

Phase I Environmental Site Assessment

Proposed Walgreen Store Location
SWC of US Highway 395 and Palmdale Road
Victorville, California

Clayton Project No. 99006-006636
JULY 21, 2006

Prepared for:

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Prepared by:

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July 21, 2006

Mr. Tom O'Meara
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Clayton Project No. 99006-006636

Subject: Phase I Environmental Site Assessment
Proposed Walgreen Store Location
SWC of US Highway 395 and Palmdale Road
Victorville, California

Dear Mr. O'Meara:

Attached is the Clayton Group Services, Inc., a *Bureau Veritas* company, (Clayton) report for the above-referenced property.

This report is certified to Walgreen Co.

If you have questions or comments, please contact the Chicago Regional office at (630) 795-3200.

Sincerely,
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EXECUTIVE SUMMARY

Timberline Commercial retained Clayton Group Services, Inc., a *Bureau Veritas* company, (Clayton) to conduct a Phase I Environmental Site Assessment for the Site of Proposed Walgreen Store located at the southwest corner of US Highway 395 and Palmdale Road in Victorville, California (the "subject property"). The objective of the assessment was to provide an independent, professional opinion regarding *recognized environmental conditions*, as defined by ASTM, associated with the subject property. This assessment was performed under the conditions of, and in accordance with Clayton's Proposal Number 0711.06.1168, dated June 21, 2006, using ASTM E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guideline. Any exceptions to, additions to, or deletions from the ASTM guidelines are described in the report. Details of the work performed, sources of information, and findings are presented in the report. Limitations of the assessment are described in Sections 1.2 and 1.3.

The subject property consists of undeveloped land. According to a parcel map, the subject property is approximately 15 acres in size and is located southwest of the southwest corner of US Highway 395 and Palmdale Road. Located within a developing residential and commercial area, the subject property has always been undeveloped land according to city building and engineering technicians. One water well was observed on the northeast corner of the subject property which is reportedly being used by the northeast adjoining Burger King. Additionally, an approximately 30-foot by 30-foot concrete in-ground feature, possibly a former stormwater reservoir, was observed approximately 45 feet from the southwest corner of the adjoining Burger King property.

Review of aerial photographs, topographic maps, and city directories indicated that the subject property was undeveloped land from at least 1953 to present. Adjoining properties have been developed since at least 1953, with US Highway 395 and Palmdale Road to the north and west, along with scattered residential structures to the northeast, east, and west. According to aerial photographs and the EDR Database, a former filling station was located on the northeast corner of US Highway 395 and Palmdale Road from at least 1968 until prior to 2002. The northeast adjoining Burger King and ARCO filling station have been developed since at least 2002.

This assessment has revealed no evidence of *recognized environmental conditions*, as defined by ASTM, in connection with the subject property.

The following notable findings, which are not considered to be *recognized environmental conditions*, as defined by ASTM, were revealed during this assessment:

- **Nearby Former Filling Station/LUST Incident to Northeast (14111 US Highway 395)**
- **Northeast Adjacent Filling Station (12117 Palmdale Road)**
- **On-site Well**

Based on the results of this assessment, no further investigation is considered warranted at this time. However, if applicable for redevelopment, the on-site well should be abandoned in accordance with local or state regulations.



1.0 INTRODUCTION

Timberline Commercial retained Clayton Group Services, Inc., a *Bureau Veritas* company, (Clayton) to conduct a Phase I Environmental Site Assessment (assessment) for the Proposed Walgreen Store Location at the southwest corner of US Highway 395 and Palmdale Road in Victorville, California (the "subject property"). This assessment was requested in association with a real estate transaction.

1.1 PURPOSE

The objective of this environmental site assessment is to provide an independent, professional opinion regarding *recognized environmental conditions*, as defined by ASTM, associated with the subject property.

The term *recognized environmental conditions* is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*. In addition, environmental conditions that in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently, are identified as *Historical recognized environmental conditions* in this report.

1.2 METHODOLOGY AND EXCEPTIONS

This assessment was performed under the conditions of, and in accordance with Clayton's Proposal Number 0711.06.1168, dated June 21, 2006, using ASTM E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guideline. The assessment included the following components:

- A walkthrough inspection of the subject property for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation; indications of waste dumping or burial, pits, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists; and underground and aboveground storage tanks (USTs and ASTs, respectively).
- An investigation of historical use of the subject property through reasonably ascertainable historical information (e.g., aerial photographs, fire insurance maps, city directories,) for evidence of prior land use that could have led to *recognized environmental conditions*.
- A review of information available on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive receptors, such as streams, that might be impacted by *recognized environmental conditions* and environmental issues.



- A review of environmental records available from the subject property owner or subject property contact including regulatory agency reports, permits, registrations, and consultants' reports for evidence of *recognized environmental conditions*.
- A site property line reconnaissance of adjacent properties for evidence of potential offsite environmental conditions that may affect the subject property.
- A review of a commercial database summary of ASTM Standard federal and state regulatory agency records pertinent to the subject property and offsite facilities located within ASTM-specified search distances from the subject property.
- Interviews with key subject property personnel, as available, regarding current and previous uses of the subject property, particularly with respect to activities involving hazardous substances and petroleum products.
- Review readily available local and state regulatory agency case files for the subject property and conduct interviews with appropriate local agency officials.
- Evaluation of information gathered and development of this report.

This assessment did not include sampling or analysis of soil, groundwater or other materials.

Ms. Katie Birge, Environmental Consultant, from Clayton's Los Angeles Regional Office, conducted the subject property walkthrough portion of the assessment on July 6, 2006. Ms. Birge was unaccompanied during the walkthrough.

See Table of Contents for a list of appendices. Resumes for environmental professionals involved in this assessment are included in Appendices. Photographs taken at the time of the assessment are included in the Appendices.

1.3 LIMITING CONDITIONS OF ASSESSMENT

Information for the assessment was obtained from sources listed in the Appendices. This information, to the extent it was relied on to form our opinion, is assumed to be correct and complete. Clayton is not responsible for the quality or content of information from these sources.

At the time of this assessment, the following documents regarding the subject property were requested, but were not made available for review:

- Records were requested from the LaHontan Regional Water Quality Control Board (LRWQCB) on July 6, 2006. Clayton has not received a response from the LRWQCB as of the date of this report. If later findings materially affect the conclusions and recommendations in this report, Clayton will forward an addendum letter to Timberline Commercial.
- Mr. Basil Bookasta, owner of the subject property, was contacted via telephone on July 3, 5, and 10, 2006. Clayton has not received a response from Mr. Bookasta as of the date of this report.
- A copy of the "No Further Action" letter was requested from the Victorville Fire Department on July 17, 2006; however, Clayton has not received the letter as of the date of this report. Once the letter is received, a copy will be forwarded to Timberline Commercial.



Data failure prevented Clayton from establishing the history of subject property use since 1940 or first development. Historical subject property ownership and/or use information was obtained for the time period 1953 to 2005.

The information and opinions rendered in this report are exclusively for use by Timberline Commercial and the Walgreen Company. Clayton will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by Clayton in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The subject property consists of three parcels (APNs: 3103-531-18, 3103-531-19, and 3103-531-20) located at the southwest corner of US Highway 395 and Palmdale Road in Victorville, San Bernardino County, California, in a developing residential/commercial setting (Figures 1 and 2, *See Appendices*). The subject property includes approximately 15 acres.

According to the Victorville Building Department, parcel number 3103-531-19 is associated with 12077 Palmdale Road (the current address of the northeast adjoining Burger King attached to parcel number 3103-531-17). According to the Victorville Planning Department, parcel number 3103-531-18 is associated with 11528 US Highway 395, a potential tire shop penciled in on the parcel map. After a records review with local and state agencies, no records were identified for the above-listed addresses.

2.2 CURRENT USE OF SUBJECT PROPERTY

The subject property consists of undeveloped land. According to a parcel map, the subject property is approximately 15 acres in size and is located southwest of the southwest corner of US Highway 395 and Palmdale Road. Located within a developing residential and commercial area, the subject property has always been undeveloped land according to city building and engineering technicians. One water well was observed on the northeast corner of the subject property which is reportedly being used by the northeast adjoining Burger King. Additionally, an approximately 30-foot by 30-foot concrete in-ground feature, possibly a former stormwater reservoir, was observed approximately 45 feet from the southwest corner of the adjoining Burger King property.

The City of Victorville website provided the following:

- The following companies provide subject property utilities
 - Electricity: Victorville Municipal Utilities
 - Natural Gas: Victorville Municipal Utilities
 - Water: Victorville Municipal Utilities
 - Sewer: Victorville Municipal Utilities
- Heating and cooling are not currently provided to the subject property.



2.3 CURRENT USES OF ADJOINING PROPERTIES

The area surrounding the subject property is currently developing with increased residential/commercial properties. Adjoining properties were observed (from the subject property or from public access areas) for signs of *recognized environmental conditions* and their potential to pose an environmental concern to the subject property (Figure 2, *See Appendices*). The current occupants and/or uses of adjoining properties are described below.

- North:** Palmdale Road, beyond which was Adelanto Marketplace with ongoing development. Current tenants consisted of Starbucks (14136 US Highway 395) and Stater Bros (14168 US Highway 395).
- Northeast:** Burger King (12077 Palmdale Road), beyond which was the intersection of Palmdale Road and US Highway 395, followed by Woody's Bar-B-Que (14181 US Highway 395).
- East:** US Highway 395, beyond which was an Arco filling station (12117 Palmdale Road) and undeveloped land.
- South:** Undeveloped land, beyond which was Direct Air (13926 US Highway 395).
- West:** Mostly undeveloped land, containing three dilapidated former residential structures.

Current uses of adjoining properties do not appear to present a potential environmental concern to the subject property, based on visual observations and information obtained during the assessment, except as noted below.

- The Arco gas station, located at 12117 US Highway 395, was listed in the EDR Database. Please refer to Section 4.0 for further information.

Information regarding historical uses of adjoining properties is discussed in Section 3.0.

2.4 PHYSICAL SETTING

The subject property is located in the Mojave Desert Physiographic Region of the State of California. The general area is characterized by expanses of desert plains, isolated mountain ranges, enclosed drainage, and many playas. Two faults that border this region are the Garlock Fault at the southern boundary of the Sierra Nevada and the San Andreas Fault. The general area is underlain by Recent Quaternary Alluvium, which consists of alluvial fan, flood-plain, and streambed deposits and in some desert areas a mixture of playa clay and windblown sand (California Department of Conservation, San Bernardino County Sheet, 1986, second printing 1998). Elevations at and around the subject property range from 3,100 to 3150 feet (USGS Adelanto, California Quadrangle 1956, Photorevised 1980). In general, the topographic gradient of the subject property is northeast.

The main soil types found on and around the subject property are of the Cajon Series occurring on 0-2 percent slopes. The soil is very deep, somewhat excessively drained and derived from dominantly granitic material (US Department of Agriculture, Soil Survey of San Bernardino County, Mojave River Area, February 1986). Typically, the surface layer and upper part of the underlying material are very pale brown sand about seven inches thick. The next eighteen inches of the underlying material is very pale brown sand, the next twenty inches is very pale brown gravelly sand, and the lower part to a depth of sixty inches or more is very pale brown sand. Permeability is rapid, available water capacity is low, and the hazard of blowing soil is high. Depth to bedrock was unavailable for the subject property.



The estimated depth to first groundwater near the subject property vicinity is greater than 300 feet below ground surface (bgs) based on the depth to water measurements in various wells located in the subject property vicinity (EDR, 2006). Additionally, according to the Victorville Fire Department, the current depth to groundwater is approximately 400, last measured during a service station closing on the northeast corner of US Highway 395 and Palmdale Road. The inferred groundwater flow direction is expected to be to the northeast, based on topography (USGS Adelanto, California photorevised 1980). However, topography is not always a reliable source of determining groundwater flow direction. The local gradient and flow direction under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

3.0 HISTORICAL AND AGENCY REVIEW

Clayton researched prior use of the subject property through reasonably ascertainable records sources. The sources reviewed and information obtained are discussed in the following sections.

3.1 AERIAL PHOTOGRAPHS

Aerial photographs, which include the subject and adjoining properties, were obtained for review from Environmental Data Resources, Inc. (EDR). Copies of the photographs (dated 1953, 1968, 1980, 1989, 1994, and 2002) are included in the appendices. Photographs reviewed are summarized as follows:

- | | | | | | |
|---------|------|-------------------------|-----------|------------|------|
| • Date: | 1953 | Aerial Photographs Nos. | 1710546.5 | Scale 1" = | 555' |
| • Date: | 1968 | Aerial Photographs Nos. | 1710546.5 | Scale 1" = | 555' |
| • Date: | 1980 | Aerial Photographs Nos. | 1710546.5 | Scale 1" = | 600' |

The subject property appeared as undeveloped land. In the 1980 aerial photograph, the subject property appeared graded in the northeast corner, as well as along the eastern border. Adjoining properties included:

- North: Palmdale Road, beyond which appeared undeveloped land covered in native vegetation. In the 1968 aerial photograph, a vehicle was parked on the north adjoining corner of US Highway 395 and Palmdale Road, with several more in the 1980 aerial photograph.
- Northeast: A rectangular-shaped graded area was observed, beyond which appeared the intersection of US Highway 395 and Palmdale Road and a residence surrounded by undeveloped land covered in native vegetation. In the 1968 aerial photograph, an apparent gas station (canopy visible) appeared at the intersection, adjoining to the west of the residence.
- East: US Highway 395, beyond which appeared a single square-shaped structure surrounded by undeveloped land covered in native vegetation. In the 1980 aerial photograph, the structure was no longer observed; however, a small rectangular-shaped structure was observed off of the southeast corner of US Highway 395 and Palmdale Road.
- South: Undeveloped land covered in native vegetation.
- West: Undeveloped land covered in native vegetation. In the 1968 and 1980 aerial photographs, a residence was observed and surrounded by a dense area of vegetation and undeveloped land covered in native vegetation.



- Date: 1989 Aerial Photographs Nos. 1710546.5 Scale 1" = 666'
- Date: 1994 Aerial Photographs Nos. 1710546.5 Scale 1" = 666'
- Date: 2002 Aerial Photographs Nos. 1710546.5 Scale 1" = 666'

The subject property is undeveloped land. Adjoining properties included:

- North: Palmdale Road, beyond which appeared undeveloped land covered in native vegetation.
- Northeast: The Burger King building (2002 photograph only) and an associated parking lot were observed in its current configuration, beyond which appeared a service station at the northeast corner of US Highway 395 and Palmdale Road and a rectangular-shaped structure in its current configuration. Additionally, the current ARCO gas station on the southeast corner was observed in its current configuration.
- East: US Highway 395, beyond which was undeveloped land covered in native vegetation.
- South: Undeveloped land covered in native vegetation, beyond which appeared a small square-shaped structure surrounded by graded land.
- West: No apparent changes were noted from the 1980 aerial photograph.

No readily apparent evidence of potential *recognized environmental conditions* at the subject or adjoining properties was noted on the aerial photographs reviewed, except the following:

- The northeast corner of US Highway 395 and Palmdale Road appeared developed with a gas station from at least 1968 until at least 2002. Please refer to Section 3.6.2 for further information.
- The southeast corner of US Highway 395 and Palmdale Road appeared developed with a gas station from at least 2002. Please refer to Section 4.0 for further information.

3.2 USGS TOPOGRAPHIC MAPS

Historic topographic maps for the subject property and vicinity were obtained from the EDR collection for the period 1956 - 1993. Copies of the historic topographic maps are included in the appendices. The maps depicted the following:

Quadrangle: Adelanto, California Scale: 1:24,000 Series: 7.5 Minute

- 1956: The subject property appeared unimproved. To the north, Pearblossom Highway (Palmdale Road) was observed, beyond which appeared unimproved land and one small square-shaped structure. To the northeast, the intersection of US Highway 395 and Palmdale Road was observed, beyond which appeared four square-shaped structures and unimproved land. To the east, US Highway 395 was observed, beyond which appeared one square-shaped structure and unimproved land. To the south, unimproved land was observed. To the west, unimproved land was observed, beyond which appeared two small square-shaped structures to the northwest.
- 1968: No apparent changes were noted from the 1956 topographic map.
- 1980: No apparent changes were noted from the 1968 topographic map, except that three square-shaped structures were observed to the west.



1993: No apparent changes were noted from the 1980 topographic map, except that two square-shaped structures were observed to the west and one square-shaped structure is observed to the south, beyond unimproved land. Also, one square-shaped structure was observed to the immediate northeast of the subject property.

No readily apparent evidence of potential *recognized environmental conditions* at the subject or adjoining properties was noted on the topographic maps reviewed.

3.3 FIRE INSURANCE MAPS

Fire insurance maps that include the subject and adjoining properties were requested from EDR. Fire insurance maps were not available for the subject or adjoining properties (EDR, 2006). A copy of the "No Coverage" letter is included in the appendices.

3.4 CITY DIRECTORIES

Historic City Directories, which include the subject and the adjacent properties, were requested from EDR. Historical city directories were reviewed for the period between 1970 and 2005 (Appendices). The subject property was not listed in city directories (although no address is associated with the subject property) between 1970 and 2005. Adjoining properties were not listed in city directories, except for Burger King located at 12077 Palmdale Road from at least 2000 until at least 2005.

No readily apparent evidence of potential *recognized environmental conditions* at the subject or adjoining properties was noted in the city directories reviewed.

