or retail building was shown at the northeast corner of West Avenue D/State Route 138 and 230th Street. Small structures,

likely residences, garages and storage buildings, were shown to the west, north and south. The Governor Edmund G. Brown East Branch California Aqueduct was shown to the southwest. Unnamed creeks were shown to the northwest and southeast. Agricultural activity was shown to the northwest and south. Most of the surrounding area was shown to be undeveloped. A copy of this aerial photograph can be seen as Figure C-4 in Appendix C.

- An aerial photograph taken in **2005** showed the Subject Property to be undeveloped and possibly used as pasture land. Observed in the southwestern corner of the parcel of which the Subject Property was a part were a residence, a garage, stables and corrals. The adjoining properties to the north, east and south were shown to be undeveloped, with no evidence of activity observed. The adjoining area to the west of the, across a paved 230th Street, was shown to be undeveloped. Small structures were shown to the south that appeared to be a residence and storage buildings or stables. A commercial or retail building was shown at the northeast corner of West Avenue D/State Route 138 and 230th Street. Newer and existing small structures, likely residences, garages and storage buildings, were shown to the west, northwest, north, southwest and south. The Governor Edmund G. Brown East Branch California Aqueduct was shown to the southwest. Unnamed creeks were shown to the northwest and southeast. Agricultural activity was shown to the north, northwest and south. What appeared to be grading activity was shown to the northeast. Most of the surrounding area was shown to be undeveloped. A copy of this aerial photograph can be seen as Figure C-5 in Appendix C.
- An aerial photograph taken in **2012** showed the Subject Property to be undeveloped and possibly used as pasture land. Observed in the southwestern corner of the parcel of which the Subject Property was a part were a residence, a garage, stables and corrals. The adjoining properties to the north and east were shown to be undeveloped, with no evidence of activity observed. The eastern portion of the adjoining area to the south appeared to be used as pasture land, and the western portion was shown to be undeveloped. The adjoining area to the west of the, across 230th Street, was shown to be undeveloped. Small structures were shown to the south that appeared to be a residence and storage buildings or stables. A commercial or retail building was shown at the northeast corner of West Avenue D/State Route 138 and 230th Street. Small structures, likely residences, garages and storage buildings, were shown to the west, northwest, north, southwest and south. The Governor Edmund G. Brown East Branch California Aqueduct was shown to the southwest. Unnamed creeks were shown to the northwest and southeast. Agricultural activity was shown to the north, northwest and south. What appeared to be a graded area was shown to the northeast. Most of the surrounding area was shown to be undeveloped. A copy of this aerial photograph can be seen as Figure C-6 in Appendix C.
- An aerial photograph taken in **2018** showed the Subject Property to be undeveloped and possibly used as pasture land. Observed in the southwestern corner of the parcel of which the Subject Property was a part were a residence, a garage, stables and corrals. The adjoining properties to the north and east were shown to be undeveloped, with no evidence of activity observed. The eastern portion of the adjoining area to the south appeared to be used as pasture land, and the western portion was shown to be undeveloped. The adjoining area to the west of the, across an unpaved 230th Street, was shown to be undeveloped. Small structures were shown to the south that appeared to be a residence and storage buildings or stables. A

commercial or retail building was shown at the northeast corner of West Avenue D/State Route 138 and 230th Street. Small structures, likely residences, garages and storage buildings, were shown to the west, northwest, north, southwest, south and southeast. The Governor Edmund G. Brown East Branch California Aqueduct was shown to the southwest. Unnamed creeks were shown to the northwest and southeast. Agricultural activity was shown to the northwest and south. A solar array was shown to the northeast. Most of the surrounding area was shown to be undeveloped. A copy of this aerial photograph can be seen as Figure C-7 in Appendix C.

USGS Map Analysis The 7.5 Minute Series United States Geological Survey Topographic Map for the area of the Subject Property is named the Neenach School, California map. The map, which was laid out in 1965, showed no structures the Subject Property or on the adjoining properties. A small structure and a second item were shown to the south. Unnamed creeks were shown to the northwest and southeast. Structures labeled Snyder Ranch were shown to the west; and structures labeled Gorrindo Ranch were shown to the north. A water well was shown to the northeast. An orchard was shown to the south. The map was photorevised (updated based on a review of aerial photographs) in 1975. The revised map showed no newer structures on the Subject Property or on any of the adjoining properties. A newer small structure was shown to the south (newer structures are shown in a purple tint on the revised map). A newer structure was shown at the northeast corner of West Avenue D and 230th Street. The newer California Aqueduct was shown to the southwest. Smaller structures were shown to the northeast and south. A copy of a portion of the 1976 Neenach School, California map can be seen as Figure B-1 in Appendix B.

The 2015 Neenach School, California map did not show any structures. Unnamed creeks were shown to the northwest and southeast. West Avenue D/State Route 138 was shown to the south. The Governor Edmund G. Brown East Branch California Aqueduct was shown to the southwest. A portion of the 2015 Neenach School, California USGS Map is reproduced as Figure B-2 in Appendix B.

4 RECORDS SEARCH

4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

FEDERAL SOURCES

- National Priority List (NPL) Within 1.0 Mile
- Proposed National Priority List (PNPL) Within 1.0 Mile
- Superfund Enterprise Management System (SEMS) Within 0.50 Miles
- Federal Facility (Fed Fac) Within 0.50 Miles
- SEMS Archived Sites (SEMS-Archive) Within 0.50 Miles
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- RCRA Treatment Storage and Disposal Facilities (RCRA-TSDF) Within 0.50 Miles
- RCRA Hazardous Waste Generator (RCRA-LQG; RCRA-SQG; RCRA-CESQG) Within 0.25 Miles
- Federal EPA Institutional Controls/ Engineering Controls (US Inst Control/US Eng Control) Within 0.50 Miles
- Emergency Response Notification System for Spills (ERNS), Target Property Only
- US Brownfields Within 0.50 Miles

STATE OF CALIFORNIA AND LOCAL GOVERNMENT SOURCES

- Response Within 1.0 Mile
- EnviroStor Within 1.0 Mile

- California/Tribal Landfills and/or Solid Waste (SWF/LF) Within 0.50 Miles
- California/Tribal Cleanup Program Site-Spills, Leaks, Investigations and Cleanups (CPS-SLIC) Within 0.50 Miles
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 0.50 Miles
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 0.25 Miles
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 0.50 Miles
- Local Landfill and Solid Waste Disposal Sites (Debris Region 9, ODI, WMUDS/SWAT, SWRCY) Within 0.50 Miles
- Local Hazardous Waste and Contaminated Sites (US CDL, Historic Cal-Sites, SCH, Toxic Pts, CDL, US Historic CDL) Within Various Radii
- Local Underground Storage Tanks (CA FID UST, Historic UST, SWEEPS UST) Within 0.25 Miles
- Environmental Liens (LIENS) for Subject Property Only
- Deed Restricted Sites (DEED) Within 0.50 Miles
- Emergency Release Reports (HMIRS, CHMIRS, LDS, MCS) for Subject Property Only

The environmental database report is included in Appendix D.

SUBJECT PROPERTY The Subject Property is not posted onto any of the databases.

ADJOINING PROPERTY POSTINGS None of the adjoining properties is posted onto databases.

NEARBY PROPERTY POSTINGS No sites within 0.125 miles of the Subject Property are posted onto databases.

OTHER PROPERTIES Given the fact that the Subject Property is located in an area of mostly undeveloped high desert land, it is to be expected that few, or in this case, no sites would be posted onto the databases. There is no known regional groundwater impact in the area.

4.1.2 State of California Geologic Energy Management Division (CalGEM)

The State of California Department of Conservation Division of Geologic Energy Management (CalGEM) maintains maps that show the exact location of oil wells located in the state. The DOGGR Well Finder online mapping service was searched for oil or gas wells in the area. The

map showed no oil or gas wells on, near or within one mile of the Subject Property. A plugged "Dry Hole" oil well was shown more than one mile to the north.

4.1.3 State of California Department of Toxic Substance Control (DTSC)

The State of California Department of Toxic Substance Control (DTSC) is the agency that tracks sites on which there have been placed deed restrictions and land use restrictions. The DTSC web site for deed restricted sites and for land use restriction sites was searched. Neither the Subject Property nor any of the adjoining properties were included on these lists.

4.2 Regional Source

4.2.1 Regional Water Quality Control Board

The Regional Water Quality Control Board, Lahontan Region (LRWQCB), maintains a list of sites with leaking underground storage tanks (LUST) and sites on which there have been spills, leaks, investigations and cleanups (SLIC). The LRWQCB web site's GeoTracker database was searched. The Subject Property was not found on the LUST list or the SLIC list.

4.3 County Sources

4.3.1 Los Angeles County Building & Safety Division

The Building & Safety Division of the Los Angeles County Department of Public Works records are sought as part of an ESA to determine the age of any buildings and to obtain additional information of environmental significance. The LACDPW's Building Permit Viewer online database was searched for records for the Subject Property address and assessor's parcel number. No records were found.