3.5 PRIOR OWNERSHIP

Readily available records online from the San Bernardino County Assessor's Office were reviewed to assess past ownership of the subject property. The current property owner is listed as Land Group Limited Partnership. No additional information was available regarding past ownership from the online information. Additionally, according to information provided by Timberline Commercial Real Estate, Mr. Basil Bookasta is the property contact. Clayton made several attempts to contact Mr. Bookasta via telephone; however, Clayton has not received a response from Mr. Bookasta as of the date of this report.

No readily apparent evidence of potential *recognized environmental conditions* at the subject property was noted in the ownership records.

3.6 AGENCY CONTACTS

3.6.1 City of Victorville Building and Planning Departments

The City of Victorville Building Department was contacted on July 6, 2006 to obtain historical use information for the subject property. According to the Building Department staff, there are no addresses associated with parcel numbers 3103-531-18 and 20; however, 12077 Palmdale Road was identified with parcel number 3103-531-19. Upon further research, no building permits were on file for 12077 Palmdale Road with the APN 3103-531-19.

No readily apparent evidence of potential *recognized environmental conditions* at the subject property was noted based on the subject property records reviewed and agency personnel interview.



The City of Victorville Planning Department was contacted on July 6, 2006 to obtain zoning information for the subject property. According to staff, the subject property is located in Zone C-4 and C-2T, as well as T, which allows for commercial development. The parcel map on file with the Planning Department was reviewed, and according to the map, parcel number 3103-531-18 is associated with 11528 US Highway 395, a potential tire shop penciled in on the parcel map. No additional information was available from the Planning Department. Also, there were no permits and no structures shown on aerials or listings in the city directory. Additionally, Ms. Charlene Hallin confirmed that only developed parcels are assigned an address.

3.6.2 City of Victorville Fire Department

The City of Victorville Fire Department was contacted on July 7, 2006, to obtain information regarding any fires, complaints, permits, or violations involving hazardous substances or petroleum product use, USTs, or ASTs on record for the subject property. According to the staff, they do not have any records on file for the subject property since it has been undeveloped land and maintains no address. Clayton inquired about the two addresses which were identified at the City Planning and Building Departments (12077 Palmdale Road and 11528 US Highway 395). No records were on file for either address.

The Fire Department stated that a former filling station was located on the northeast corner of US Highway 395 and Palmdale Road which was granted closure with "No Further Action" in association with a gasoline release from USTs former located at the facility. According to the Fire Department, the service station had been in operation since the 1960s and was closed a few years ago after a vapor extraction system was in operation. According to the Fire Department, impacted soil did not migrate offsite. According to the State Water Boards GeoTracker website, a release of unleaded gasoline was discovered on June 9, 1988 during onsite inventory control. The leak was reported in June 22, 1988, and was reported to have impacted soil only. According to the GeoTracker site, a site assessment was performed on October 7, 1998 and a remediation plan was created on June 4, 1991. No additional information was available on the GeoTracker website, aside from stating that the site was under regulatory review on April 3, 1992.

A copy of the "No Further Action" letter was requested from the VFD on July 17, 2006; however, Clayton has not received the letter as of the date of this report. Once the letter is received, a copy will be forwarded to Timberline Commercial.

3.6.3 LaHontan Regional Water Quality Control Board

The LaHontan Regional Water Quality Control Board (LRWQCB) was contacted on July 6, 2006 to obtain information regarding environmental concerns or violations at the subject property. Clayton has not received a response from the LRWQCB as of the date of this report. If later findings materially affect the conclusions and recommendations in this report, Clayton will forward an addendum letter to Timberline Commercial.

3.6.4 Mojave Desert Air Quality Management District

The Mojave Air Quality Management District (MAQMD) was contacted on July 6, 2006 to obtain any files regarding permits to operate, notices of violation, or asbestos records at the subject property. According to Ms. Barbara Weese of the MAQMD on July 7, 2006, they do not have any records on file for the subject property.



3.6.5 Department of Toxic Substances Control

The Department of Toxic Substances Control (DTSC) was contacted on July 6, 2006 to obtain any files regarding chemical use, storage, and disposal, notices of violation, hazardous material responses, or USTs at the subject property. According to Ms. Jone Barrio of the DTSC on July 17, 2006, they do not have any records on file for the subject property.

3.7 PREVIOUS ENVIRONMENTAL REPORTS OR DOCUMENTS

No previous environmental reports or other relevant documents were available for review during this assessment.

3.8 SUMMARY OF HISTORICAL REVIEW

The historical research presented in this report has established the use of the subject property since 1953.

Review of aerial photographs, topographic maps, and city directories indicated that the subject property was undeveloped land from at least 1953 to present. Adjoining properties have been developed since at least 1953, with US Highway 395 and Palmdale Road to the north and west, along with scattered residential structures to the northeast, east, and west. According to aerial photographs and the EDR Database, a former filling station was located on the northeast corner of US Highway 395 and Palmdale Road from at least 1968 until prior to 2002. The northeast adjoining Burger King and ARCO filling station have been developed since at least 2002.

4.0 ASTM STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL

Available government database information prepared by EDR was reviewed to evaluate both the subject property and any listed sites within ASTM-recommended search distances. Federal, state, and local databases reviewed are included in the appendices.

The subject property was not identified in the databases reviewed.

The database review identified a total of two sites within the specified search distances from the subject property. None of the sites present an environmental concern relative to the subject property because they only hold an operating permit (which does not imply a release), require no further action, or based upon Clayton's review, are too distant and/or topographically downgradient or crossgradient relative to the subject property to reasonably affect it.



The computer database review identified the following sites within the specified search distances.

Facility	Database	Orientation from Subject Property	Potential Environmental Concern/Reason
Doby Shell #15 14111 US Highway 395	HIST UST	Formerly located at least 400 feet northeast (downgradient)	No, the site is downgradient from the subject property and USTs reportedly removed
ARCO Facility #06377 12117 Palmdale Road	RCRA-SQG, FINDS, HAZNET	Across US Highway 395 to the northeast (downgradient) approximately 225 feet	No, the site is downgradient from the subject property and was listed with operating permits only with no reported violations. USTs not identified by EDR, but observed by Clayton during site walkthrough.

Unmappable sites cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded due to inaccurate or missing information in the environmental database record provided by its applicable agency. Cross referencing addresses and site names, as well as a visual reconnaissance of surrounding properties, has been completed for the unmappable facility sites. The subject and adjacent properties were not identified on the unmappable sites listing in the environmental database report. No unmappable sites were identified with the potential to impact the subject property.

5.0 SITE RECONNAISSANCE AND INTERVIEWS

5.1 METHODOLOGY AND LIMITATIONS

Ms. Katie Birge, Environmental Consultant with Clayton's Los Angeles Office, performed the site reconnaissance of the subject property on July 6, 2006. The areas associated with the subject property were inspected on foot. The weather during the site visit was clear with temperatures in the lower 90s.

5.2 GENERAL OBSERVATIONS

At the time of the walkthrough, the areas associated with the subject property appeared to be in good condition. Located within a developing residential and commercial area, the subject property has always been undeveloped land according to city building and engineering technicians. One water well was observed on the northeast corner of the subject property which is reportedly being used by the northeast adjoining Burger King. Additionally, an approximately 30-foot by 30-foot concrete in-ground feature, possibly a former stormwater reservoir, was observed approximately 45 feet from the southwest corner of the adjoining Burger King property. Natural vegetation (low-lying scrub brush and Joshua trees) were observed throughout the subject property. Additionally, Clayton observed areas of runoff scattered throughout the subject property; however, was unable to determine the source of the runoff. The runoff appeared to drain to a stormwater drain located to the north, on the western portion of the Burger King parcel.

Summarized below is the subject property inspection and findings overview. Items that are currently, or are known to have been present in the past, at the subject property are noted in the



table. The table also notes items that may present concerns to the subject property. Additional information about items noted can be found in the referenced section of this report.

Environmental Features of Subject Property	Currently/ Historically Present (Y/N)	Possible Environmental Condition (Y/N)	Report Section
Hazardous Substances	N	N	
Petroleum Products	N	N	
Drums or Unidentified Substance Containers	N	N	
Underground Storage Tanks	N	N	
Aboveground Storage Tanks	Y	N	5.2/5.5.2
Hydraulic Equipment/Possible PCBs	N	N	
Artificially Filled Areas (Solid Waste Disposal)	N	N	
Electrical Equipment/Possible PCBs	N	N	
Waste Water/Stormwater	Y	N	5.2/5.8
Drains (Other than toilets and hand sinks)	N	N	
Oil/Water Separators, Clarifiers, Sumps and Trench Drains	N	N	
Septic Systems	N	N	
Wells	Y	N	5.2/5.3/ 5.9
Dry Cleaning Operations	N	N	
Stained Soil/Pavement or other Evidence of Spills/Releases	N	N	
Unnaturally Stressed Vegetation	N	N	
Pools of Liquid	Y	N	5.2
Pits, Ponds, or Lagoons	N	N	



Environmental Features of Subject Property	Currently/ Historically Present (Y/N)	Possible Environmental Condition (Y/N)	Report Section
Air Emissions (stacks, hoods, other point sources)	N	N	
Oil/Gas Production or Exploration	N	N	
Railroad Spur	N	N	
Remedial Activities	N	N	

5.3 INTERVIEWS

Mr. Basil Bookasta, owner of the subject property, was contacted via telephone on July 3, 5, and 10, 2006. Clayton has not received a response from Mr. Bookasta as of the date of this report.

Clayton contacted Mr. Tom O'Meara with Timberline Commercial Real Estate on July 5 and 11, 2006. Mr. O'Meara was unaware of any environmental issues or concerns associated with the subject property, and stated that he was unaware of any USTs, ASTs, wells, or in-ground hydraulic equipment historically or currently located on the subject property. Mr. O'Meara stated that to the best of his knowledge the subject property has always been undeveloped. Additionally, Mr. O'Meara stated that the water well located on the northeast corner of the subject property is currently being used by the northeast adjoining Burger King. Also, Mr. O'Meara was unaware of what the concrete in-ground feature was on the northeastern portion of the subject property.

5.4 HAZARDOUS SUBSTANCES AND WASTES

The subject property was assessed for signs of storage, use, or disposal of hazardous substances. The assessment consisted of noting evidence (e.g., drums, unusual vegetation patterns, staining) indicating that hazardous substances are currently or were previously located on the subject property.

Potentially hazardous substances are currently not used or stored onsite.

No observations were made that indicated potential historical use of hazardous substances. No information was obtained to indicate generation or disposal of hazardous wastes at the subject property.

5.5 STORAGE TANKS

5.5.1 Underground Storage Tank Systems

The subject property was inspected for evidence of UST systems (e.g., fill ports, vent piping, dispensing equipment, pavement variations).

Evidence of UST systems was not observed during the assessment. In addition, no features were observed at the subject property that would have required USTs to have been present (such as



standby generators or boilers) and there are no USTs registered with the State of California (EDR, 2006).

5.5.2 Aboveground Storage Tanks

The subject property was inspected for evidence of ASTs (e.g., concrete foundations or saddles, pedestals or steel support structures).

Evidence of ASTs was observed during the assessment of the subject property. Two ASTs containing water associated with the onsite water well were observed on the northeast corner of the subject property. One approximately 500-gallon and one approximately 300-gallon ASTs were observed, along with four water softener cylinders.

5.5.3 In-Ground Hydraulic Equipment

The subject property was inspected for evidence of in-ground hydraulic equipment (e.g., hydraulic elevators or lifts that have hydraulic fluid-containing reservoirs or jacks below ground surface). Although not regulated as USTs, hydraulic equipment of this type can be of concern due to the potential for oil leaks from the hydraulic cylinders. Hydraulic fluid in equipment installed in 1978 or before may contain PCBs.

Evidence of in-ground hydraulic equipment was not observed during the assessment.

5.6 INDICATIONS OF SOLID WASTE DISPOSAL

Currently, non-hazardous solid waste is not generated on the subject property.

5.7 INDICATIONS OF POLYCHLORINATED BIPHENYLS

The subject property was inspected for the presence of liquid-cooled electrical units (e.g., transformers, light ballasts, and capacitors), and major sources of hydraulic fluid (e.g., elevators and lifts). Such units are notable because they may be potential PCB sources.

Transformers, capacitors, or other potential PCB sources were not observed at the subject property.

5.8 WASTEWATER AND STORMWATER DISCHARGE

Wastewater is not generated on the subject property.

The stormwater runoff from the subject property percolates into the ground or flows as sheet flow to a stormwater drain located on the north adjoining property. Clayton observed areas of runoff scattered throughout the subject property; however, was unable to determine the source of the runoff. The runoff appeared to drain to a stormwater drain located to the north, on the western portion of the Burger King parcel. Additionally, an approximately 30-foot by 30-foot concrete in-ground feature, possibly a former stormwater reservoir, was observed approximately 45 feet from the southwest corner of the adjoining Burger King property.

5.8.1 Discharge Sources

Evidence of industrial, process or other discharge sources (i.e., other than domestic waste water from sinks and toilets) was not observed at the subject property.



5.8.2 Oil/Water Separators, Clarifiers, Sumps, and Trenches

The subject property was inspected for evidence of oil/water separators, clarifiers, sumps and trenches (e.g., hatches, manholes, patches on the floor slabs). Although not regulated as USTs, these features can be of concern due to the potential for leaks into the subsurface.

Evidence of oil/water separators, clarifiers, sumps or trenches was not observed at the subject property.

5.8.3 Septic Systems

The subject property was inspected for evidence of current or former septic systems (e.g., clean out manhole, records, interviews).

Evidence of septic systems was not observed during the assessment.

5.9 WELLS

The subject property was inspected for evidence of wells (e.g., potable supply, irrigation, monitoring, extraction, dry).

According to EDR, there are records of active, inactive, decommissioned wells, or dry wells at the subject property. Clayton observed a well on the northeast portion of the subject property, which is reportedly utilized by the northeast adjoining Burger King.

5.10 DRY CLEANING ACTIVITIES

There are currently no dry cleaners on the subject property, and research did not reveal that dry cleaning operations have been conducted on the subject property in the past.

6.0 ASBESTOS-CONTAINING MATERIALS

No buildings were identified on the subject property and no suspect asbestos-containing materials were observed at the subject property.

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the guidelines of ASTM Practice E-1527 of the Site of Proposed Walgreen Store located at the southwest corner of US Highway 395 and Palmdale Road in Victorville, California, the subject property. Any exceptions to or deletions from this practice are described in Sections 1.2 and 1.3. This section presents Clayton's findings, opinions, conclusions, and recommendations.

This assessment has revealed no evidence of *recognized environmental conditions*, as defined by ASTM, in connection with the subject property.

The following notable findings, which are not considered to be *recognized environmental conditions*, as defined by ASTM, were revealed during this assessment:



- **Nearby Former Filling Station/LUST Incident to Northeast (14111 US Highway 395)**
Based on Clayton's review of historical aerial photographs and information provided by the City of Victorville Fire Department, a service station was formerly located approximately 400 feet to the northeast (downgradient) of the subject property at the northeast corner of Palmdale Road and US Highway 395 (from at least 1968 to at least 2002). According to the State Water Boards GeoTracker website, a release of unleaded gasoline was discovered on June 9, 1988 during onsite inventory control. The leak was reported in June 22, 1988, and was reported to have impacted soil only. According to the GeoTracker site, a site assessment was performed on October 7, 1998 and a remediation plan was created on June 4, 1991. No additional information was available on the GeoTracker website, aside from stating that the site was under regulatory review on April 3, 1992.

A copy of the "No Further Action" letter was requested from the VFD on July 17, 2006; however, Clayton has not received the letter as of the date of this report. Once the letter is received, a copy will be forwarded to Timberline Commercial. However, based on distance and presumed gradient considerations, as well as the depth to groundwater in the vicinity of the subject property (greater than 300 feet bgs) and information obtained from the fire department, this facility is not considered a *recognized environmental condition* in association with the subject property.

- **Northeast Adjacent Filling Station (12117 Palmdale Road)**
An active Arco filling station is located across US Highway 395 to the northeast of the subject property (approximately 225 feet downgradient). However, this facility began operation in 2002 and has no reported releases, and based on gradient considerations is not considered a *recognized environmental condition* in association with the subject property at this time.
- **On-site Well**
A water well was identified on the northeast portion of the subject property and is reportedly utilized by the northeast adjacent Burger King restaurant who is reportedly not connected to municipal water lines. Various water-containing ASTs were observed near the well.

Based on the results of this assessment, no further investigation is considered warranted at this time. However, if applicable for redevelopment, the on-site well should be abandoned in accordance with local or state regulations.