4.3.2 Los Angeles County Underground Storage Tank Program

The Los Angeles County Department of Public Works Underground Storage Tank Program's online database was searched for the Subject Property address. No records were found.

4.3.2 Los Angeles County Fire Department

The Los Angeles County Fire Department is the Certified Unified Program Agency (CUPA) for unincorporated areas of the county. The LACFD conducts inspections of facilities that use or store flammable and/or hazardous materials. The LACFD's Health Hazardous Materials/CUPA online databases for Site Mitigation, Active Facilities and Inactive Facilities were searched for the Subject Property address. No records were found.

5 SUBJECT PROPERTY INSPECTION

The Subject Property was inspected on July 14, 2022 by Chris Hayden, EP. The purpose of the site visit is to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

5.1 Use and Storage of Hazardous Materials at the Subject Property

The Subject Property consists of undeveloped pasture land. On the day of the inspection, no use or storage of hazardous materials were observed, as can be seen in Photographs 1 - 10 in Appendix C. Stables were observed in the northwest corner of the Subject Property, as can be seen in Photographs 2 and 3.

5.2 Indications of PCBs

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. No transformers were observed on the Subject Property. A pole-mounted transformer was shown across 230th Street, to the southwest of the Subject Property. This and other transformers in the area would be the property of Southern California Edison.

5.3 Indications of Solid Waste Disposal

Solid wastes are not currently generated on the Subject Property. Solid wastes generated in the city are placed into containers that are provided and serviced by private vendors.

5.4 Indications of Hazardous Waste Disposal

Hazardous waste accumulation was not observed on the Subject Property on the day of the inspection. No documentation was found to indicate that hazardous wastes have been generated on the site in the past.

5.5 Indications of Asbestos Containing Materials (ACMs)

There are no structures on the Subject Property.

5.6 Indications of Vapor Intrusion/Vapor Encroachment

Impacted soil or groundwater on a site may result in vapor intrusion; and impacted groundwater migrating towards a site may result in vapor encroachment. There is no indication that the soil or groundwater on the Subject Property has been impacted. There are no LUST or SLIC sites shown to be within 0.50 miles of the Subject Property. Therefore, it is unlikely that vapor intrusion or vapor encroachment would be of concern for the Subject Property.

6 INTERVIEW

An important part of any Phase 1 is an interview with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA, there were no operations of the Subject Property. An effort was made to contact the current owner of the Subject Property, Amilcar Badano. Also, there was nobody at the residence on the day of the inspection.

7 FINDINGS AND CONCLUSIONS

Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected.
- The surrounding properties were observed.
- Historic aerial photographs were obtained and examined.
- Information was requested from various governmental and regulatory agencies for environmental information pertaining to the Subject Property.
- The databases from local, tribal, state and federal regulatory agencies were examined.

Findings included the following:

- The 1952 aerial photograph showed the Subject Property to be undeveloped and possibly in agricultural production.
- The aerial photographs in 1963 and 1974 showed the Subject Property to be undeveloped, with no evidence of activity observed.
- The 1994 aerial photograph showed the Subject Property to be undeveloped and possibly in agricultural production. What may have been a mobile home was observed in the southwest corner of the parcel on which the Subject Property is located.
- The aerial photographs taken from 2005 to 2018 showed the Subject Property to be undeveloped and possibly used as pasture land. Observed in the southwestern corner of the parcel of which the Subject Property was a part were a residence, a garage, stables and corrals.
- The Subject Property is not posted onto any the environmental databases searched in Section 4.1.
- No use or storage of hazardous materials were observed on the Subject Property on the day of the inspection.

HEI Corporation has performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 (and Final Rule 40 CFR Part 312 et seq.) on undeveloped pasture land at 49560 230th Street in the unincorporated area of North Antelope Valley to the northwest of the City Lancaster in Los Angeles County, California. Any exceptions to, or deletions from, this practice are discussed in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. No further action is required.

APPENDIX A
LIMITATIONS

LIMITATIONS

The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

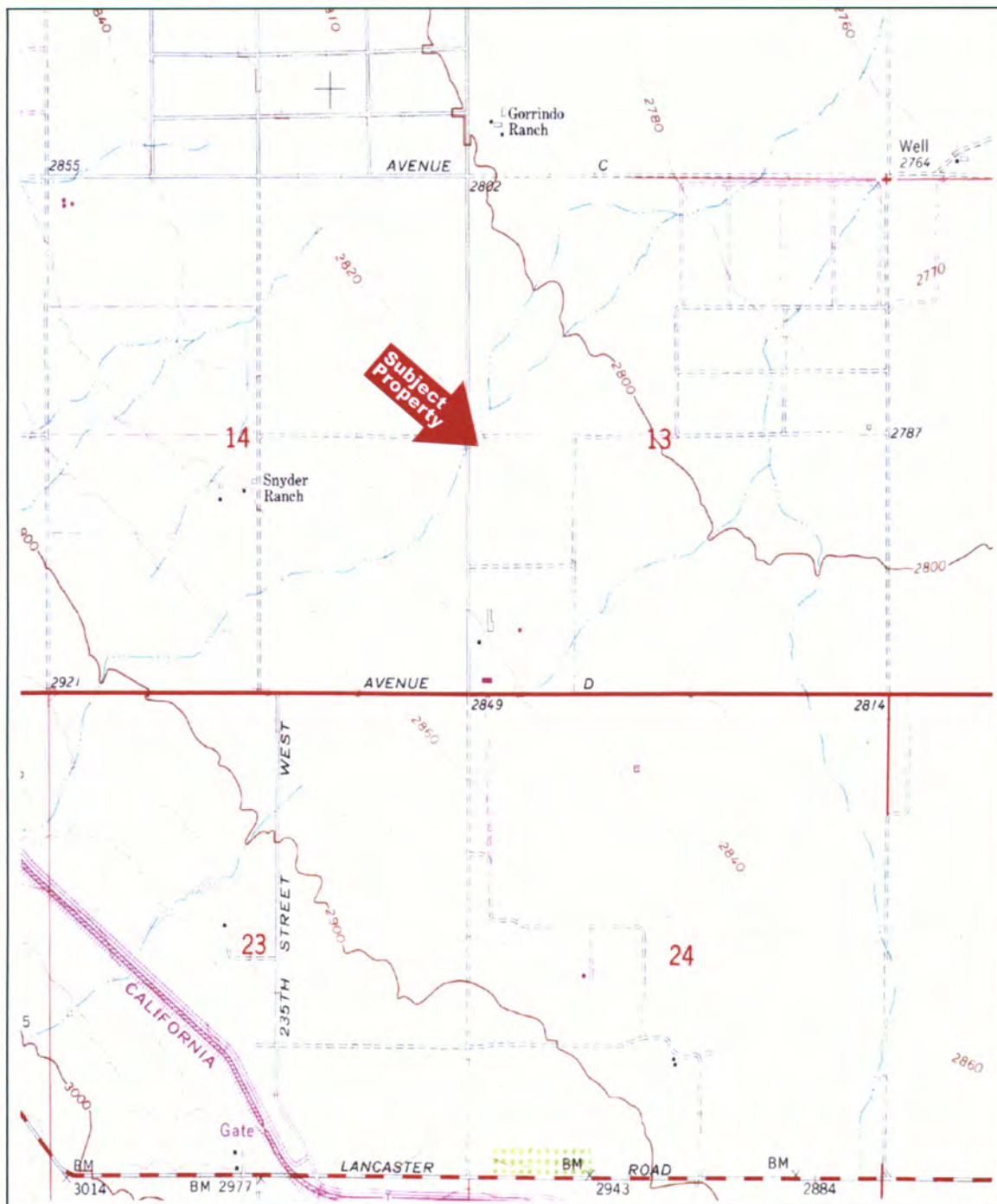
Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discusses the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.

APPENDIX B

**1975 AND 2015 USGS MAPS / ASSESSOR'S PARCEL MAP /
RENEWABLE PROPERTIES PRELIMINARY ARRAY LOCATION**



HEI Hayden
Environmental

1975 USGS 7.5 Minute
Topographic Map

Subject Property: 230th
Street Solar Project; North
Antelope Valley, California

↑
NORTH

JOB NUMBER:
22-5774

Date:
7/26/22

FIGURE:
B-1



HEI Hayden
Environmental

2015 USGS 7.5 Minute
Topographic Map

Subject Property: 230th
Street Solar Project; North
Antelope Valley, California

↑
NORTH

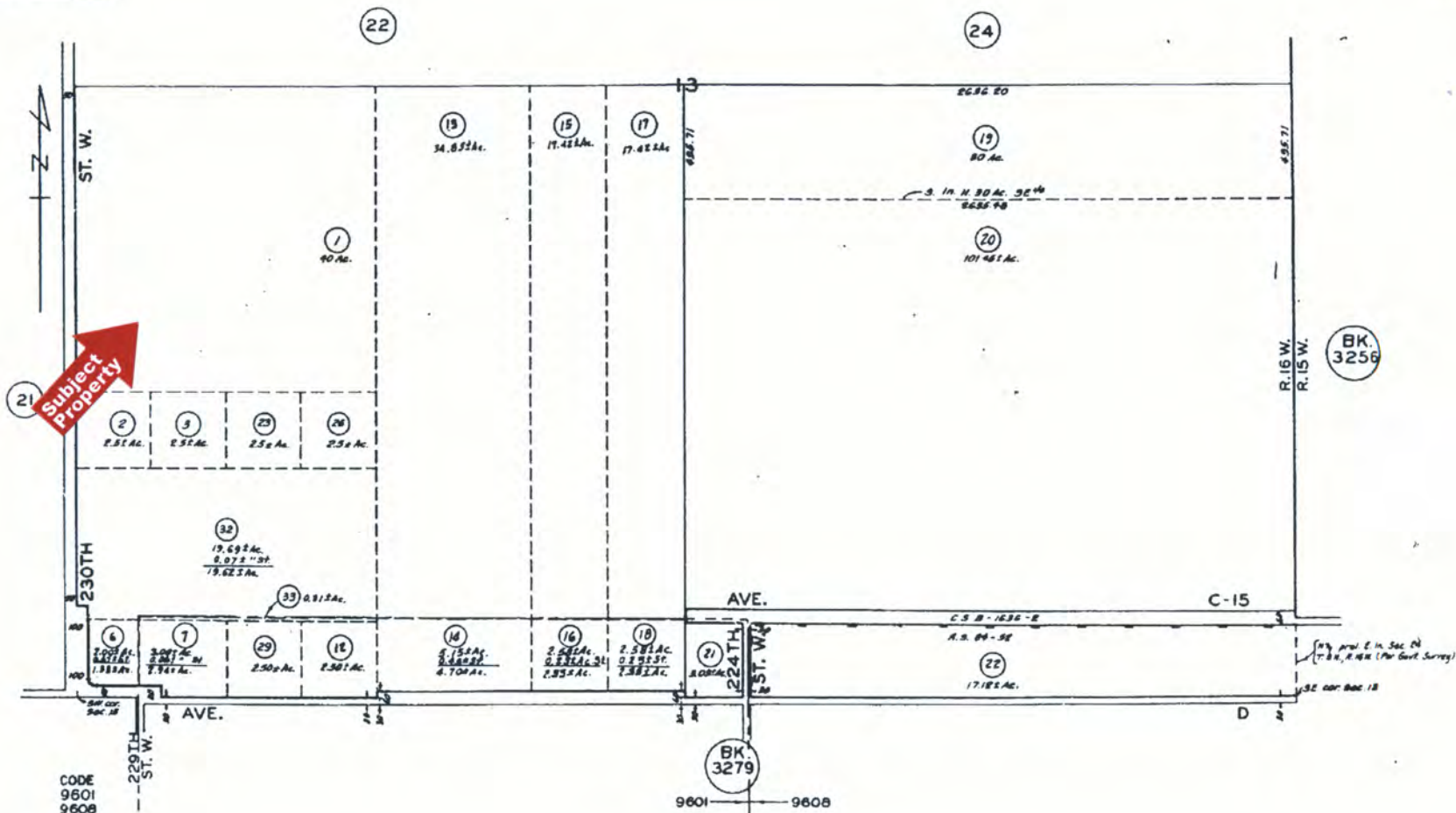
JOB NUMBER:
22-5774

Date:
7/26/22

FIGURE:
B-2

750:28609
750808
760204808
760325818

SCALE 1" = 400'



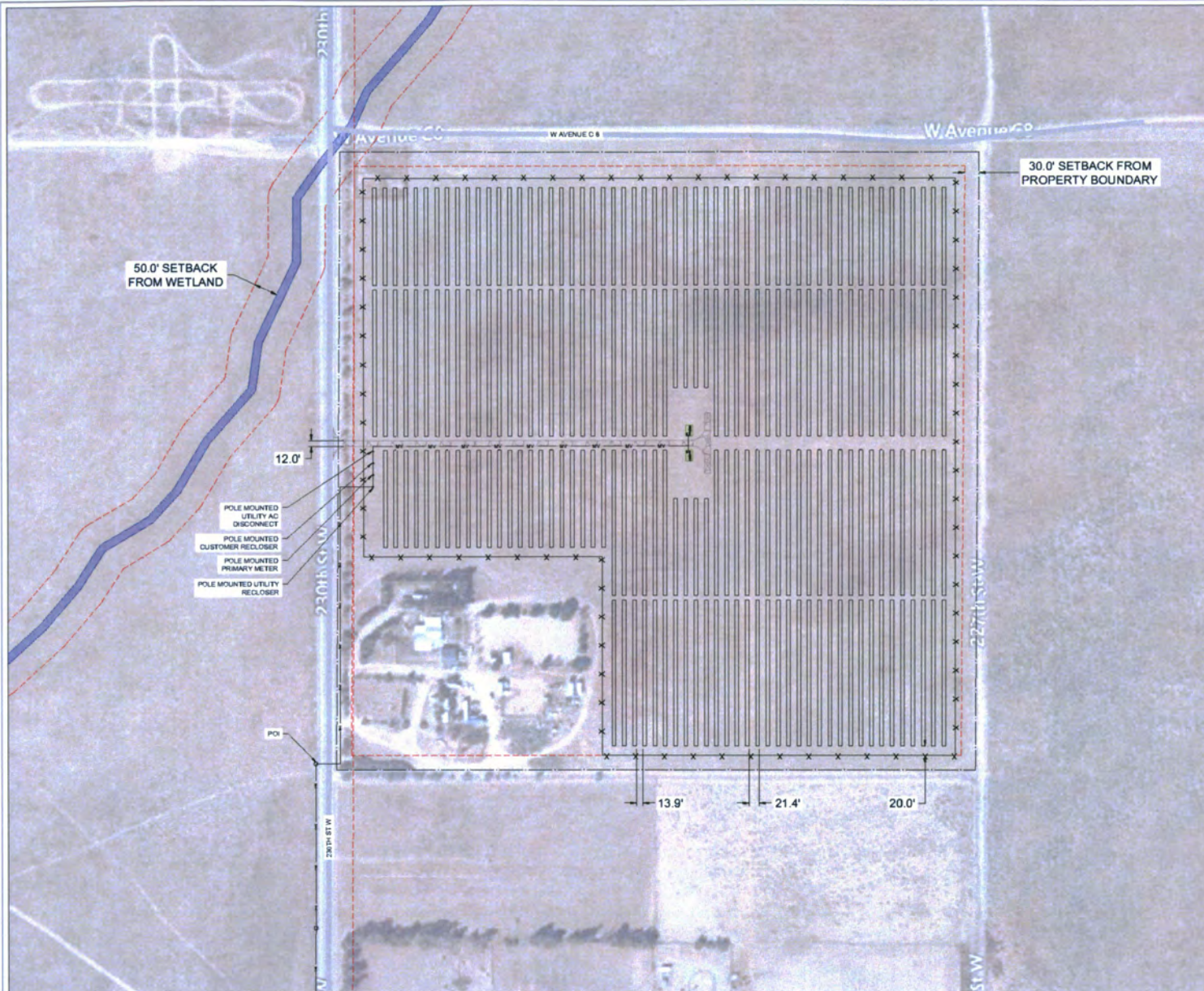
T. 8 N., R. 16 W.

PROPERTY OF MOLLIE A. SILVEY

M. R. 72-67-68

FOR PREV. ASSM'T SEE:
3255 - 3 & 12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



1 ARRAY LOCATION
SCALE: 1"=100'

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	7,484.12 kW
SYSTEM SIZE AC	5,000.00 kW
DC/AC RATIO	1.50
MODULE MANUFACTURER	ASTRONERGY
MODULE MODEL	CH6MT2MDDJF-BH
MODULE RATING	540 W
TOTAL MODULE QTY	13,876
MODULES PER STRING	27
TOTAL NO. OF STRINGS	514
INVERTER MODEL	SUNGROW SG125HV
INVERTER RATING	125 kW
INVERTER QTY	40
STEP-UP TRANSFORMER	2712V/600V, 2500KVA
RACKING	ATI HSAT
# OF 81 MODULE RACKS	114
# OF 54 MODULE RACKS	86
TILT ANGLE	17°
INTER-ROW SPACING	13.9'
PITCH	21.4'
DCR	35%
SITE AREA INSIDE FENCE	29.23 AC

LEGEND	
	ATI 81 MODULE TRACKER ROW
	ATI 54 MODULE TRACKER ROW
	POWER STATION - (1) MV TRANSFORMER, (1) DAS, (1) WEATHER STATION
	SUNGROW 125kW STRING INVERTER
	12' WIDE SITE ACCESS GRAVEL ROAD
	WETLANDS
	(B) PUBLIC ROAD
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK
	(B) OH LINES
	MV CABLE