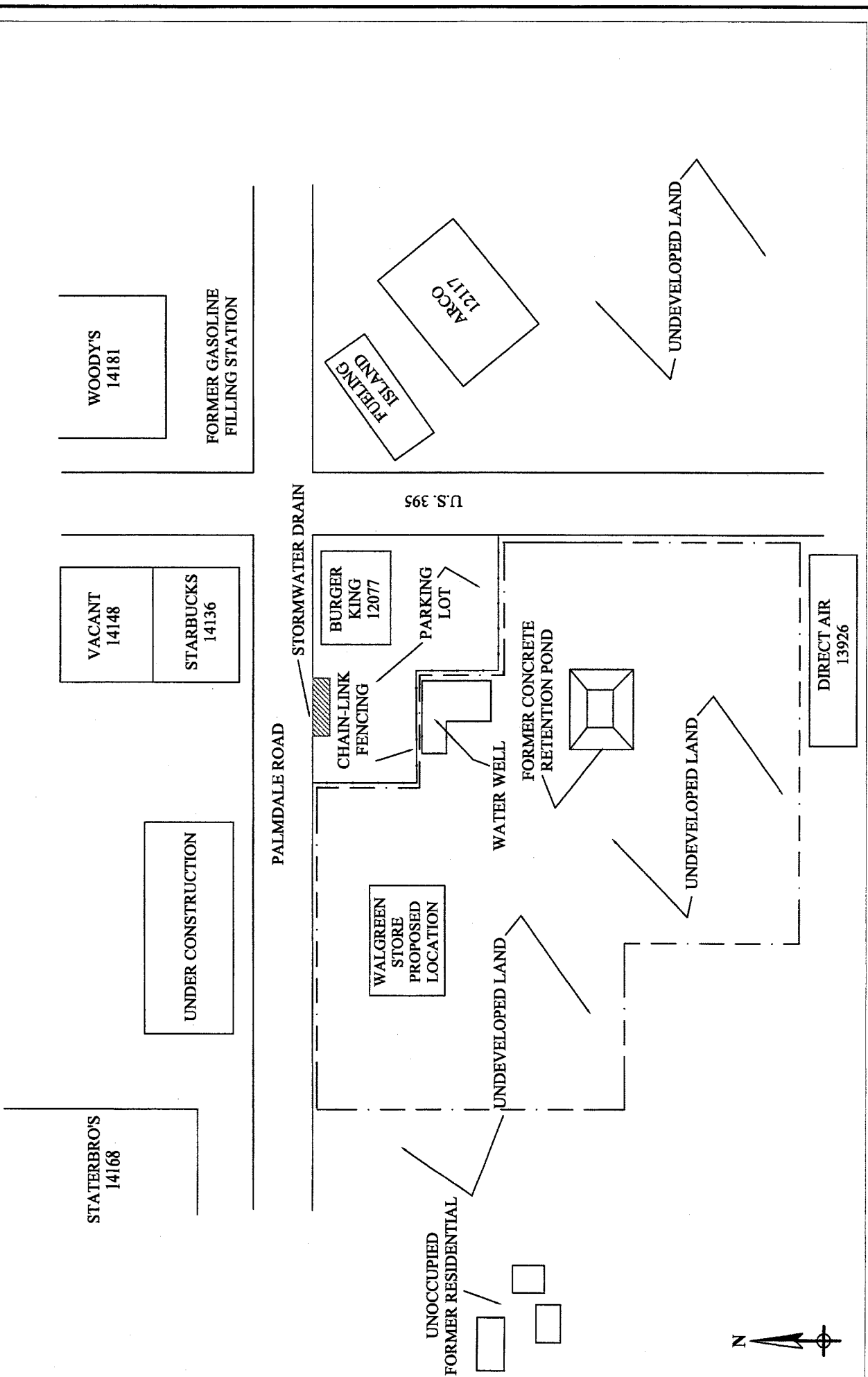


FIGURE
A-2

SUBJECT PROPERTY
PROPOSED WALGREEN STORE
SWC OF US HIGHWAY 395
AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
Clayton Project No. 99006-006636

LEGEND

- TOPOGRAPHIC SLOPE
- APPROXIMATE SUBJECT PROPERTY BOUNDARY



U.S. 395

PALMDALE ROAD

STORMWATER DRAIN

WOODY'S
14181

FORMER GASOLINE
FILLING STATION

VACANT
14148

STARBUCKS
14136

UNDER CONSTRUCTION

STATERBRO'S
14168

FUELING
ISLAND

BURGER
KING
12077

WALGREEN
STORE
PROPOSED
LOCATION

UNOCCUPIED
FORMER RESIDENTIAL

UNDEVELOPED LAND

UNDEVELOPED LAND

FORMER CONCRETE
RETENTION POND

WATER WELL

PARKING
LOT

ARCO
12117

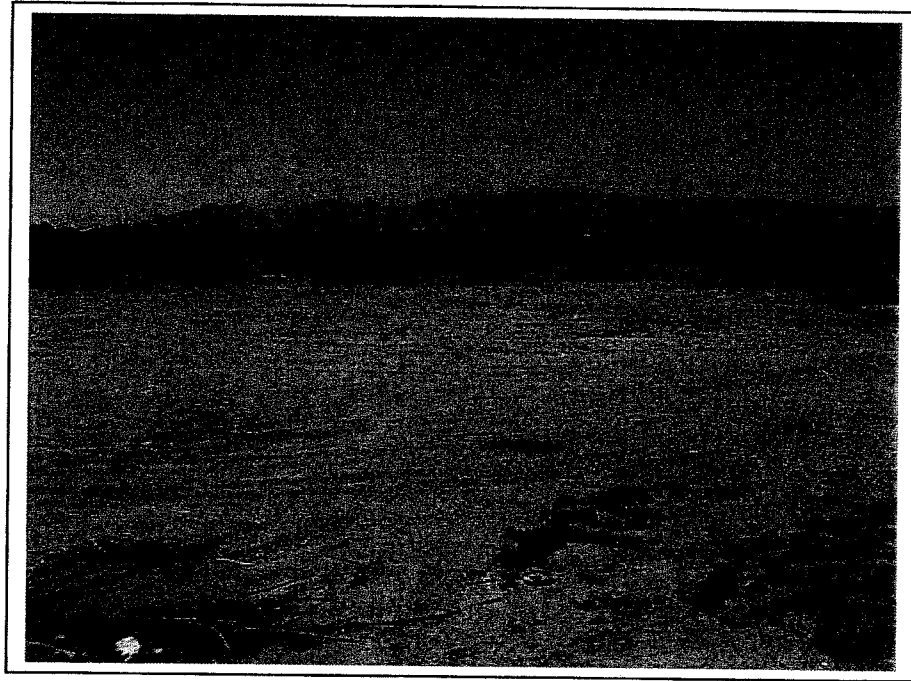
UNDEVELOPED LAND

DIRECT AIR
13926

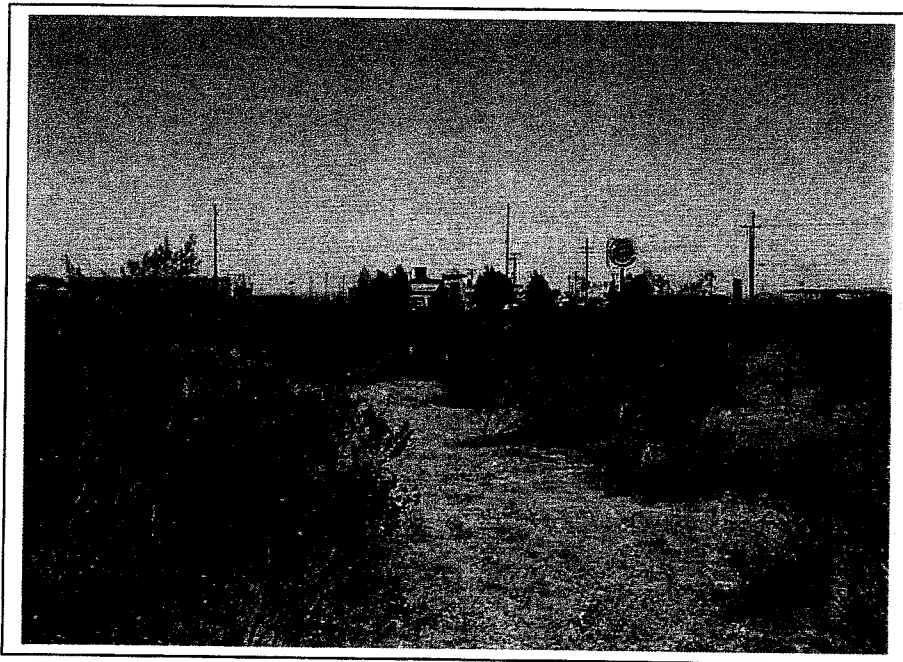




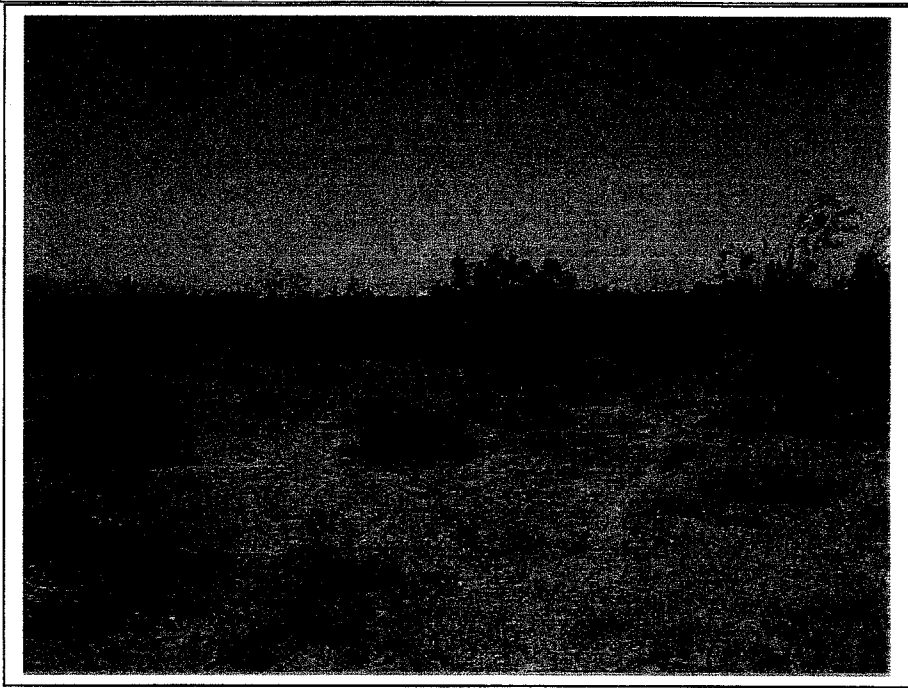
APPENDIX B
PHOTOGRAPHS



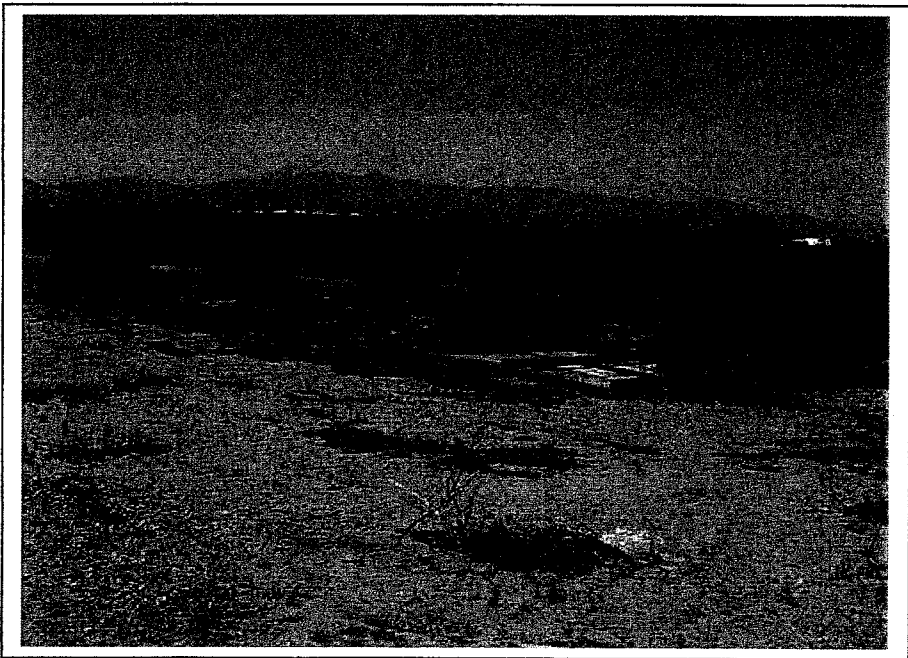
Clayton Project No. 99006-006636	Description	View of the subject property from the northwest corner facing southeast.	1
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



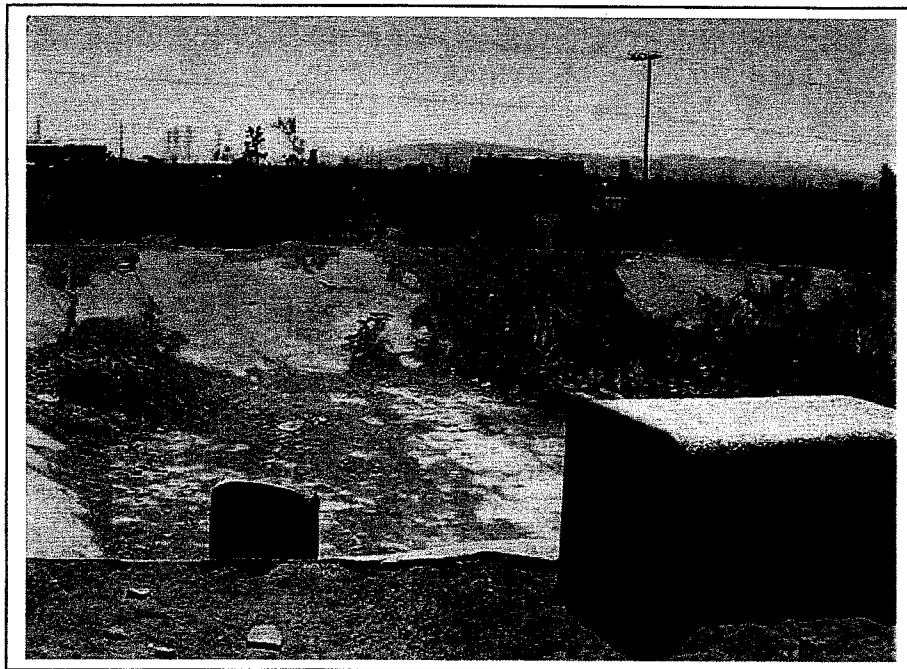
Clayton Project No. 99006-006636	Description	View of the subject property from the southwest corner facing northeast.	2
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



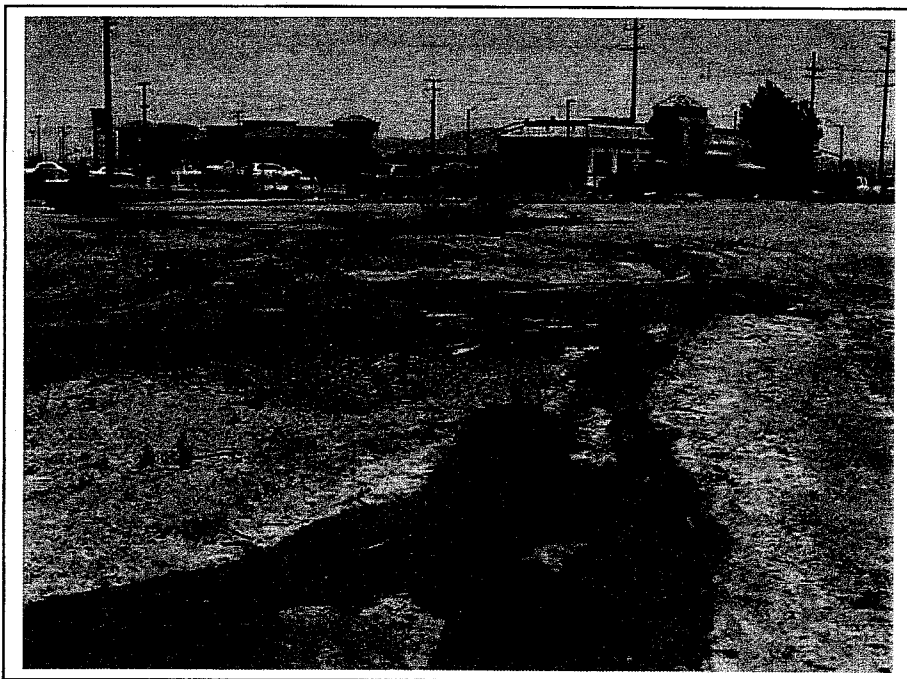
Clayton Project No. 99006-006636	Description	View of the subject property from the southeast corner facing northwest.	3
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



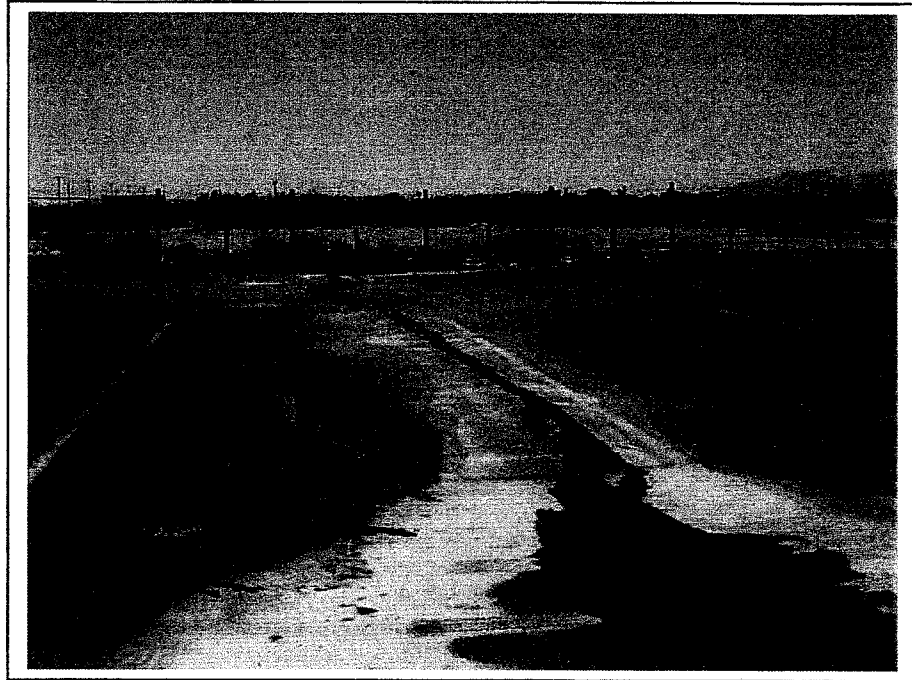
Clayton Project No. 99006-006636	Description	View of the subject property from the northeast corner facing southwest.	4
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