- GENERAL NOTES**
- REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
 - INSTALLATION TO COMPLY WITH NEC 2020 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS.
 - EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
 - 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 - DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

REVISIONS

1	PRELIM LAYOUT	05/06/22
---	---------------	----------



SEDA
575 LENNON LANE, SUITE 145
WALNUT CREEK, CA 94598
PHONE (925) 891-4183
FAX (925) 556-1200
WWW.SEDA-ENGINEERING.COM

PROJECT

230TH STREET SOLAR
230TH ST W,
LANCASTER,
CA 93536
LAT: 34.780632°
LON: -118.533032°

SHEET TITLE

SITE PLAN



**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE: 05/06/22
DRAWN BY: [Signature]
SHEET 1 OF 2

APPENDIX C

SUBJECT PROPERTY PHOTOGRAPHS

1952, 1963, 1974, 1994, 2005, 2012 AND 2018 AERIAL PHOTOGRAPHS

PHOTOGRAPHS



1. View of the Southwestern Portion of the Subject Property Looking Northeast
Showing the Point of Interconnection to the Electrical Grid



2. View of the Northwestern Portion of the Subject Property Looking Southeast
Showing the Stables in the Northwest Corner of the Parcel



3. View of the Northwestern Portion of the Subject Property Looking Southwest
Showing the Stables in the Northwest Corner of the Parcel



4. View of the Northeastern Portion of the Subject Property Looking Southwest



5. View of the Northeastern Portion of the Subject Property Looking Northwest
Showing Solar Arrays to the North



6. View of the Southeastern Portion of the Subject Property Looking Northwest



7. View of the Southeastern Portion of the Subject Property Looking Northeast



8. View of the Southwestern Portion of the Subject Property Looking Northeast



9. View of the Southern Portion of the Subject Property Looking Southeast



10. View of the South-Central Portion of the Subject Property Looking Northwest



 Hayden Environmental	1952 AERIAL PHOTOGRAPH Subject Property: 230th Street Solar Project; North Antelope Valley, California	↑ NORTH
JOB NUMBER: 22-5774	Date: 7/26/22	FIGURE: C-1



HEI Hayden Environmental	1963 AERIAL PHOTOGRAPH Subject Property: 230th Street Solar Project; North Antelope Valley, California	↑ NORTH
JOB NUMBER: 22-5774	Date: 7/26/22	FIGURE: C-2



HEI Hayden
Environmental

1974 AERIAL
PHOTOGRAPH

Subject Property: 230th Street
Solar Project; North Antelope
Valley, California

↑
NORTH

JOB NUMBER:
22-5774

Date:
7/26/22

FIGURE:
C-3



HEI Hayden Environmental	1994 AERIAL PHOTOGRAPH Subject Property: 230th Street Solar Project; North Antelope Valley, California	 NORTH
JOB NUMBER: 22-5774	Date: 7/26/22	FIGURE: C-4



 Hayden Environmental	2005 AERIAL PHOTOGRAPH Subject Property: 230th Street Solar Project; North Antelope Valley, California	↑ NORTH
JOB NUMBER: 22-5774	Date: 7/26/22	FIGURE: C-5



HEI Hayden
Environmental

**2012 AERIAL
PHOTOGRAPH**

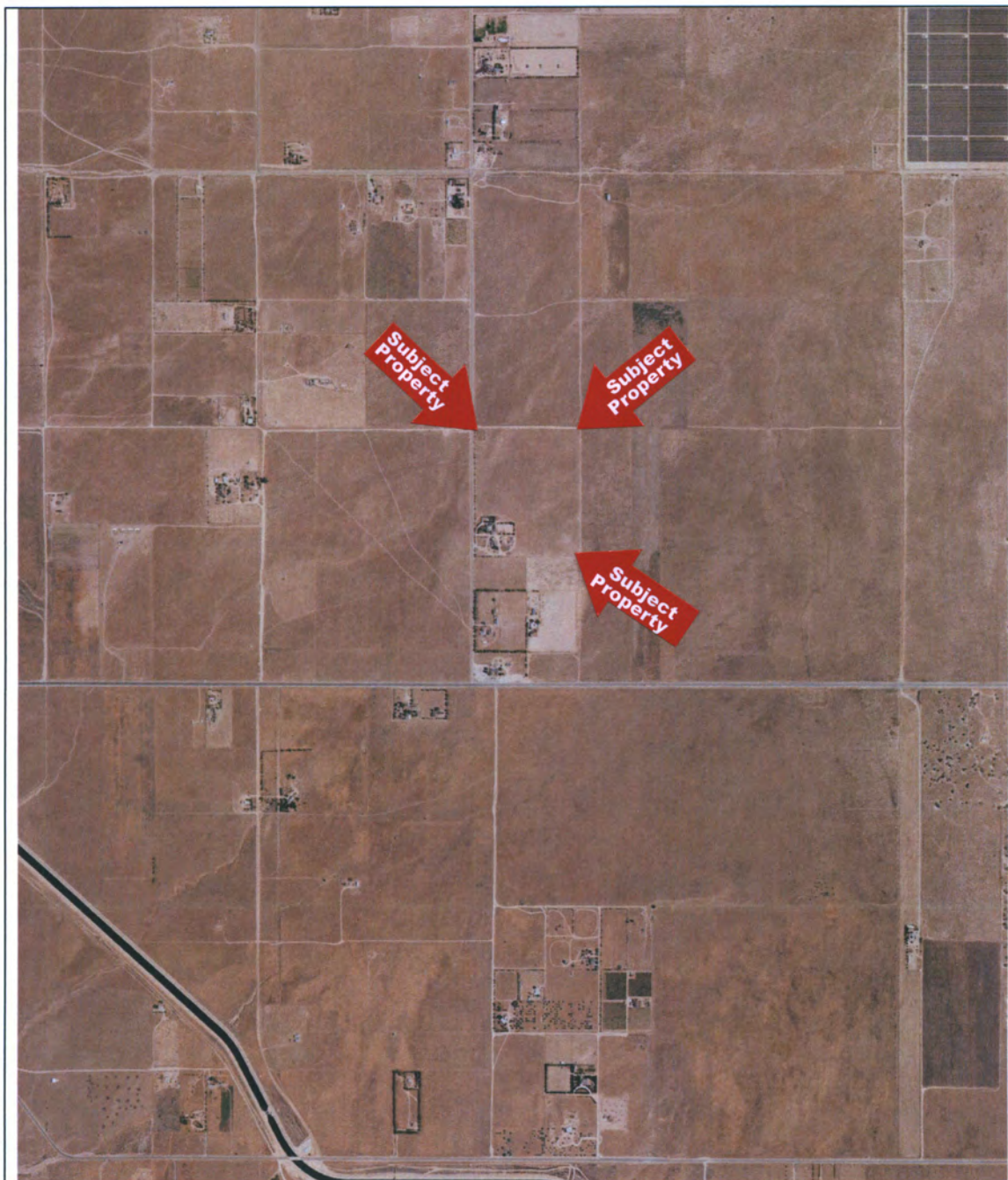
↑
NORTH

Subject Property: 230th Street
Solar Project; North Antelope
Valley, California

JOB NUMBER:
22-5774

Date:
7/26/22

FIGURE:
C-6



HEI Hayden
Environmental

2018 AERIAL
PHOTOGRAPH

Subject Property: 230th Street
Solar Project; North Antelope
Valley, California

↑
NORTH

JOB NUMBER:
22-5774

Date:
7/26/22

FIGURE:
C-7

APPENDIX D

REGULATORY AGENCIES DATABASE REPORT

230th Street Solar Project

49560 230th Street

Lancaster, CA 93536

Inquiry Number: 07056001.10r

July 18, 2022

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 49560 230TH STREET
LANCASTER, CA 93536**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal Tanks</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	0	-	-	0	0
<i>Other Tanks</i>	Y	0	0	0	-	-	0	0
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	0	-	-	-	0	0
- Totals --		0	0	0	0	0	0	0