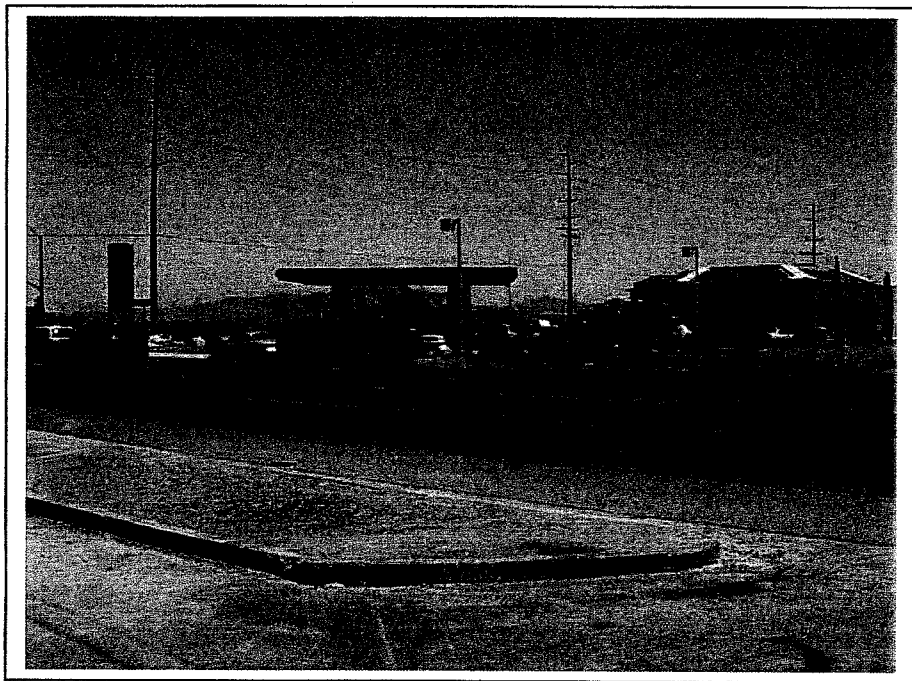
Clayton Project No. 99006-006636	Description	View of a rectangular-shaped concrete feature (potential stormwater retention pond) located on the northeast corner of the subject property facing north.	5
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



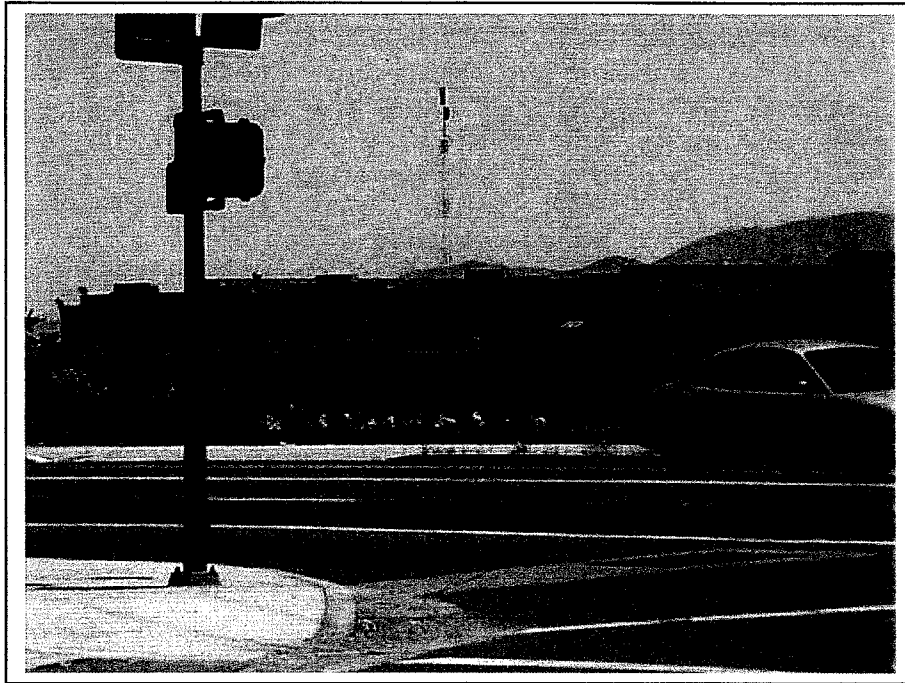
Clayton Project No. 99006-006636	Description	View of runoff from an unknown source on the northwestern portion of the subject property facing northeast. Note: north (Starbucks located at 14136 Palmdale Road) and northeast adjoining (Burger King 12077 Palmdale Road) properties.	6
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



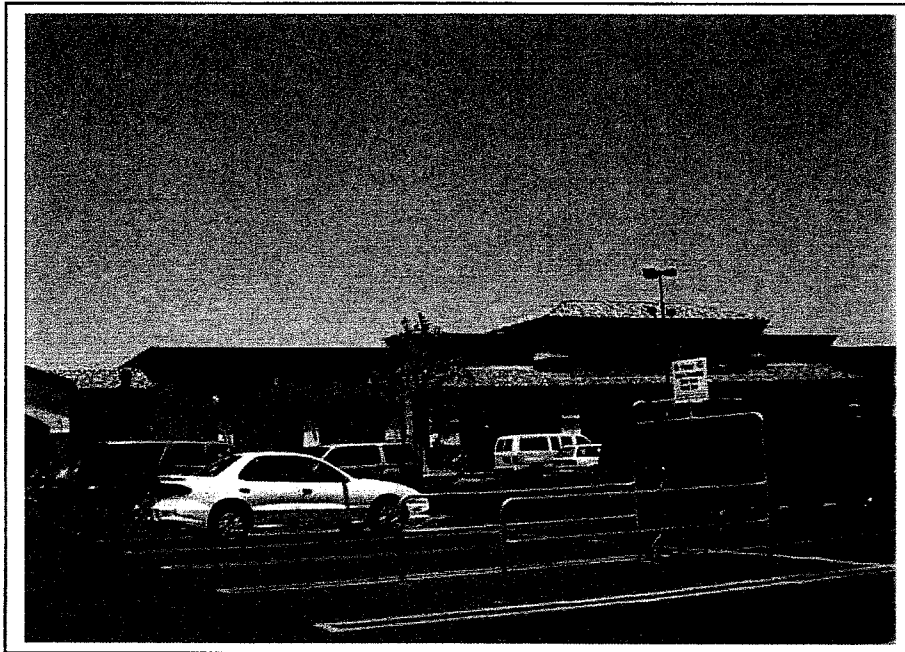
Clayton Project No. 99006-006636	Description View of runoff from an unknown source on the northwestern portion of the subject property flowing onto the northeast adjoining Burger King (towards a stormwater drain on Palmdale Road) facing south.	7
	Site Name SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



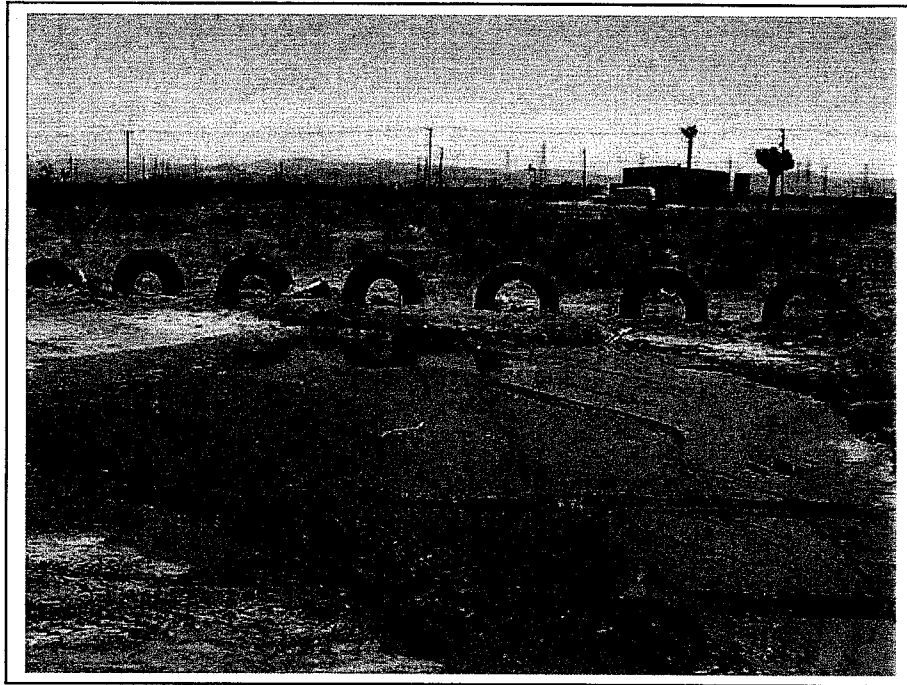
Clayton Project No. 99006-006636	Description View of the northeast adjoining Arco Gas Station, located at 12117 Palmdale Road, facing northeast.	8
	Site Name SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



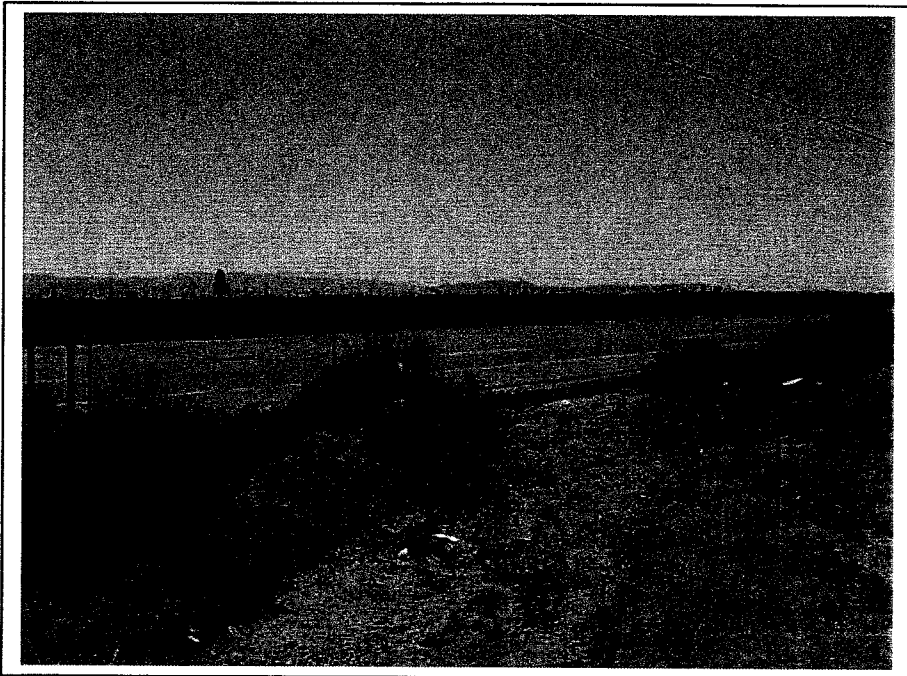
Clayton Project No. 99006-006636	Description	View of the northeast adjoining property (beyond Burger King) located at 14181 Palmdale Road. Note: former gas station location.	9
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



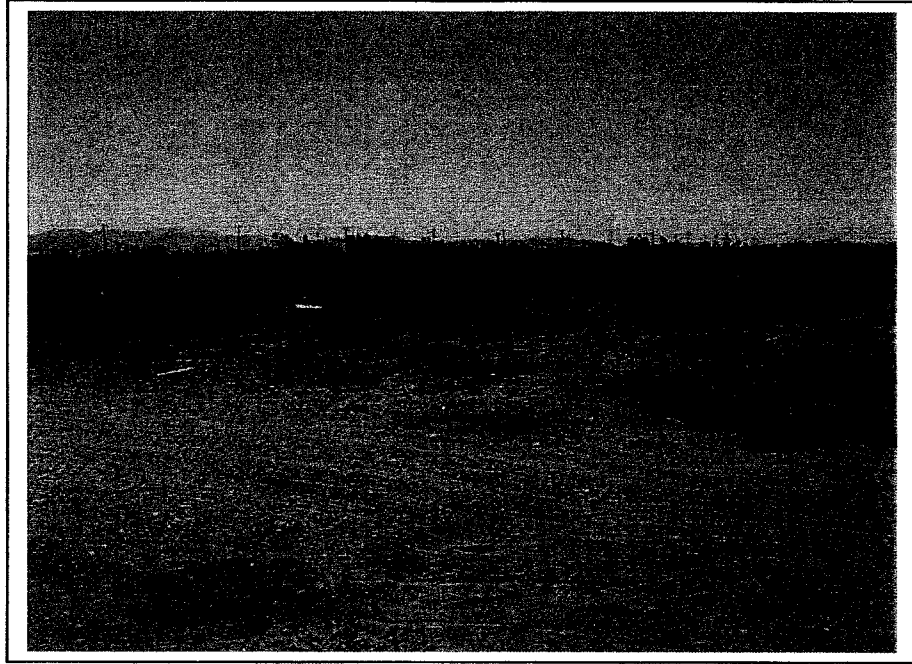
Clayton Project No. 99006-006636	Description	View of the north adjoining Stater Bros, located at 14168 Palmdale Road, facing west.	10
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



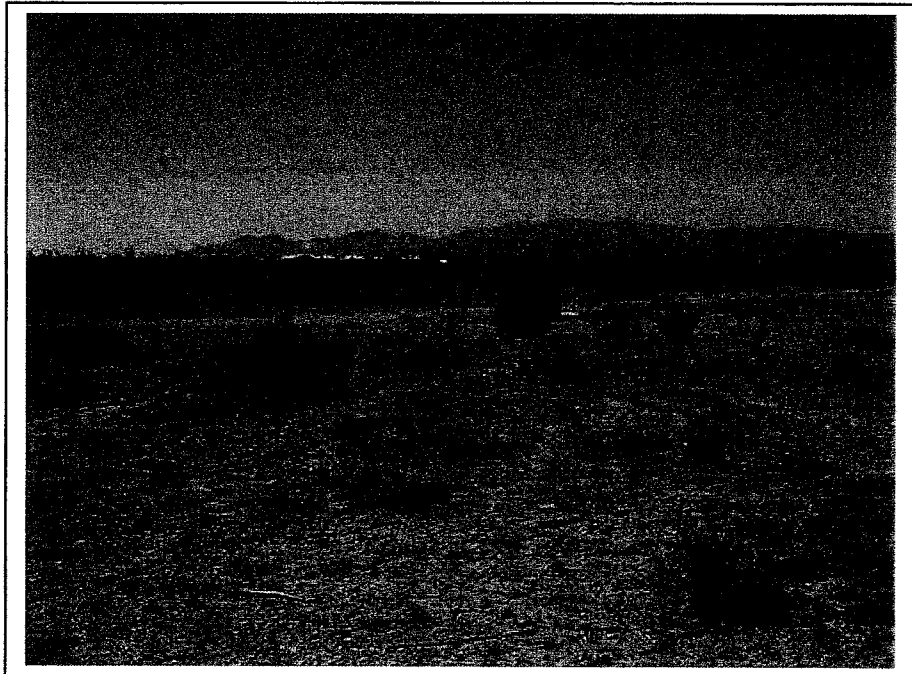
Clayton Project No. 99006-006636	Description	View of the southeast adjoining Direct Air, located at 13926 US Highway 395, facing northeast.	11
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



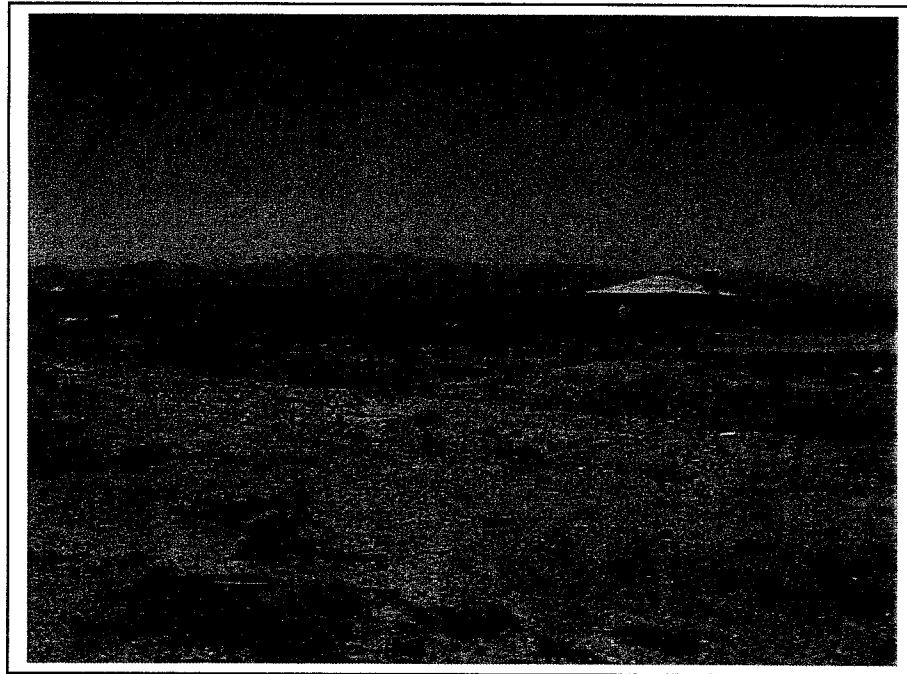
Clayton Project No. 99006-006636	Description	View of the southeast adjoining property, beyond Direct Air, facing southeast. Note: US Highway 395.	12
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