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Search Summary Report

**TARGET SITE: 49560 230TH STREET
LANCASTER, CA 93536**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/27/2022	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/27/2022	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	04/27/2022	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	04/27/2022	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	04/27/2022	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	06/20/2022	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	06/20/2022	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	06/20/2022	0.250	0	0	0	-	-	0	0
	RCRA-SQG	06/20/2022	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	06/20/2022	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	02/21/2022	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	02/21/2022	0.500	0	0	0	0	-	0	0
ERNS	ERNS	06/14/2022	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	04/25/2022	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	04/25/2022	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	02/07/2022	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	05/23/2022	0.500	0	0	0	0	-	0	0
	INDIAN LUST	04/28/2021	0.500	0	0	0	0	-	0	0
	CPS-SLIC	05/23/2022	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	03/07/2022	TP	0	-	-	-	-	0	0
	AST	07/06/2016	TP	0	-	-	-	-	0	0
	INDIAN UST	10/14/2021	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	04/25/2022	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	02/23/2022	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 49560 230TH STREET
LANCASTER, CA 93536**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0
Other Haz Sites	SCH	04/25/2022	0.250	0	0	0	-	-	0	0
	US CDL	02/22/2022	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.250	0	0	0	-	-	0	0
Local Land Records	DEED	02/28/2022	0.500	0	0	0	0	-	0	0
Spills	HMIRS	03/21/2022	TP	0	-	-	-	-	0	0
	CHMIRS	04/03/2022	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	06/20/2022	0.125	0	0	-	-	-	0	0
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2018	TP	0	-	-	-	-	0	0
	SSTS	01/19/2022	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	01/25/2022	TP	0	-	-	-	-	0	0
	PADS	01/20/2022	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/11/2022	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	LEAD SMELTERS	04/27/2022	TP	0	-	-	-	-	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	05/13/2022	TP	0	-	-	-	-	0	0
	CUPA Listings		0.125	0	0	-	-	-	0	0
	HAZNET	12/31/2019	TP	0	-	-	-	-	0	0
	LA Co. Site Mitigation	05/26/2021	TP	0	-	-	-	-	0	0
	UIC GEO	05/23/2022	TP	0	-	-	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	MILITARY PRIV SITES	05/23/2022	TP	0	-	-	-	-	0	0
	PROJECT	05/23/2022	TP	0	-	-	-	-	0	0
	CIWQS	02/28/2022	TP	0	-	-	-	-	0	0
	NON-CASE INFO	05/23/2022	TP	0	-	-	-	-	0	0
	OTHER OIL GAS	05/23/2022	TP	0	-	-	-	-	0	0
	PROD WATER PONDS	05/23/2022	TP	0	-	-	-	-	0	0
	SAMPLING POINT	05/23/2022	TP	0	-	-	-	-	0	0
	WELL STIM PROJ	05/23/2022	TP	0	-	-	-	-	0	0
	- Totals --			0	0	0	0	0	0	0

Site Information Report

Request Date: JULY 18, 2022
Request Name: CHRIS HAYDEN

Search Type: COORD
Job Number: NA

Target Site: 49560 230TH STREET
LANCASTER, CA 93536

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	118.536652	118.5366520 - 118° 32' 11.94"	Easting: 359394.6
Latitude:	34.780067	34.7800670 - 34° 46' 48.24"	Northing: 3849532.5
Elevation:	2830 ft. above sea level		Zone: Zone 11

Demographics

Sites: 0 **Non-Geocoded:** 0 **Population:** N/A

RADON

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 93536

Number of sites tested: 1

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.600 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

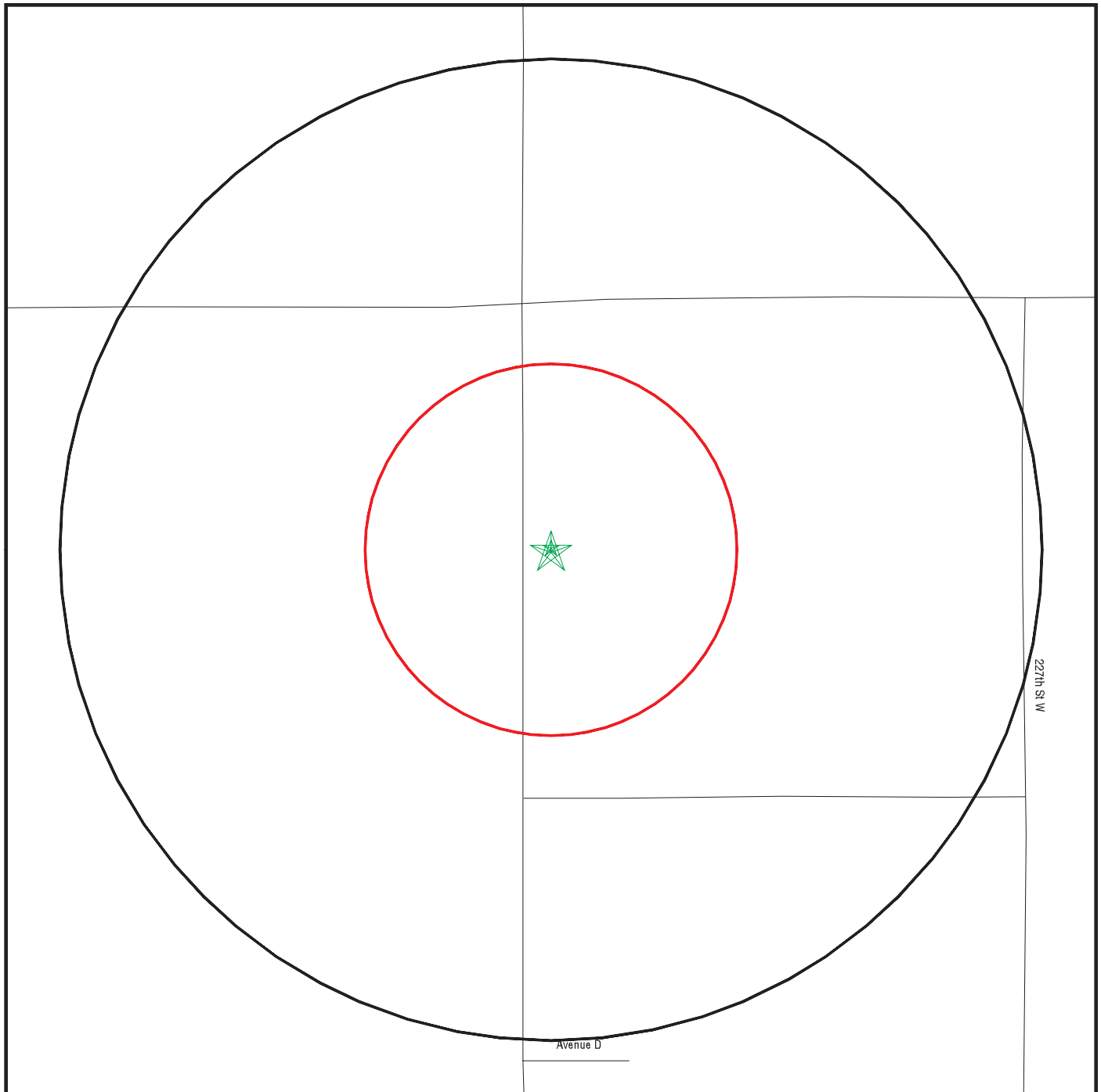
Zipcode	Num Tests	> 4 pCi/L
93536	32	1

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



49560 230TH STREET LANCASTER, CA 93536



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.780067 Longitude: 118.536652)