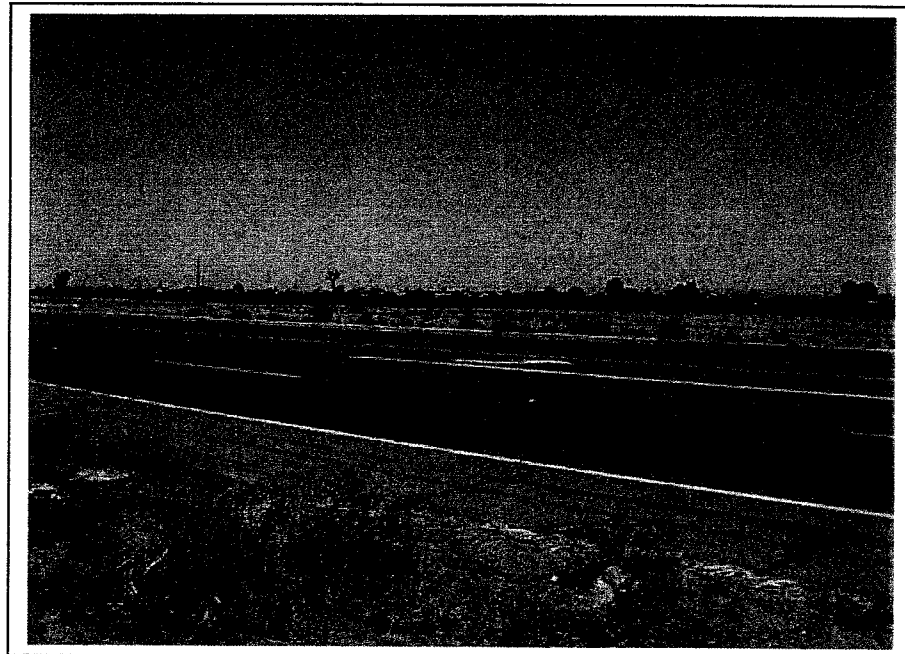
Clayton Project No. 99006-006636	Description	View of the south adjoining property facing south.	13
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



Clayton Project No. 99006-006636	Description	View of the southwest adjoining property facing southwest.	14
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



Clayton Project No. 99006-006636	Description	View of the west adjoining property facing west. Note: former residential structure currently unoccupied.	15
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



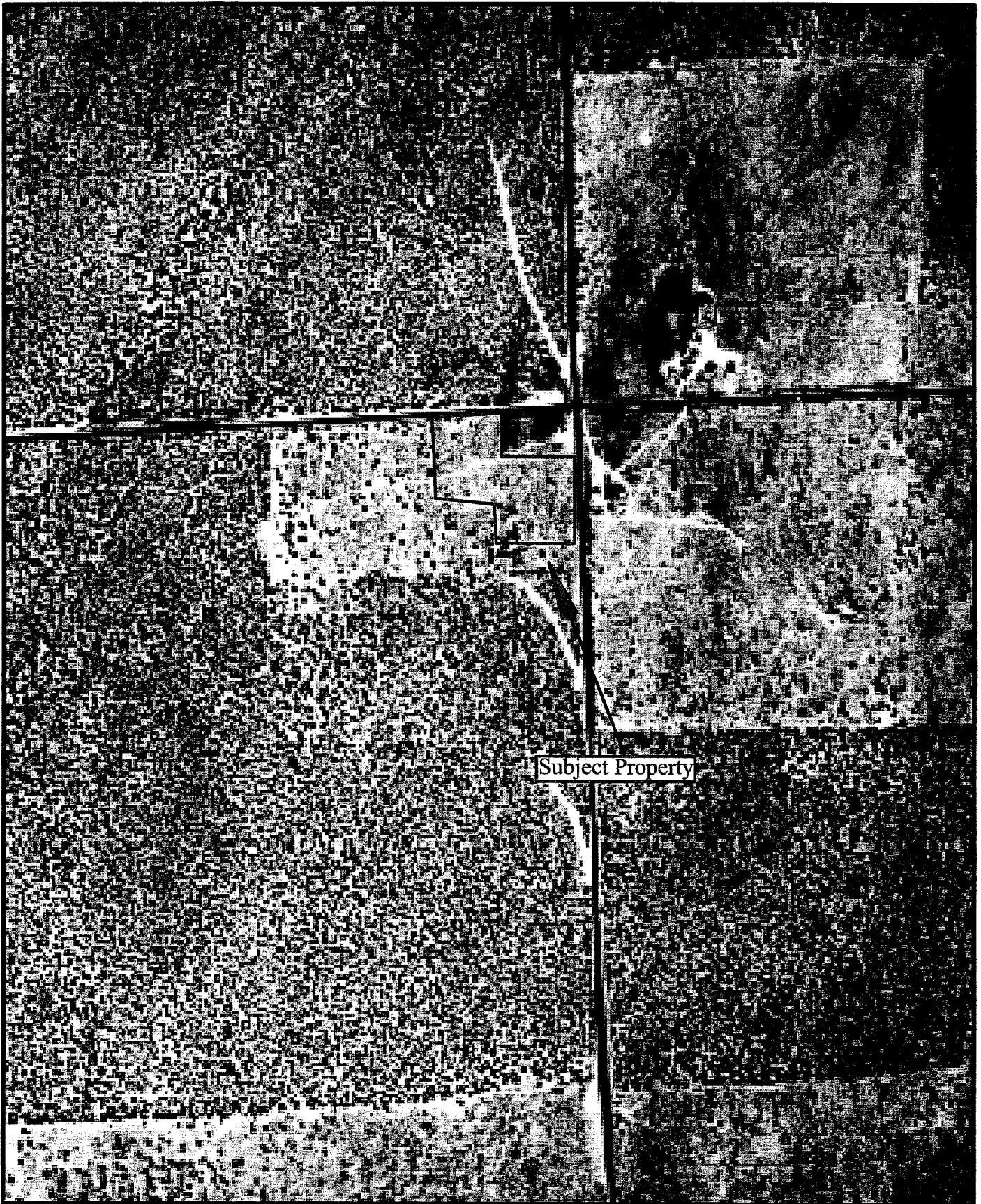
Clayton Project No. 99006-006636	Description	View of the northwest adjoining property facing northwest. Note: Palmdale Road.	16
	Site Name	SWC of US Highway 395 and Palmdale Road, Victorville, California	Photo Date July 6, 2006



APPENDIX C

AERIAL PHOTOGRAPHS

- Figure C-1: 1953 Aerial Photograph
- Figure C-2: 1968 Aerial Photograph
- Figure C-3: 1980 Aerial Photograph
- Figure C-4: 1989 Aerial Photograph
- Figure C-5: 1994 Aerial Photograph
- Figure C-6: 2002 Aerial Photograph



Subject Property

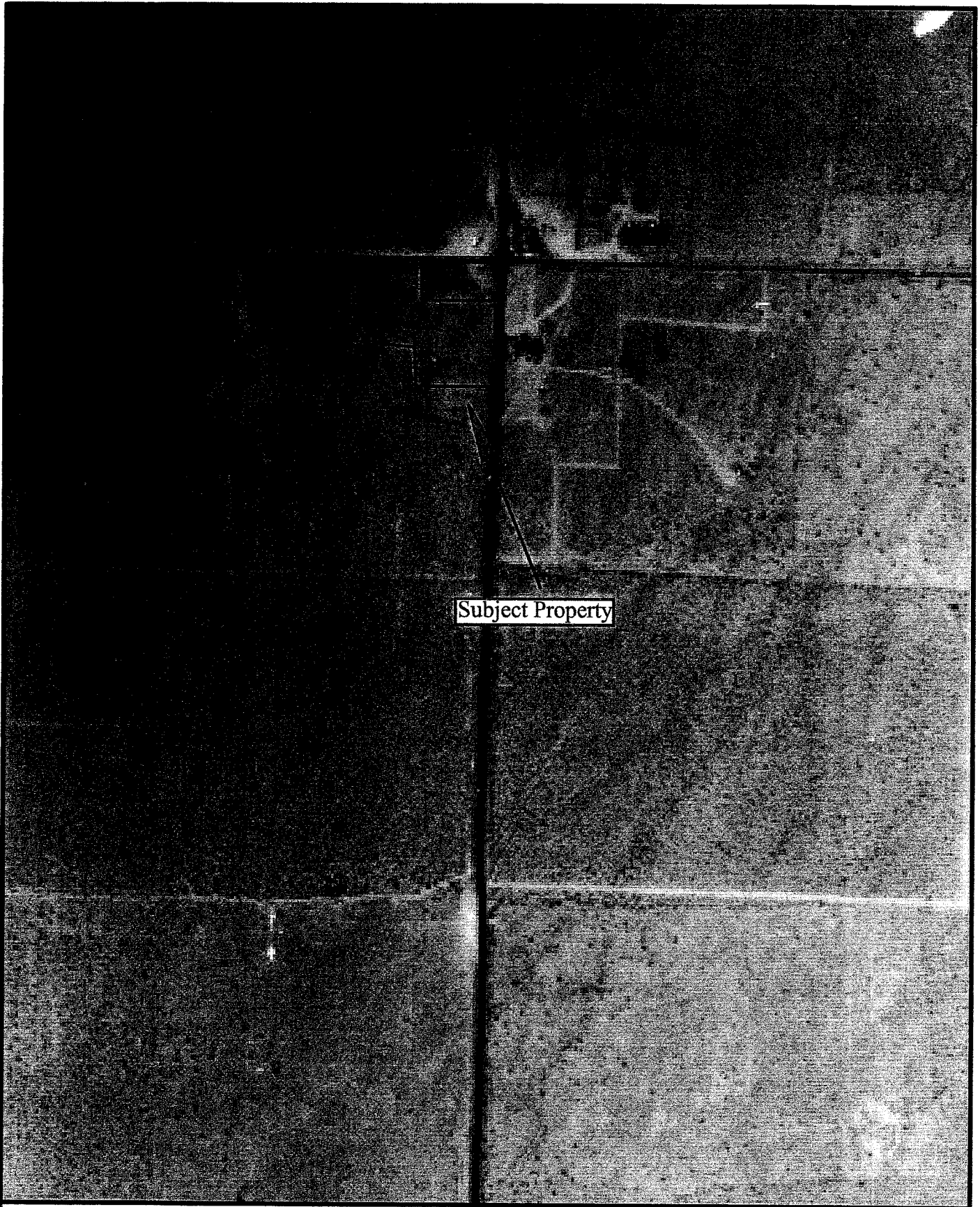


1953 AERIAL PHOTOGRAPH
PROPOSED WALGREEN STORE LOCATION
SWC US HIGHWAY 395 AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
CLIENT: WALGREEN COMPANY
CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
EDR

FIGURE
C-1





Subject Property



1968 AERIAL PHOTOGRAPH
PROPOSED WALGREEN STORE LOCATION
SWC US HIGHWAY 395 AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
CLIENT: WALGREEN COMPANY
CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
EDR

FIGURE
C-2



Subject Property

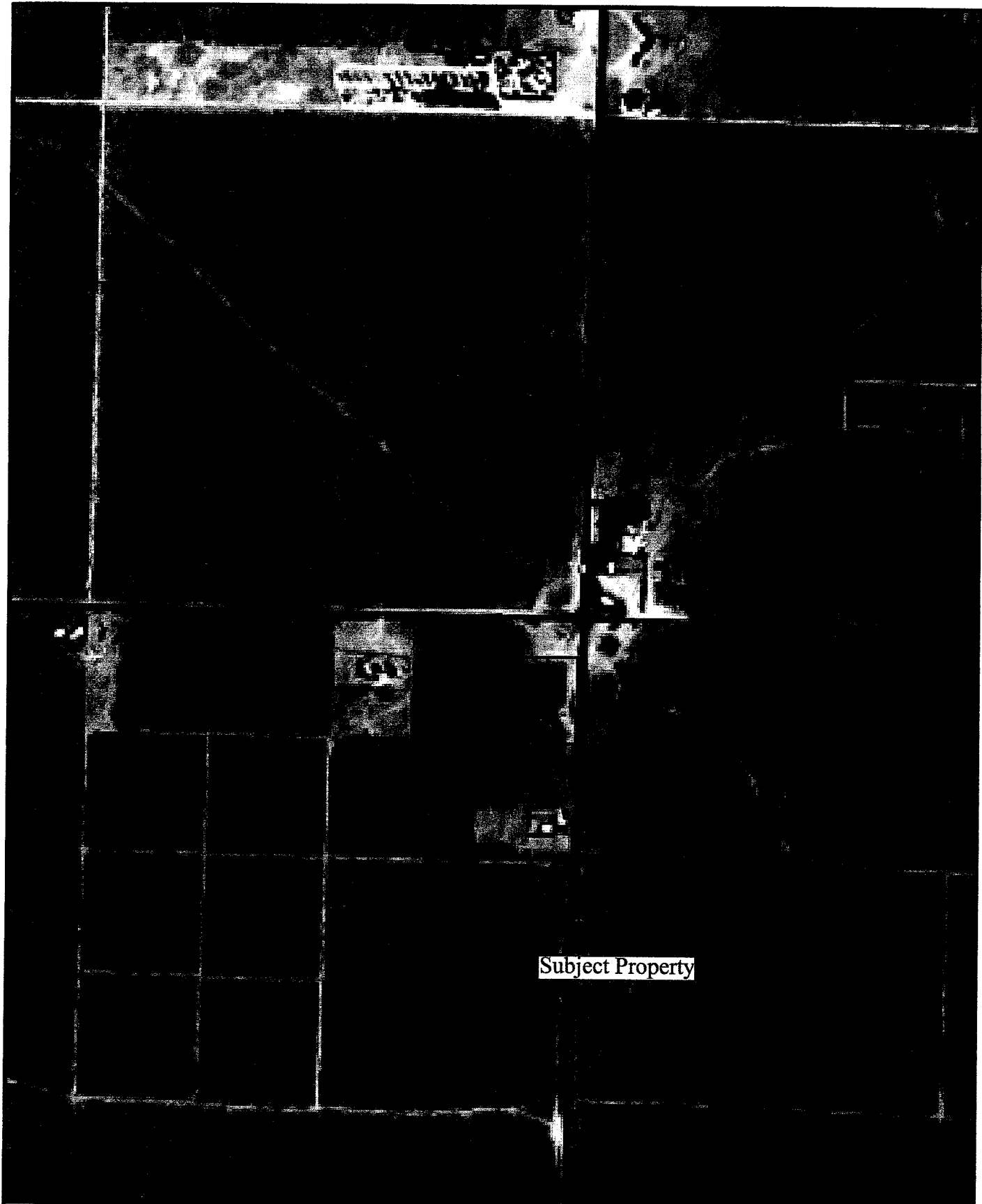


1980 AERIAL PHOTOGRAPH
PROPOSED WALGREEN STORE LOCATION
SWC US HIGHWAY 395 AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
CLIENT: WALGREEN COMPANY
CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
EDR

FIGURE
C-3





Subject Property



1989 AERIAL PHOTOGRAPH
PROPOSED WALGREEN STORE LOCATION
SWC US HIGHWAY 395 AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
CLIENT: WALGREEN COMPANY
CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
EDR

FIGURE
C-4



MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	1	0	NR	NR	NR	1
AST		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	0	0	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
DEED		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
San Bern. Co. Permit		0.250	0	0	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ARCO FACILITY NO 06377 (Continued)

Database(s) EDR ID Number
EPA ID Number

1004678007

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

California - Hazardous Waste Tracking System - Datamart

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAR000103911
TSD EPA ID: Not reported
Gen County: San Bernardino
Tsd County: Los Angeles
Tons: 0.30
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: Jack Oman
Telephone: (714) 690-2425
Mailing Name: Not reported
Mailing Address: PO BOX 6038
Artesia, CA 90702 - 6038
County: Not reported

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

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.

Date of Government Version: 04/19/2006	Source: EPA
Date Data Arrived at EDR: 05/05/2006	Telephone: N/A
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 04/19/2006	Source: EPA
Date Data Arrived at EDR: 05/05/2006	Telephone: N/A
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

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.

Date of Government Version: 04/19/2006	Source: EPA
Date Data Arrived at EDR: 05/05/2006	Telephone: N/A
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 05/05/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 07/31/2006
	Data Release Frequency: Quarterly

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 05/23/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 08/21/2006
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2005	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-366-4555
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/14/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

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.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 07/03/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 07/03/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 703-692-8801
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 05/12/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 08/07/2006
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/2005	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 01/19/2006	Telephone: 202-528-4285
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 07/03/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2003	Source: EPA
Date Data Arrived at EDR: 07/13/2005	Telephone: 202-566-0250
Date Made Active in Reports: 08/17/2005	Last EDR Contact: 06/22/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 04/12/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/29/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/26/2006	Telephone: 202-566-1667
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 06/19/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 03/31/2006	Source: EPA
Date Data Arrived at EDR: 04/26/2006	Telephone: 202-566-1667
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 06/19/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 05/11/2006	Telephone: 202-564-4203
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 03/06/2006
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2006	Telephone: 202-564-5088
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 04/11/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 06/17/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/30/2006
Next Scheduled EDR Contact: 09/11/2006
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

AWP: Annual Workplan Sites

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/29/2005
Date Made Active in Reports: 09/21/2005
Number of Days to Update: 23

Source: California Environmental Protection Agency
Telephone: 916-323-3400
Last EDR Contact: 05/10/2006
Next Scheduled EDR Contact: 08/28/2006
Data Release Frequency: Annually

CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/29/2005
Date Made Active in Reports: 09/21/2005
Number of Days to Update: 23

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 05/10/2006
Next Scheduled EDR Contact: 08/28/2006
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NFA: No Further Action Determination

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/29/2005
Date Made Active in Reports: 10/06/2005
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/10/2006
Next Scheduled EDR Contact: 08/28/2006
Data Release Frequency: Quarterly

NFE: Properties Needing Further Evaluation

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/29/2005
Date Made Active in Reports: 09/21/2005
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/10/2006
Next Scheduled EDR Contact: 08/28/2006
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2000 Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000 Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000 Last EDR Contact: 07/03/2006
Number of Days to Update: 30 Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001 Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 05/29/2001 Telephone: 916-323-9100
Date Made Active in Reports: 07/26/2001 Last EDR Contact: 04/25/2006
Number of Days to Update: 58 Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 04/07/2006 Source: Department of Conservation
Date Data Arrived at EDR: 04/11/2006 Telephone: 916-323-3836
Date Made Active in Reports: 05/11/2006 Last EDR Contact: 04/11/2006
Number of Days to Update: 30 Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Quarterly

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/10/2006 Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/11/2006 Telephone: 916-341-5752
Date Made Active in Reports: 05/11/2006 Last EDR Contact: 04/11/2006
Number of Days to Update: 30 Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004 Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004 Telephone: 213-576-6600
Date Made Active in Reports: 10/12/2004 Last EDR Contact: 06/26/2006
Number of Days to Update: 35 Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003 Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003 Telephone: 916-542-5424
Date Made Active in Reports: 10/07/2003 Last EDR Contact: 06/05/2006
Number of Days to Update: 27 Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 04/10/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases

The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 04/10/2006
Date Data Arrived at EDR: 04/11/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-341-5752
Last EDR Contact: 04/11/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 05/23/2006
Next Scheduled EDR Contact: 08/21/2006
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 04/10/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 05/15/2006
Next Scheduled EDR Contact: 08/14/2006
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 04/26/2006
Next Scheduled EDR Contact: 07/24/2006
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AST: Aboveground Petroleum Storage Tank Facilities Registered Aboveground Storage Tanks.

Date of Government Version: 01/30/2006
Date Data Arrived at EDR: 01/30/2006
Date Made Active in Reports: 02/17/2006
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 05/26/2006
Next Scheduled EDR Contact: 07/31/2006
Data Release Frequency: Quarterly

SWEEPS UST: SWEEPS UST Listing

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 1980'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.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 11/30/2005
Date Made Active in Reports: 01/19/2006
Number of Days to Update: 50

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 05/22/2006
Next Scheduled EDR Contact: 08/21/2006
Data Release Frequency: Varies

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 04/11/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: No Update Planned

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2003	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/11/2005	Telephone: 916-255-1136
Date Made Active in Reports: 10/31/2005	Last EDR Contact: 05/11/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 08/07/2006
	Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2004	Source: California Air Resources Board
Date Data Arrived at EDR: 04/14/2006	Telephone: 916-322-2990
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 04/14/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 202-208-3710
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 05/12/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 08/07/2006
	Data Release Frequency: Semi-Annually

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/07/2005	Source: EPA Region 10
Date Data Arrived at EDR: 09/08/2005	Telephone: 206-553-2857
Date Made Active in Reports: 10/31/2005	Last EDR Contact: 05/23/2006
Number of Days to Update: 53	Next Scheduled EDR Contact: 08/21/2006
	Data Release Frequency: Varies

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/22/2006	Telephone: 415-972-3372
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 02/20/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 05/22/2006
	Data Release Frequency: Varies

INDIAN UST: Underground Storage Tanks on Indian Land

Date of Government Version: 03/01/2006	Source: EPA Region 9
Date Data Arrived at EDR: 03/22/2006	Telephone: 415-972-3368
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 05/23/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 08/21/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/10/2006
Date Data Arrived at EDR: 04/10/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 31

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/10/2006
Next Scheduled EDR Contact: 08/07/2006
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 03/27/2006
Date Data Arrived at EDR: 03/28/2006
Date Made Active in Reports: 05/01/2006
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 06/23/2006
Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 07/07/1999
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 05/16/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

City of El Segundo Underground Storage Tank

Date of Government Version: 05/30/2006
Date Data Arrived at EDR: 05/31/2006
Date Made Active in Reports: 06/14/2006
Number of Days to Update: 14

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 05/30/2006
Next Scheduled EDR Contact: 08/14/2006
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 05/23/2006
Next Scheduled EDR Contact: 08/21/2006
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Date of Government Version: 05/06/2006
Date Data Arrived at EDR: 05/31/2006
Date Made Active in Reports: 06/14/2006
Number of Days to Update: 14

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 05/30/2006
Next Scheduled EDR Contact: 08/14/2006
Data Release Frequency: Semi-Annually

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/31/2006
Date Data Arrived at EDR: 03/24/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 20

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 05/15/2006
Next Scheduled EDR Contact: 08/14/2006
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 02/01/2006
Date Data Arrived at EDR: 03/27/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 17

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 06/07/2006
Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2006
Date Data Arrived at EDR: 03/29/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 15

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 06/07/2006
Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 03/01/2006
Date Data Arrived at EDR: 03/28/2006
Date Made Active in Reports: 05/01/2006
Number of Days to Update: 34

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 06/07/2006
Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 04/03/2006
Date Data Arrived at EDR: 04/04/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 9

Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Underground Storage Tank Tank List

Date of Government Version: 05/19/2006
Date Data Arrived at EDR: 05/19/2006
Date Made Active in Reports: 06/14/2006
Number of Days to Update: 26

Source: Health Services Agency
Telephone: 951-358-5055
Last EDR Contact: 04/11/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Quarterly

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/19/2006
Date Data Arrived at EDR: 05/19/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 951-358-5055
Last EDR Contact: 04/11/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Oversight Facilities

Date of Government Version: 03/16/2006
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 27

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 06/19/2006
Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Quarterly

Underground Storage Tank Information

Date of Government Version: 03/16/2006
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 06/19/2006
Next Scheduled EDR Contact: 09/04/2006
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 02/28/2006
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 27

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 07/17/2006
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/02/2006
Date Data Arrived at EDR: 05/02/2006
Date Made Active in Reports: 05/26/2006
Number of Days to Update: 24

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 04/26/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Annually

Fuel Leak List

Date of Government Version: 04/17/2006
Date Data Arrived at EDR: 04/24/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 17

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 04/10/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 06/26/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/24/2006	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 03/31/2006	Telephone: 805-654-2813
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 06/14/2006
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/11/2006
	Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2005	Source: Environmental Health Division
Date Data Arrived at EDR: 09/20/2005	Telephone: 805-654-2813
Date Made Active in Reports: 10/06/2005	Last EDR Contact: 05/23/2006
Number of Days to Update: 16	Next Scheduled EDR Contact: 08/21/2006
	Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/24/2006	Source: Environmental Health Division
Date Data Arrived at EDR: 03/27/2006	Telephone: 805-654-2813
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 06/30/2006
Number of Days to Update: 17	Next Scheduled EDR Contact: 09/11/2006
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/24/2006	Source: Environmental Health Division
Date Data Arrived at EDR: 04/27/2006	Telephone: 805-654-2813
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 04/11/2006
Number of Days to Update: 25	Next Scheduled EDR Contact: 07/10/2006
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Date of Government Version: 04/17/2006	Source: Yolo County Department of Health
Date Data Arrived at EDR: 05/11/2006	Telephone: 530-666-8646
Date Made Active in Reports: 06/14/2006	Last EDR Contact: 04/11/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/17/2006
	Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

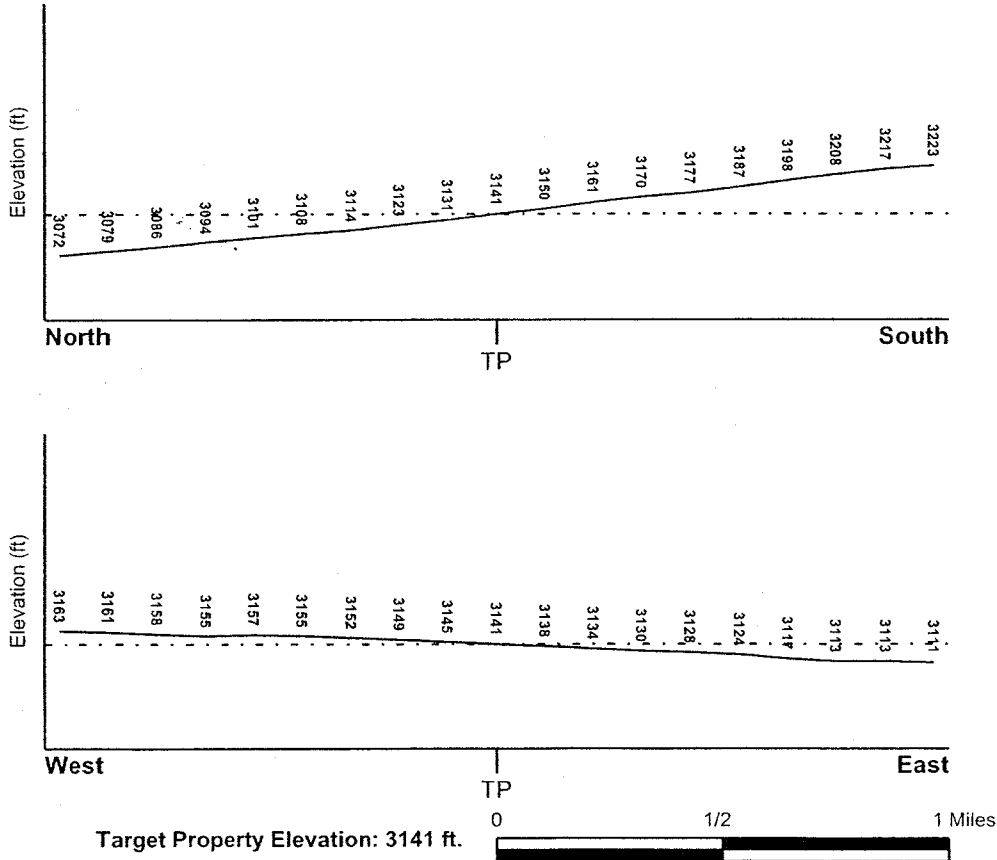
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: CAJON

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40
2	7 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40
3	25 inches	45 inches	gravelly - sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B7	5555	1/4 - 1/2 Mile NNE
9	5553	1/4 - 1/2 Mile NE
11	5554	1/2 - 1 Mile NNW

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
WSW
0 - 1/8 Mile
Higher

FED USGS USGS3133192

Agency cd:	USGS	Site no:	343018117240301
Site name:	005N005W21J001S		
Latitude:	343018		
Longitude:	1172403	Dec lat:	34.50499521
Dec lon:	-117.40171401	Coor meth:	M
Coor accr:	T	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	071
Country:	US	Land net:	Not Reported
Location map:	VICTORVILLE SW	Map scale:	Not Reported
Altitude:	3140	Altitude method:	M
Altitude accuracy:	Not Reported	Altitude datum:	NGVD29
Hydrologic:	Mojave. California. Area = 4580 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	1952
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	500	Hole depth:	Not Reported
Source of depth data:	Not Reported	Project number:	Not Reported
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1957-01-23	Ground water data end date:	1957-01-23
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1957-01-23	348.10	

A2
NE
1/8 - 1/4 Mile
Lower

FED USGS USGS3133234

Agency cd:	USGS	Site no:	343025117235501
Site name:	005N005W22M001S		
Latitude:	343025		
Longitude:	1172355	Dec lat:	34.50693962
Dec lon:	-117.39949177	Coor meth:	M
Coor accr:	T	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	071
Country:	US	Land net:	Not Reported
Location map:	VICTORVILLE SW	Map scale:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground-water levels, Number of Measurements: 3

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
2002-03-15	367.78		1996-05-21	353.80	
1992-09	355				

A4
NE
1/8 - 1/4 Mile
Lower

FED USGS USGS3133236

Agency cd:	USGS	Site no:	343027117235201
Site name:	005N005W22E001S		
Latitude:	343027		
Longitude:	1172352	Dec lat:	34.50749516
Dec lon:	-117.39865842	Coor meth:	M
Coor accr:	F	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	071
Country:	US	Land net:	Not Reported
Location map:	ADELANTO	Map scale:	24000
Altitude:	3121	Altitude method:	M
Altitude accuracy:	5	Altitude datum:	NGVD29
Hydrologic:	Mojave, California. Area = 4580 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	1908
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	540	Hole depth:	Not Reported
Source of depth data:	other reported	Project number:	470649725
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1918-00-00	Ground water data end date:	1959-11-03
Ground water data count:	23		

Ground-water levels, Number of Measurements: 23

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1959-11-03	311.01		1959-03-10	306.11	
1958-03-08	311.86		1957-11-06	312.54	
1957-04-29	305.33		1957-02-19	313.25	
1956-12-17	303.65		1956-04-03	309.30	
1955-12-05	312.24		1955-04-11	303.75	
1954-05-10	307.0		1953-11-05	298.55	
1952-11-28	296.9		1952-05-13	302.8	
1951-11-26	302.8		1951-05-15	301.83	
1950-05-08	301.1		1950-01-11	303.4	
1949-05-02	301.6		1948-11-23	300.9	
1948-05-05	299.7		1947-11-03	299.8	
1918	297.5				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Altitude:	3122.00	Altitude method:	M
Altitude accuracy:	5	Altitude datum:	NGVD29
Hydrologic:	Mojave, California. Area = 4580 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	510	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	Not Reported		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	1980-04-08
Water quality data end date:	1980-04-08	Water quality data count:	1
Ground water data begin date:	1960-02-29	Ground water data end date:	2004-03-22
Ground water data count:	69		

Ground-water levels, Number of Measurements: 69

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel

2004-03-22					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
2004-03-10					
	Note: The measurement was discontinued.				
2003-10-31					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
2003-04-01					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
2003-03-05	372.27		2002-12-05	375.60	
2002-04-02					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
2002-03-27	369.49				
2001-11-20					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
2001-03-22	365.30		2000-10-19	372.42	
2000-03-23	366.08		1999-10-13	371.50	
1999-03-22	361.39		1998-12-14	362.01	
1998-05-13	360.15		1997-05-28	376.22	
1996-04-10	356.52		1991-09-09	354.99	
1988-03-10	324.55		1987-11-06	336.75	
1987-05-12	335.85				
1987-03-30					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
1986-12-12					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
1986-10-10					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
1986-07-14					
	Note: An obstruction was encountered in the well above the water surface (no water level recorded).				
1986-01-23	334.70				
1985-10-17	380.68				
	Note: The site was being pumped.				
1985-05-14	328.20		1985-01-16	324.14	
1984-10-18	328.53				
	Note: The site had been pumped recently.				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Agency cd:	USGS	Site no:	343014117234001
Site name:	005N005W22M002S		
Latitude:	343014		
Longitude:	1172340	Dec lat:	34.50388424
Dec lon:	-117.39532499	Coor meth:	M
Coor accr:	T	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	071
Country:	US	Land net:	Not Reported
Location map:	VICTORVILLE SW	Map scale:	Not Reported
Altitude:	3135	Altitude method:	M
Altitude accuracy:	Not Reported	Altitude datum:	NGVD29
Hydrologic:	Mojave. California. Area = 4580 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	325	Hole depth:	Not Reported
Source of depth data:	other reported	Project number:	Not Reported
Real time data flag:	Not Reported		
Daily flow data end date:	Not Reported		
Peak flow data begin date:	Not Reported		
Peak flow data count:	Not Reported		
Water quality data end date:	Not Reported		
Ground water data begin date:	Not Reported		
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

9
NE
1/4 - 1/2 Mile
Lower

CA WELLS 5553

Water System Information:

Prime Station Code:	05N/05W-15E01 S	User ID:	36C
FRDS Number:	3600633001	County:	San Bernardino
District Number:	66	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	343038.0 1172344.0	Precision:	100 Feet (one Second)
Source Name:	MAIN WELL		
System Number:	3600633		
System Name:	BEC APARTMENTS (HI-DESERT RV PARK)		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	07/13/1987	Findings:	F .600 UG/L
Chemical:	1,1,1-TRICHLOROETHANE		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number: 3601011
 System Name: GOLDEN POND RV/M OVERLAND
 Organization That Operates System:
 14530 HWY 395
 VICTORVILLE, CA 92392
 Pop Served: 308
 Area Served: Not Reported
 Connections: 88

12
East
1/2 - 1 Mile
Lower

FED USGS USGS3133191

Agency cd:	USGS	Site no:	343018117231501
Site name:	005N005W22K001S		
Latitude:	343018		
Longitude:	1172315	Dec lat:	34.50499541
Dec lon:	-117.38838042	Coor meth:	M
Coor accr:	T	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	071
Country:	US	Land net:	Not Reported
Location map:	VICTORVILLE SW	Map scale:	Not Reported
Altitude:	3105	Altitude method:	M
Altitude accuracy:	Not Reported	Altitude datum:	NGVD29
Hydrologic:	Mojave. California. Area = 4580 sq.mi.		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	1938
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	437	Hole depth:	Not Reported
Source of depth data:	logs	Project number:	Not Reported
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	0000-00-00
Water quality data end date:	0000-00-00	Water quality data count:	0
Ground water data begin date:	1938-00-00	Ground water data end date:	1956-06-26
Ground water data count:	2		

Ground-water levels, Number of Measurements: 2

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1956-06-26	288.4		1938	284	

13
NNE
1/2 - 1 Mile
Lower

FED USGS USGS3133121

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
92392	9	0	0.00

Federal EPA Radon Zone for SAN BERNARDINO 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: 92392

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-2.200 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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services
Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation
Telephone: 916-323-1779

RADON

State Database: CA Radon

Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information

Source: USGS
Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.