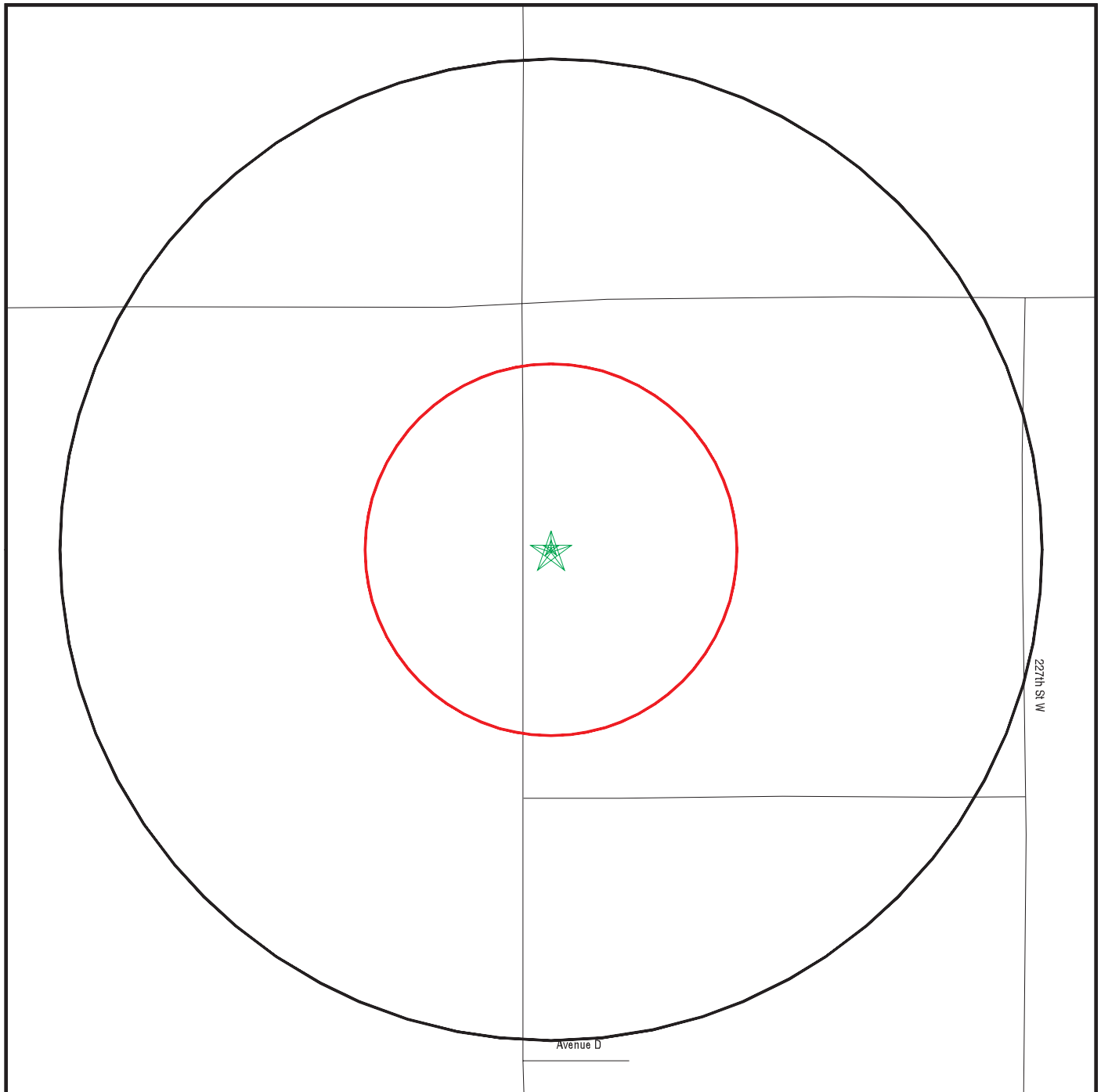
▲ Identified Sites

 Indian Reservations BIA

🏠 Sensitive Receptors

 National Priority List Sites

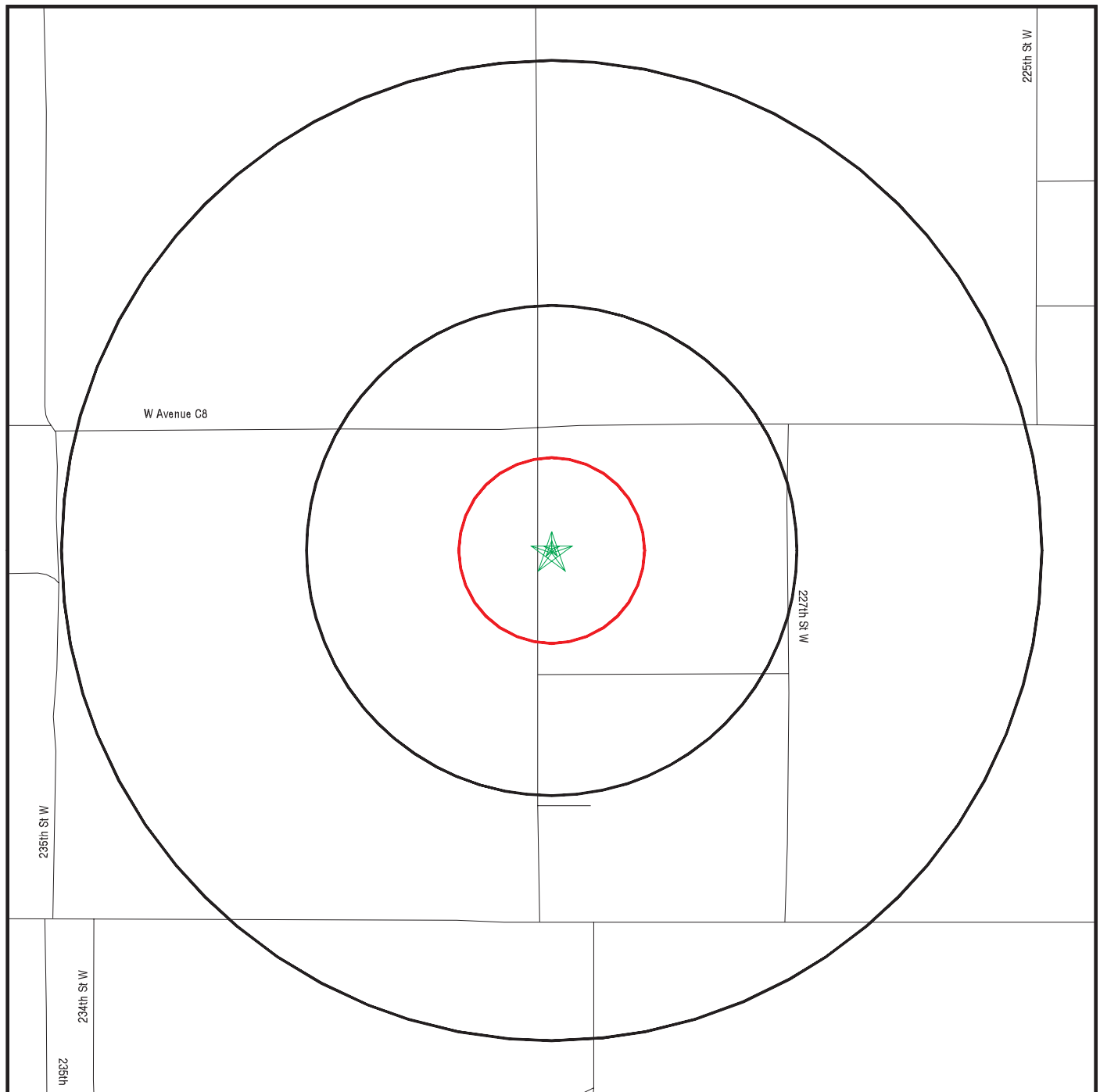
49560 230TH STREET LANCASTER, CA 93536



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

-  **Target Property (Latitude: 34.780067 Longitude: 118.536652)**
-  **Identified Sites**
-  **Indian Reservations BIA**
-  **National Priority List Sites**

49560 230TH STREET LANCASTER, CA 93536



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.780067 Longitude: 118.536652)

▲ Identified Sites

 Indian Reservations BIA

 National Priority List Sites

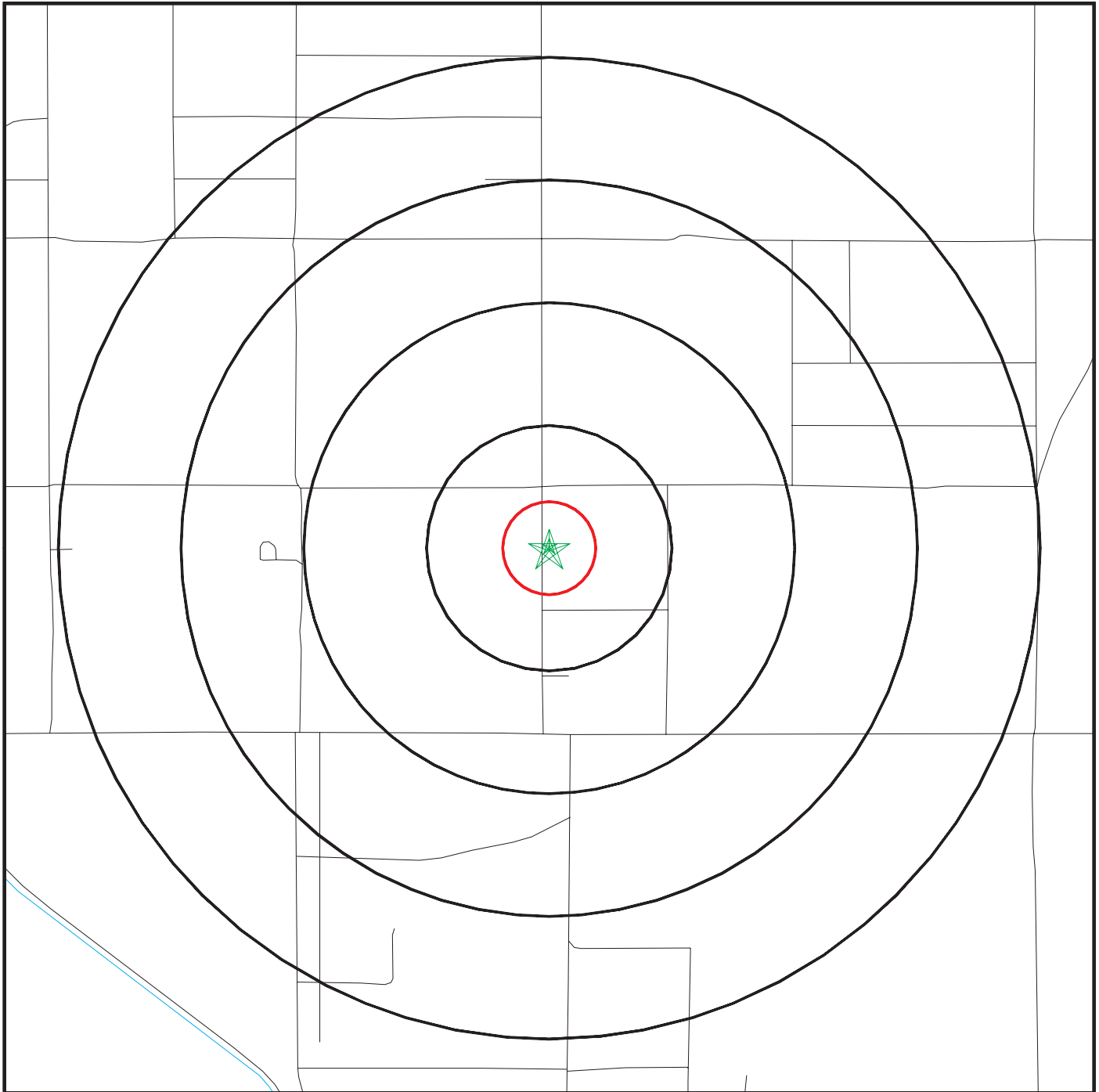
Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