APPENDIX K
RESUMES



Katie Birge

Environmental Consultant, Environmental Services

B.A., Environmental Studies and Political
Science (with Thesis), 2003
University of Vermont
Burlington, Vermont

OSHA 40-hour Hazardous Waste,
Health and Safety Accreditation Training

Occupational Health and Safety
Administration (OSHA) 40-Hour
Hazardous Waste Site

Operations and Emergency Response
(HAZWOPER) Training, 2003

HAZWOPER 8-Hour Refresher, annually

Asbestos Hazard Emergency Response
Act (AHERA) Certified Building
Inspector, 2004

AHERA Refresher Annual Update

Indoor Environmental Quality Training,
2005

Ms. Birge conducts Phase I Environmental Site Assessments (ESAs) for various financial, real estate, industrial, and commercial clients. Using American Society for Testing Materials (ASTM) standard practices as a guideline, Ms. Birge has conducted Phase I ESAs of industrial sites, commercial buildings, and undeveloped land throughout Southern California. These have included performing historical research, interviewing owners, occupants, and local government officials, and generating reports. Ms. Birge has also performed National Environmental Protection Act (NEPA) compliance work in Southern California for various telecommunication clients. She has researched and generated reports regarding the specific location of historical sites, endangered species and habitats, wildlife and wilderness preserves, and Native American religious areas.



Katie Birge

Project Experience

Phase I Environmental Site Assessments (ESAs)

Real Estate Transactions

Ms. Birge has conducted various ESAs throughout Southern California and Arizona to satisfy due diligence investigations for real estate transactions, banks, real estate investment companies, developers and property owners. Some of the projects required subsequent Phase II subsurface investigations, based on findings presented in Phase I reports. Ms. Birge conducted site inspections and investigated surrounding property usage; reviewed relevant regulatory files for investigations at the site or in the immediate area; and surveyed past site and surrounding property uses using aerial photographs, city directories, fire insurance maps and government records.

NEPA Compliance Assessments

Wireless Communications

Ms. Birge conducted assessments for a cellular communications company in California and Arizona. She assisted with research and report generation, as well as with file reviews, interviews, and database investigations.

Phase II Subsurface Investigations

Real Estate and Financial Services

Ms. Birge has assisted in a variety of activities associated with Phase II ESAs, including soil-gas surveys, soil borings by hollow-stem augers and direct-push methods, and redevelopment of groundwater monitoring wells.

Groundwater Sampling

Joint Forces Training Base, Los Alamitos

Ms. Birge conducted fieldwork, including sounding, purging and sampling of monitoring wells, for quarterly groundwater monitoring at the Los Alamitos Armed Forces Reserve Center.

Employment History

Clayton Group Services, Inc., *A Bureau Veritas Company* – Costa Mesa, California
Environmental Consultant
2005 to Present

Clayton Group Services, Inc., *A Bureau Veritas Company* – Costa Mesa, California
Staff Environmental Consultant
2003 to 2005



Shannon Gillespie, REA

Manager Environmental Services

B.S., Chemistry, 1986
Arizona State University,
Tempe, Arizona

California Registered Environmental
Assessor, REA-03582: 1992

Certified Environmental Specialist, No.
13564: 1996

OSHA 8-hour HAZWOPER Refresher

OSHA 40-hour Hazardous Waste,
Health and Safety Accreditation Training

OSHA 8-hour Supervisor Training
AHERA Building Inspector

Ms. Gillespie has over 20 years of technical experience in conducting environmental assessments, which includes, non-hazardous and hazardous waste disposal. Ms. Gillespie supervises staff that are responsible for conducting Phase I Environmental Assessments and subsequent subsurface investigations and has final review of project deliverables. She interacts with clients and is responsible for assuring report timeliness and maintaining project budgets. She prepares Phase I and subsurface investigation proposals and conducts business development. Ms. Gillespie is also a member of Clayton's internal Real Estate and Financial Services Committee, which conducts Phase I training of Clayton Personnel and standardizes company boilerplate reports.

Ms. Gillespie has coordinated, managed, and conducted Phase I environmental assessments of commercial and industrial properties as part of real estate transactions for due diligence investigations. The Phase I assessments included site visits to inspect current site and vicinity usage, review of relevant regulatory files for investigations at the site or in the area, personnel interviews, reviews of hazardous material and waste handling practices, identifying potential sources of contamination and asbestos-containing materials, and surveys of past site and vicinity usages, using aerial photographs, city directories, fire insurance maps, and government records.

Ms. Gillespie also reviews environmental assessment reports for financial institutions to assess business risk and assists clients in the preparation of Hazardous Materials Business Plans. Additionally, she conducts Phase II and Phase III assessments to locate and determine the extent of soil and groundwater contamination. Her responsibilities include soil boring installation, developing site-specific work plans and health and safety plans, interpreting analytical results, estimating volumes of impacted soil and groundwater, and estimating remediation costs. She reviews environmental assessment and subsurface investigation reports written by staff personnel and other consultants.



Shannon Gillespie, REA

Project Experience

CERCLA Preliminary Assessment

State of California Real Estate Division (formerly Division of the State Architect)

Prepared a CERCLA preliminary assessment for a 1,300-acre Department of Defense and California Army National Guard installation (Los Alamitos Armed Forces Reserve Center). The assessment included: a review of available files, personnel interviews, onsite and offsite reconnaissance, historical aerial photograph review and survey of potential sources of past and current contamination and contaminant sources. The preliminary assessment indicated that past and present operations at the installation had involved the use, storage, treatment, spillage, leakage, and disposal of materials and/or wastes that are now considered hazardous. These materials and wastes were used in a variety of aircraft and vehicle maintenance, fuel storage, landfilling, aircraft-washing, and other facility activities and operations. Based on this information, potential areas of concern at the installation requiring site investigation activities were identified. The Preliminary Assessment was conducted using guidelines developed by the U.S. Environmental Protection Agency (EPA), Waste Management Division, Region IX and the California Department of Toxic Substances (DTSC).

The SI included twelve potential areas of concern identified in the Preliminary Assessment (PA). The areas included two landfills; a flight line area, revetments, fuel tank farms, former rifle ranges, clarifiers, munitions bunkers, agricultural areas and a wastewater treatment plant. Investigation included the collection of air, surface water, groundwater, soil and soil vapor samples to assess the presence of various contaminants that were identified in the previously completed PA. Ms Gillespie was an integral member of the team in the evaluation of data collected during the SI and generation the Remedial Investigation Work plan, Health and Safety Plan, Quality Assurance Project Plan and Field Sampling Plan.

Phase I Environmental Assessments

Lending Institute

Supervised the completion of a 45 site portfolio for a major lending institute to satisfy due diligence. The sites were located in California, Texas and Arizona and required the coordination of staff from 3 other Clayton offices. All field work and written reports had to be completed within a 4 week period of time and within a tight budget. Ms. Gillespie solely maintained client contact and reviewed all deliverables prior to submittal to client. Some of the projects required subsequent Phase II investigations based on findings during the Phase I.

Phase I Environmental Assessments

Auto manufacturing company

Conducted a Phase I environmental assessment of a previously industrial building and adjacent agricultural field prior to the client purchasing properties. Based on the findings of the site inspection, a subsurface investigation was conducted simultaneous to the completion of the Phase I. The subsurface investigation had to be completed within 5 days and included 34 boreholes using direct push methods and over 160 samples. Samples were analyzed for VOCs, semi-VOCs, TRPH, gasoline, diesel, organic lead, CAM Metals, PCBs, and pesticides. One report was submitted to the client that included both the Phase I and subsurface investigation.



Shannon Gillespie, REA

Employment History

Clayton Group Services, Inc., *A Bureau Veritas Company* – Santa Ana, California
Project Environmental Consultant
1989 to Present

Rollins Chempak, Inc., Ontario & Los Angeles, California
1988 to 1989

Disposal Control Service, Phoenix, Arizona
1987 to 1988

Maricopa County Landfill Department, Phoenix, Arizona
1987

Salt River Project, Phoenix, Arizona
1985

David R. Matz

Clayton Group Services, Inc.
3140 Finley Road, Downers Grove, Illinois 60515
630-795-3200 Office
630-795-1100 Fax
david.matz@us.bureauveritas.com

Education: University of Montana, Bachelor of Arts Degree, May 2000
Major: Environmental Geology Minor: Spanish

Professional Experience:

Handex of Illinois, Inc., Naperville, Illinois

Project Hydrogeologist

January 2004 – August 2005

- Conduct Phase II subsurface investigations at retail gasoline stations in Illinois. Includes evaluation of subsurface soil and groundwater conditions for physical characteristics and potential environmental impact
- Phase II subsurface investigation responsibilities consist of monitoring well installations, impacted soil delineation, geotechnical and environmental soil sampling, soil and groundwater sampling, and data entry and interpretation
- Prepare technical reports and associated budgets for clients enrolled in the IEPA LUST program, including Site Investigation Plans, Corrective Action Plans, and Quarterly Groundwater Monitoring Reports
- Conduct Phase I ESAs for commercial office buildings in Illinois
- Project management of Illinois portfolio of retail gasoline stations for major oil company, including preparation of proposals/cost estimates, monthly status reports, business plans, reporting to the IEPA, and management of field activities and personnel
- Operation of mobile dual-phase extraction unit, including analysis of resulting data

ATC Associates Inc., Lombard, Illinois

Project Geologist/Scientist

June 2000 – January 2004

- Conduct Phase II subsurface investigations for various property developers, dry cleaners, filling stations, commercial/office buildings and industrial facilities in Illinois, Indiana, Missouri and Wisconsin. Includes evaluation of subsurface soil and groundwater conditions for potential environmental impact
- Phase II subsurface investigation responsibilities consist of monitoring well installations, impacted soil delineation, geotechnical and environmental soil sampling, groundwater sampling, oversight of free product removal using high vacuum extraction and report preparation
- Provide oversight services during UST removal activities for clients within Illinois and Indiana
- Conduct Phase I ESAs for varied property types, including commercial office buildings, vacant and/or agricultural land and proposed telecommunication tower sites in Illinois, Michigan and Tennessee
- Preparation of SPCC Plans and Environmental Compliance Audits for various office buildings and distribution centers in Illinois

- Assistance with reimbursement activities for clients seeking reimbursement through state LUST programs in Illinois and Indiana

Computer Skills: Microsoft Excel, Word, Outlook and Explorer

Certifications: 40-Hour HAZWOPER Training (29 CFR 1910.120), Onsite Occupational Training, 2000

8-Hour HAZWOPER Refresher Training (29 CFR 1910.120), Amerisafe, Annually 2001 -2003, Handex, 2004 and 2005



APPENDIX L
SOURCES AND REFERENCES



LIST OF SOURCES/REFERENCES

CONTACTS:

Agency and division/source:	Timberline Commercial
Name/title of representative:	Mr. Tom O'Meara
Location of Agency:	N/A
Agency Telephone Number:	(949) 474-2088
Date Information was received:	July 5 and 11, 2006
Information obtained:	Subject property information.
Agency and division/source:	City of Victorville Building Department
Name/title of representative:	Staff
Location of Agency:	14343 Civic Drive, Victorville, CA
Agency Telephone Number:	N/A
Date Information was received:	July 6, 2006
Information obtained:	Historical building permits.
Agency and division/source:	City of Victorville Planning and Engineering Departments
Name/title of representative:	Staff
Location of Agency:	14206 Amargosa Road, Victorville, CA
Agency Telephone Number:	N/A
Date Information was received:	July 6, 2006
Information obtained:	Zoning and flood information.
Agency and division/source:	Victorville Fire Department
Name/title of representative:	Staff
Location of agency:	N/A
Agency telephone number:	760.955.5229
Date information was received:	July 7, 2006
Information obtained:	No records on file for the subject property.
Agency and division/source:	LaHontan Regional Water Resources Control Board
Name/title of representative:	Staff
Location of agency:	N/A
Agency facsimile number:	760.241.7308
Date information was received:	N/A
Information obtained:	No response as of the date of this report.
Agency and division/source:	Mojave Desert Air Quality Management District
Name/title of representative:	Ms. Barbara Weese
Location of agency:	N/A
Agency facsimile number:	760.245.2699
Date information was received:	July 7, 2006
Information obtained:	No records on file for the subject property.



CONTACTS:

Agency and division/source: Department of Toxic Substance Control
Name/title of representative: Staff
Location of agency: N/A
Agency facsimile number: 818.551.2841
Date information was received: July 17, 2006
Information obtained: No records on file for the subject property.

REFERENCES:

Name of publication: Web Soil Survey
Author of publication: U.S. Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS)
Date of publication: N/A
Page number(s): N/A
Information obtained: Soil description

Name of publication: Report and General Soil Map
Author of publication: U.S. Department of Agriculture, Soil Conservation Service (USDA-SCS) San Bernardino County
Date of publication: February 1986
Page number(s): 27
Information obtained: Soil description

Name of publication: Geologic Map of California, San Bernardino County Sheet
Author of publication: California Department of Conservation
Date of publication: 1986, Second Printing 1998
Page number(s): N/A
Information obtained: Geology

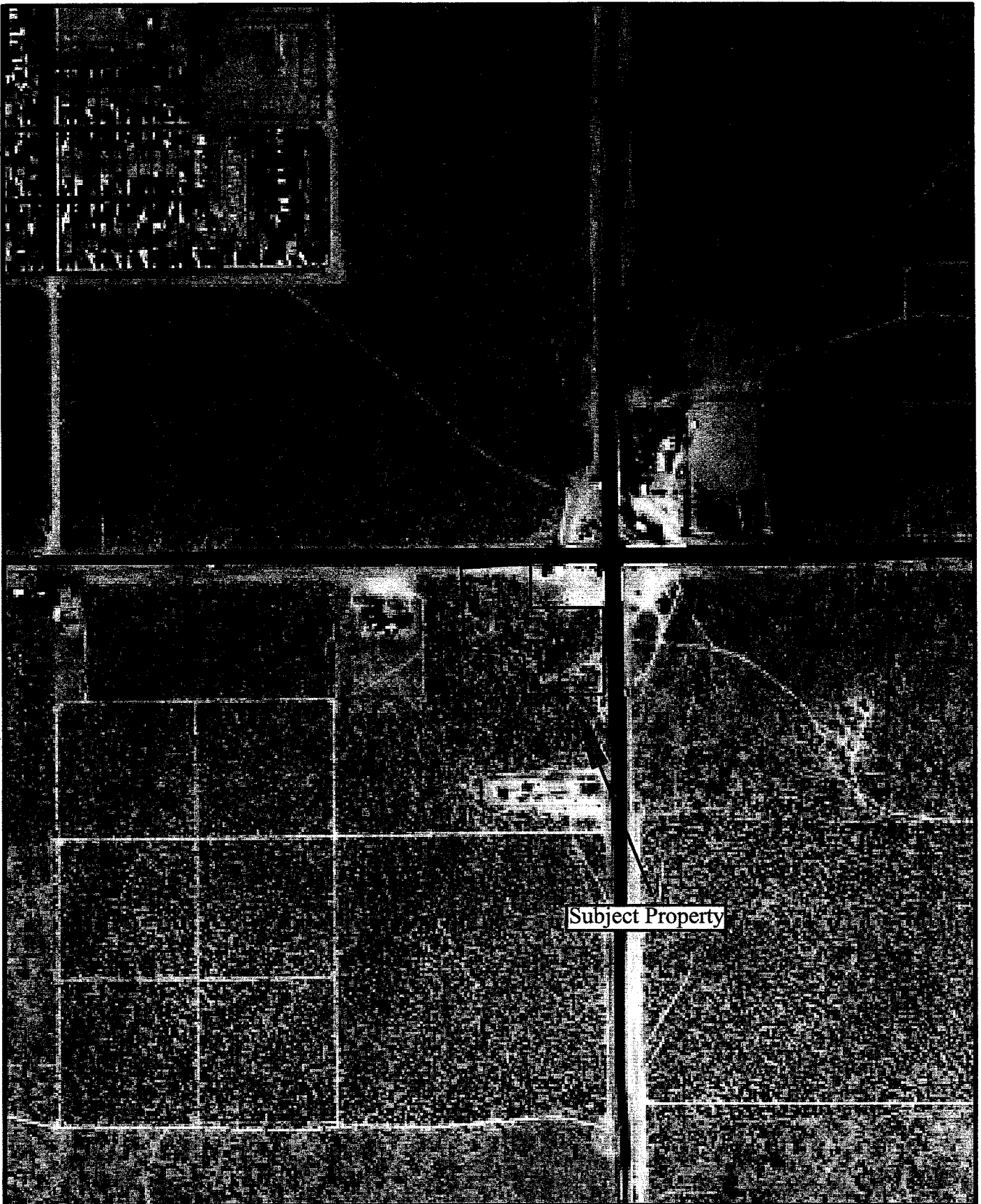
Name of publication: Adelanto, California, 7.5 Minute Series
Author of publication: United States Geological Survey (USGS)
Date of publication: 1993
Page number(s): N/A
Information obtained: Physical/topographic features of subject property

Name of publication: Physiographic Provinces of California
Author of publication: California Geological Survey
Date of publication: 2002
Page number(s): 3
Information obtained: Physiographic regional information



REFERENCES:

Name of publication:	Environmental Record Search for Proposed Walgreen Store, SWC of US Highway 395 and Palmdale Road, Victorville, California
Author of publication:	Environmental Data Resources, Inc. (EDR)
Date of publication:	July 2006
Page number(s):	N/A
Information obtained:	Regulatory database records, historical city directories, Sanborn maps, historical topographic maps and historical aerial photographs
Name of publication:	GeoTracker
Author of publication:	State Water Resource Board
Date of publication:	Unknown
Page number(s):	www.geotracker.swrcb.ca.gov
Information obtained:	Former filling station (14111 Highway 395) information.