49560 230TH STREET LANCASTER, CA 93536



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 34.780067 Longitude: 118.536652)

▲ Identified Sites

Indian Reservations BIA

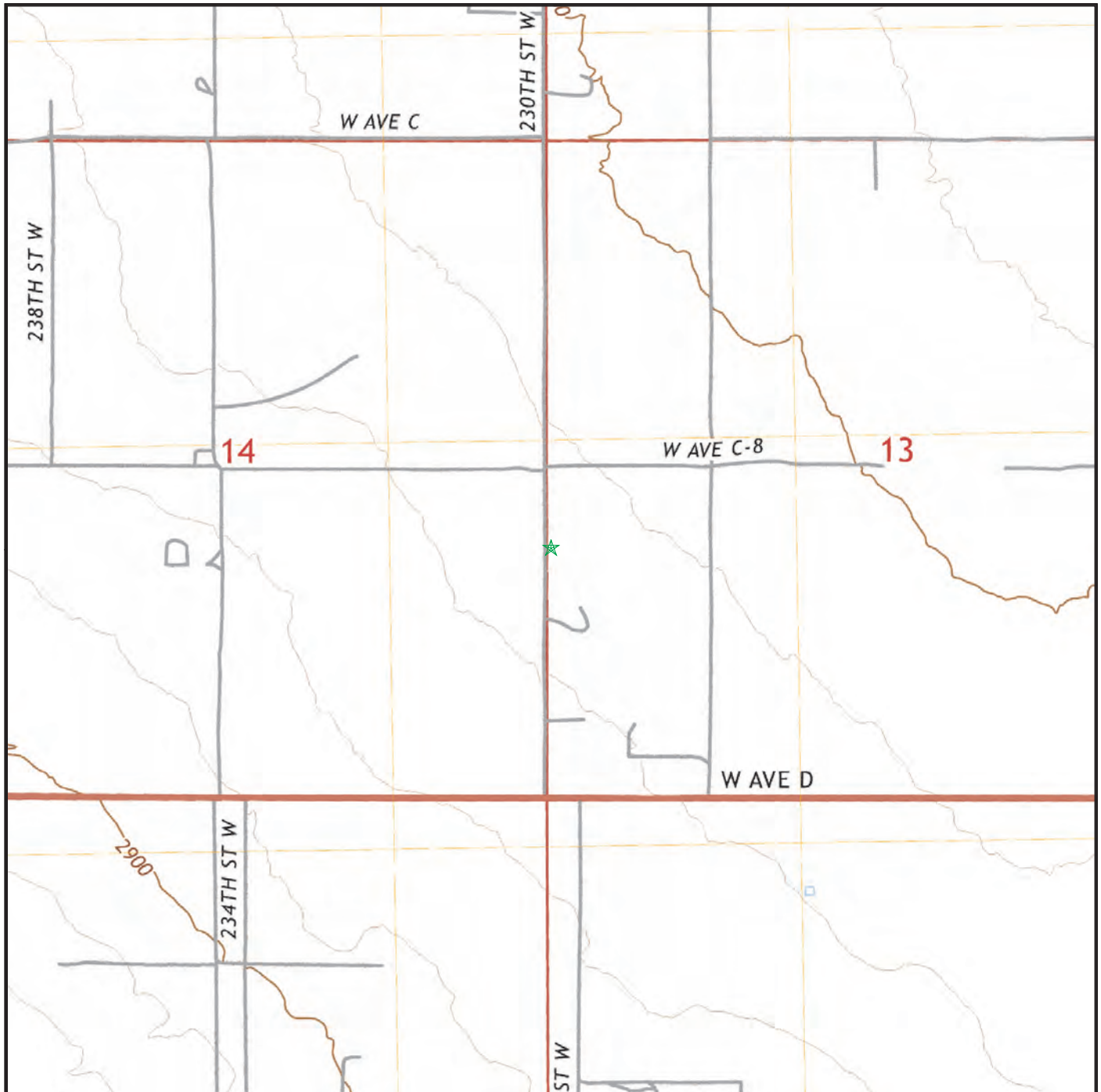
National Priority List Sites

Site location Map

Topo: 0.75 Mile Radius



49560 230TH STREET LANCASTER, CA 93536



Map Image Position: TP
Map Reference Code & Name: 11994282 Neenach School
Map State(s): CA
Version Date: 2018

Target Site Summary Report

Target Property: 49560 230TH STREET
LANCASTER, CA 93536

JOB: NA

TOTAL: 0

GEOCODED: 0

NON GEOCODED: 0

DB Type		Site Name	Address	Dist/Dir	ElevDiff	Page No.
Map ID	--ID/Status					

No sites found for target address

NO SITES FOUND

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL 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 NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List
US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: SAN MATEO CO. LUST ORANGE CO. LUST - List of Underground Storage Tank Cleanups. LUST REG 5 - Leaking Underground Storage Tank Database. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. SOLANO CO. LUST - Leaking Underground Storage Tanks. LUST REG 8 - Leaking Underground Storage Tanks. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. SAN FRANCISCO CO. LUST - Local Oversight Facilities. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. NAPA CO. LUST - Sites With Reported Contamination. LUST REG 9 - Leaking Underground Storage Tank Report. LUST - Leaking Underground Fuel Tank Report (GEOTRACKER). LUST REG 4 - Underground Storage Tank Leak List. LUST REG 6L - Leaking Underground Storage Tank Case Listing. LUST SANTA CLARA - LOP Listing. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 7 - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. SAN DIEGO CO. SAM - Environmental Case Listing. LUST REG 2 - Fuel Leak List. LUST REG 3 - Leaking Underground Storage Tank Database. Orange County Underground Storage Tank Cleanups (LUST). LUST REG 3 - List of Underground Storage Tank Cleanups INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. CPS-SLIC - Statewide SLIC Cases (GEOTRACKER). SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: UST CLOSURE MILITARY UST SITES - Military UST Sites (GEOTRACKER). UST - Active UST Facilities. Active UST facilities gathered from the local regulatory agencies UST - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land.

Database Descriptions

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties SAN FRANCISCO MAHER - Maher Ordinance Property Listing.

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: VENTURA CO. LF CA LA LF - City of Los Angeles Landfills. WMUDS/SWAT - Waste Management Unit Database. SAN DIEGO CO. LF - Solid Waste Facilities. LOS ANGELES CO. LF - List of Solid Waste Facilities. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites. LOS ANGELES CO. LF - Inventory of Illegal Abandoned and Inactive Sites

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database. CERS HAZ WASTE - CERS HAZ WASTE. US CDL - Clandestine Drug Labs. PFAS - PFAS Contamination Site Location Listing. AQUEOUS FOAM - Former Fire Training Facility Assessments Listing.

Other Tanks: SWEEPS UST Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. SWEEPS UST - SWEEPS UST Listing ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. LOS ANGELES UST - Active & Inactive UST Inventory. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST MENDOCINO - Mendocino County UST Database. UST SAN JOAQUIN - San Joaquin Co. UST. TORRANCE UST - City of Torrance Underground Storage Tank. SAN FRANCISCO AST - Aboveground Storage Tank Site Listing. LOS ANGELES AST - Active & Inactive AST Inventory. CERS TANKS - California Environmental Reporting System (CERS) Tanks.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA GLENN - CUPA Facility List. CUPA TULARE - CUPA Facility List. CUPA LIVERMORE-PLEASANTON - CUPA Facility Listing. CUPA SAN BENITO - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA TEHAMA - CUPA Facility List. CUPA PLUMAS - CUPA Facility List. CUPA LASSEN - CUPA Facility List. CUPA TRINITY - CUPA Facility List. CUPA STANISLAUS - CUPA Facility List. CUPA SAN FRANCISCO CO - CUPA Facility Listing. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. KERN CO CUPA - CUPA Facility List. HAZNET - Facility and Manifest Data. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. LA Co. Site Mitigation - Site Mitigation List. UIC GEO - Underground Injection Control Sites (GEOTRACKER). WDS - Waste Discharge System. MILITARY PRIV SITES - Military Privatized Sites (GEOTRACKER). PROJECT - Project Sites (GEOTRACKER). WDR - Waste Discharge Requirements Listing. SAN DIEGO CO LOP - Local Oversight Program Listing. CIWQS - California Integrated Water Quality System. CERS - CalEPA Regulated Site Portal Data. NON-CASE INFO - Non-Case Information Sites (GEOTRACKER). OTHER OIL GAS - Other Oil & Gas Projects Sites (GEOTRACKER). PROD WATER PONDS - Produced Water Ponds Sites (GEOTRACKER). SAMPLING POINT - Sampling Point ? Public Sites (GEOTRACKER). WELL STIM PROJ - Well Stimulation Project (GEOTRACKER). MINES MRDS - Mineral Resources Data System. PCS INACTIVE - Listing of Inactive PCS Permits. PCS - Permit Compliance System. HWTS - Hazardous Waste Tracking System. LOS ANGELES CO LF METHANE - Methane Producing Landfills. PCS ENF - Enforcement data.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: California Regional Water Quality Control Board Central Coast Region (3)

No Update Planned

Database Sources

State/Tribal Tanks: SWRCB

Updated Semi-Annually

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Health Division

No Update Planned

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 49560 230TH STREET
LANCASTER, CA 93536

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
227th St W	0.24 East		
230th St W	0.01 West		
W Avenue C8	0.13 North		

APPENDIX E

**STATEMENT OF QUALIFICATIONS
FOR HEI CORPORATION**

HEI CORPORATION

HEI Corporation was established in 1994 to respond to a need that exists in the environmental industry. There were many outstanding "full service" environmental firms in Southern California. Very few, however, specialized in performing Phase I Environmental Site Assessments (ESA's). For many firms, the ESA was and is approached as a way of positioning themselves to get any additional work recommended therein. This had led many to recognize the inherent conflict of interest that this represents. HEI Corporation eliminates this potential conflict in that no other environmental services are offered.

HEI Corporation, which also does business as Hayden Environmental, recognizes the importance of an ESA. The company was formed with the expressed purpose of providing the best, most complete, most thoroughly researched report available. At HEI Corporation, our fees are always competitive. Also, because we are not in the business of conducting Site Investigations (phase II's) there is no undue incentive to recommend them.

Our assessments are grounded in a solid understanding of the primary function of an ESA. Liability for environmental contamination can be expensive and time consuming in the extreme. While there is no guarantee that it will, an ESA is designed to allow a party coming into possession of real property, either as a tenant, buyer or lender forced to foreclose, to avail themselves of the "innocent landowner" defense. ESA's can also be a very valuable tool for an owner or tenant to establish a baseline condition of a property proper to the commencement of a lease.

Hayden Environmental has researched the law and adheres to the standards for environmental assessments promulgated by the ASTM Designation E 1527-13.

All Hayden Environmental Phase I assessments will include these five basic components:

- Subject property inspection and surrounding property observation
- Federal, state, tribal and local agency environmental database review
- County and /or municipal government record review
- Historical use review using aerial photographs, Sanborn maps and/or archive city directories
- Interviews with the current and former owners and occupants of the subject property

Hayden Environmental is fully insured, with policy coverage of \$2,000,000 for Professional Liability and \$1,000,000 for General Liability.

CHRISTOPHER M. HAYDEN

Chris Hayden, EP, has been in the environmental field since 1991. He began with a large multinational firm as the regional sales and marketing representative for Western U.S. He dealt primarily with firms in the energy, mining and real estate development fields. Seeking to broaden his "hands on" experience, he began working with a local firm in 1992. While there, he had the opportunity to work on a variety of projects, including environmental site assessments and site investigations. Seeing the need for a firm that specialized in conducting reliable, thorough and reasonably priced environmental site assessments while avoiding potential conflicts of interest, he formed Hayden Environmental in 1994. Hayden, through his years of experience, has earned the designation of Environmental Professional (EP) as defined in Section 40 C.F.R. §312.10(b).

Mr. Hayden also serves on the ASTM E50 Committee which reviews, revises and enforces the standards for environmental assessments currently promulgated by the ASTM Designation E 1527-13.

Prior to 1991 Hayden had been in the real estate industry for twelve years. He last worked as an industrial real estate broker with Grubb & Ellis in Newport Beach, CA.

Hayden has a Bachelor of Arts Degree in Biology from Humboldt State University in Arcata, California. He has taken several classes in the Environmental Site Investigation and Remediation Certificated program at the University of California at Irvine.

ENVIRONMENTAL COURSES/SEMINARS COMPLETED

40 Hour HazMat Health and Safety Training

ASTM Standards Technology Training in Phase I Site Assessments for Environmental Professionals

Principles of Hazardous Materials Management

Regulatory Framework of Hazardous and Toxic Substances

Groundwater Hydrology: Monitoring, Protection and Clean-up

The Site Investigation and Remedial Feasibility Process

The Site Remediation Process for Hazardous Substance Impacts

Environmental Aspects of Soils Engineering and Geology

Innovative Soils Gas Monitoring and Remediation Applications

A Partial List of Clients Includes:

CLIENT	CLIENT
California Business Bank	First California Bank
American Business Bank	Comerica Bank
AmPac Business Capital	U. S. Trust Co.
Renewable Properties	First Citizens Bank
First Security Bank	Bank of the West
Pacific Enterprise Bank	PFF Bank & Trust
Community Bank	Southland EDC
Borrego Solar	Wells Fargo
California Bank & Trust	Investment Building Group (IBG)
Farmers & Merchants Trust	Messenger Investment Company
Spectrum Commercial Lending	Descansando Properties
City National Bank	Steadfast Companies
Palm Desert National Bank	Shaw Properties
1st Capital Bank	Rexco Real Estate Development
California Statewide CDC	Cardinal Development Company
First American Bank	Lord Constructors
Hamni Bank	Caribou Industries
First Foundation Bank	Western National Realty Advisors
Sun Country Bank	Sares-Regis Group
Union Bank of California	Gilmore Associates
Bank of China	Aardex Corporation
Uniti Bank	Arlen Capital
Dynex Financial, Inc.	Martin Building Company
Silvergate Bank	NPL Construction Co.
Finova Corporation	Carmenita Investment Properties
ARCS Commercial Mortgage	The Davidson Group
GE Financial Corporation	National Golf Properties
Sanwa Bank	Nextel Communications
BBVA Compass	Coca Cola Enterprises
First Union Small Business Capital	General Telephone Company
California Republic Bank	Intuit
Bank One	Rockwell International
Sun Life of America	Pacific Sales
City of Redlands	University of Southern California
City of Los Angeles CRA	Pepperdine University

REFERENCES

Lenders

Mr. Gary Cook
American Business Bank
523 West 6th Street, Suite 900
Los Angeles, CA 90014
Email: gcook@americanbb.bank

Mr. Grady Kjesbo
Community Bank
2100 Main Street
Irvine, CA 92814
T: 949-223-4148
Email: gkjesbo@cbank.com

Real Estate Investor/Developer

Mr. Brad Kaplan
Descansando Properties
PO Box 4792
Covina, CA 91723
Email: bkaplan2723@yahoo.com

Mr. Tim Hawke
President
Strata Realty
2433 Pomona Rincon Road
Corona, CA 92880
Email: thawke@stratarealty.com

Real Estate Broker

Mr. Richard C. John
Executive Vice President
Branch Manager
Daum Commercial Real Estate Services
3595 East Inland Empire Blvd., Bldg. 5
Ontario, CA 91764
T: 909-980-1234
Email: rj@daumcommercial.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/9/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Van Oppen & Co. 2, Inc.
VOCO 2 Insurance & Risk Control Services
P.O. Box 793
Teton Village WY 83025

CONTACT NAME: Brenda Todd**PHONE (A/C, No, Ext):** 800-746-0048**FAX (A/C, No):****E-MAIL ADDRESS:** service@vanoppenco2.com**INSURER(S) AFFORDING COVERAGE****NAIC #****INSURER A :** Westchester Surplus Lines

10172

INSURED
HEI Corporation
1805 Peninsula PI
Costa Mesa CA 92627

HEICO-1

INSURER B :**INSURER C :****INSURER D :****INSURER E :****INSURER F :****COVERAGES****CERTIFICATE NUMBER:** 1037088349**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ CPL(Pollution) GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	G24331337 005	11/4/2020	11/4/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	Y	Y	G24331337 005	11/4/2020	11/4/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability "Claims Made" Subject to GL Aggregate			G24331337 005	11/4/2020	11/4/2022	Each Claim Aggregate 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Information

CERTIFICATE HOLDER**CANCELLATION**

General Information

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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