Subject Property



1994 AERIAL PHOTOGRAPH
PROPOSED WALGREEN STORE LOCATION
SWC US HIGHWAY 395 AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
CLIENT: WALGREEN COMPANY
CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
EDR

FIGURE
C-5





Subject Property



2002 AERIAL PHOTOGRAPH
PROPOSED WALGREEN STORE LOCATION
SWC US HIGHWAY 395 AND PALMDALE ROAD
VICTORVILLE, CALIFORNIA
CLIENT: WALGREEN COMPANY
CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
EDR

FIGURE
C-6

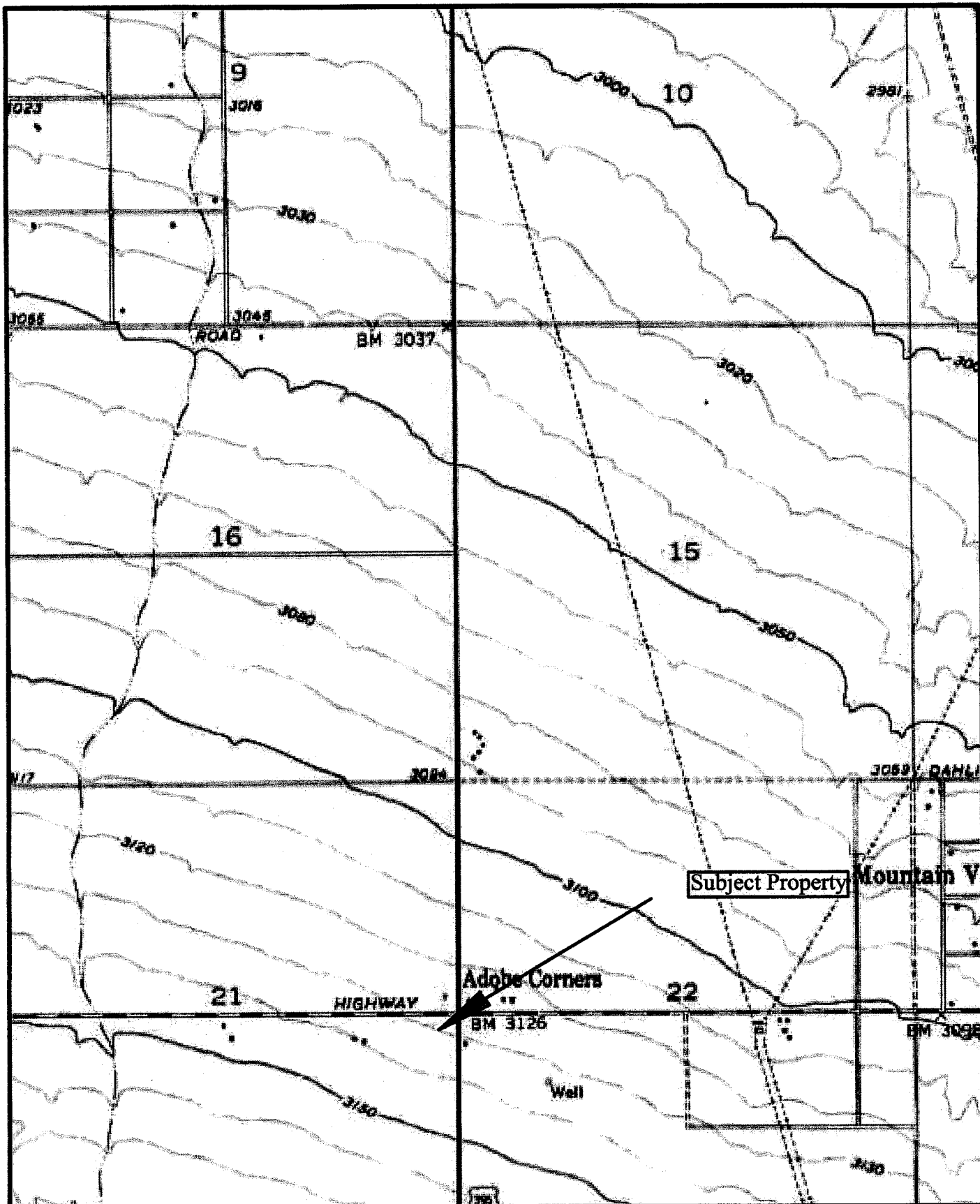




APPENDIX D

USGS TOPOGRAPHIC MAPS

- Figure D-1: 1956 Topographic Map
- Figure D-2: 1968 Topographic Map
- Figure D-3: 1980 Topographic Map
- Figure D-4: 1993 Topographic Map

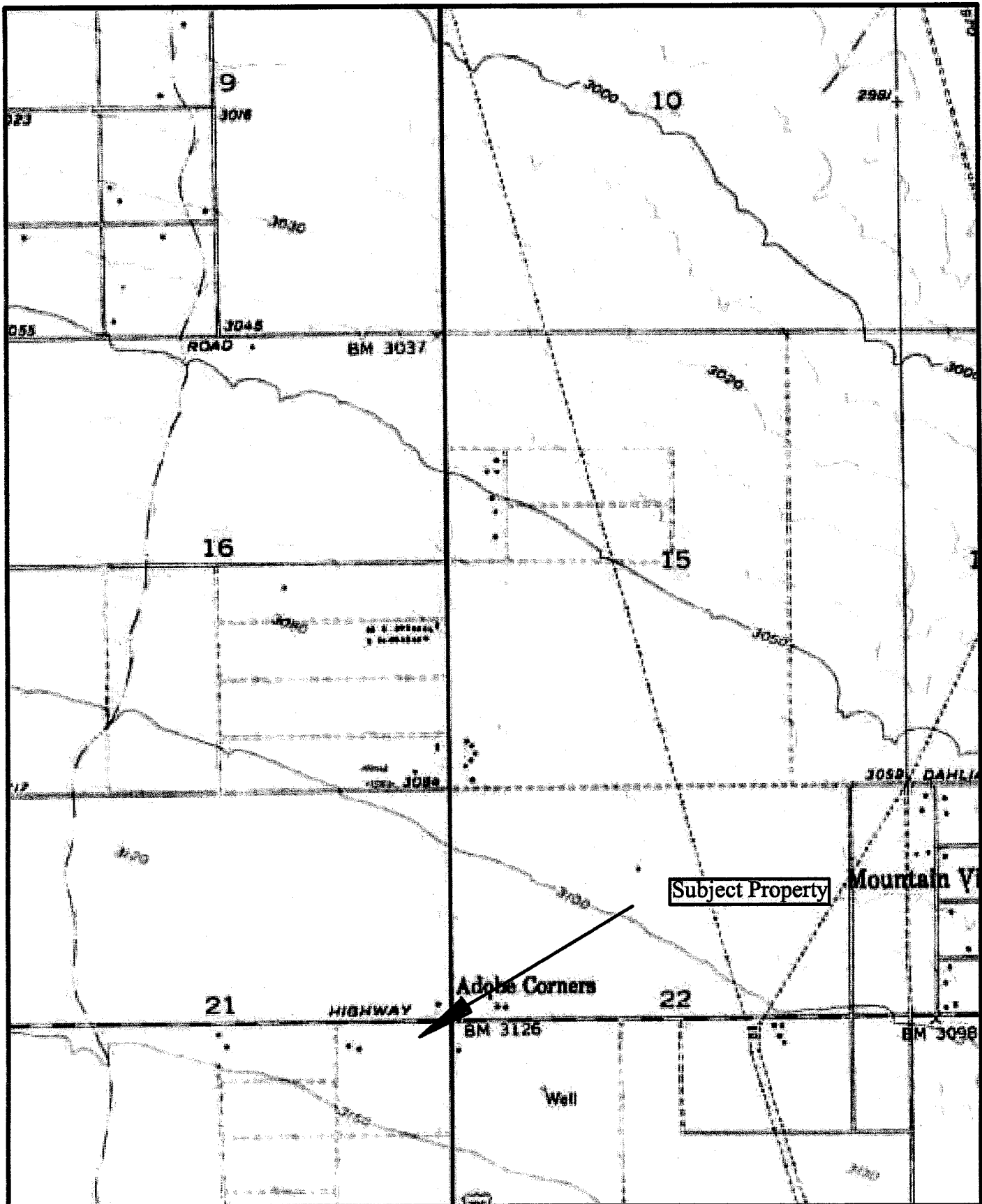


1956 ADELANTO, CA TOPOGRAPHIC MAP
 PROPOSED WALGREEN STORE
 SWC OF US HIGHWAY 395 AND PALMDALE ROAD
 VICTORVILLE, CALIFORNIA
 CLIENT: WALGREEN COMPANY
 CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
 EDR

FIGURE
 D-1



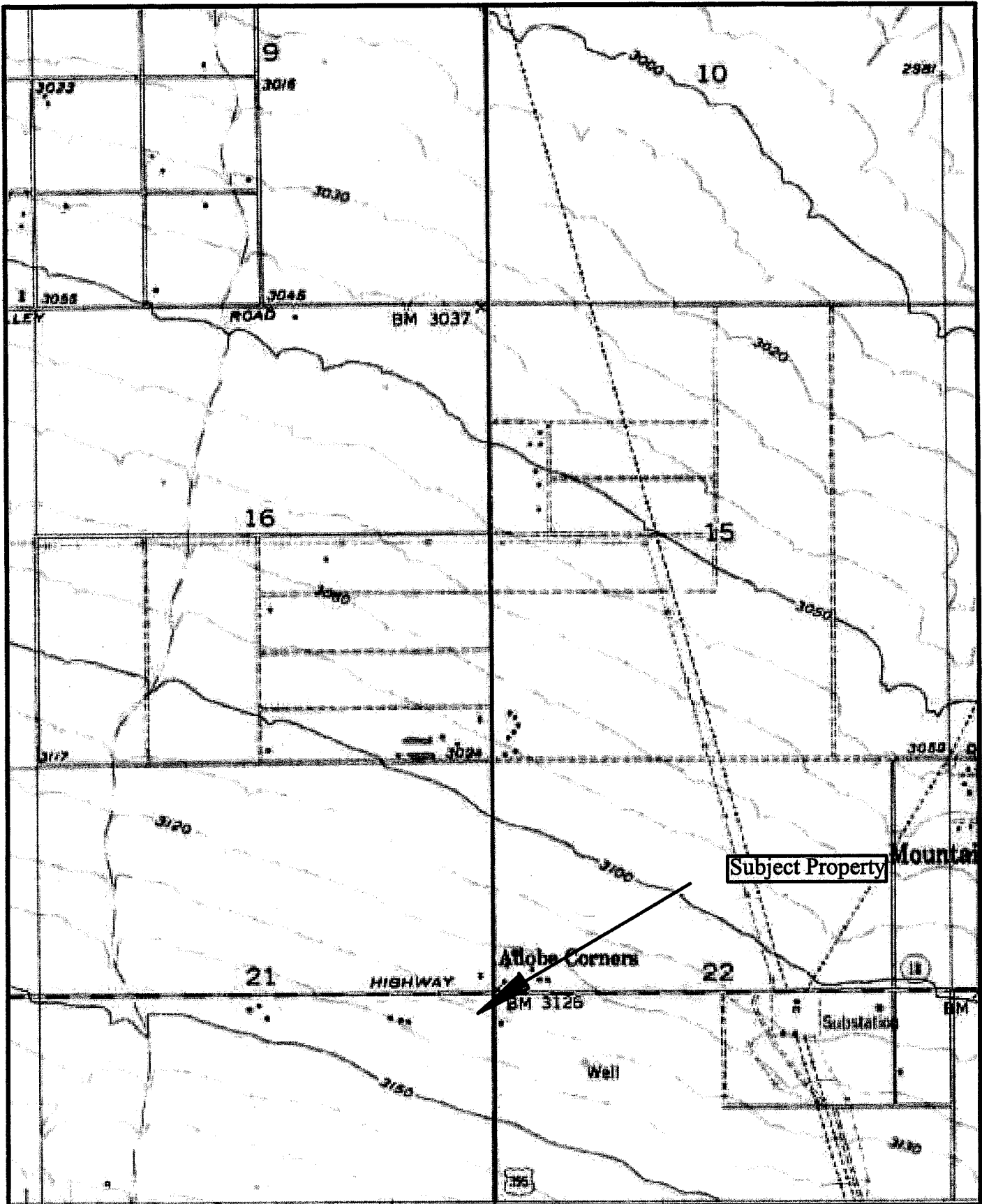


1968 ADELANTO, CA TOPOGRAPHIC MAP
 PROPOSED WALGREEN STORE
 SWC OF US HIGHWAY 395 AND PALMDALE ROAD
 VICTORVILLE, CALIFORNIA
 CLIENT: WALGREEN COMPANY
 CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
 EDR

FIGURE
 D-2



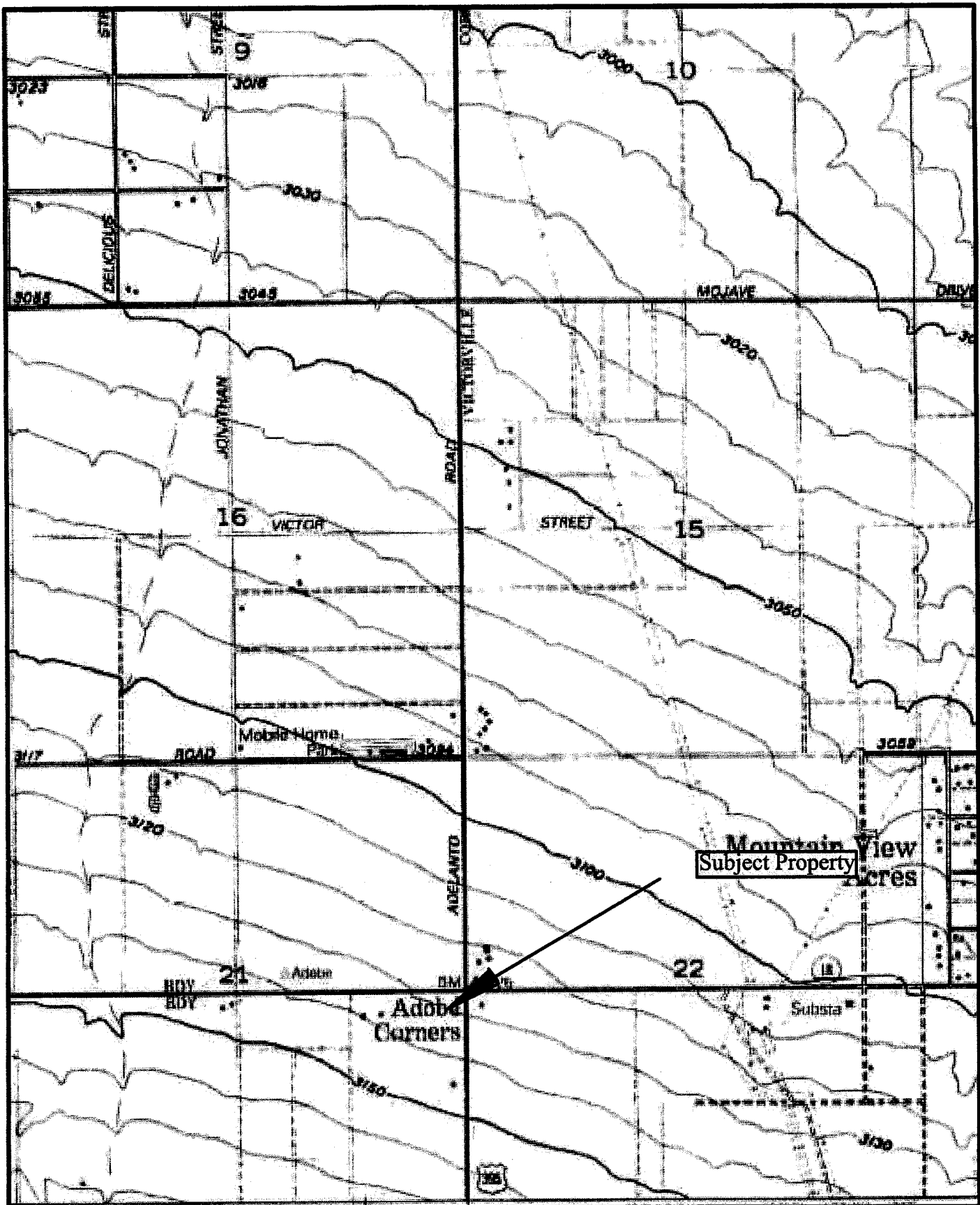


1980 ADELANTO, CA TOPOGRAPHIC MAP
 PROPOSED WALGREEN STORE
 SWC OF US HIGHWAY 395 AND PALMDALE ROAD
 VICTORVILLE, CALIFORNIA
 CLIENT: WALGREEN COMPANY
 CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
 EDR

FIGURE
 D-3





1993 ADELANTO, CA TOPOGRAPHIC MAP
 PROPOSED WALGREEN STORE
 SWC OF US HIGHWAY 395 AND PALMDALE ROAD
 VICTORVILLE, CALIFORNIA
 CLIENT: WALGREEN COMPANY
 CLAYTON PROJECT NUMBER: 99006-006636

SOURCE:
 EDR

FIGURE
 D-4





APPENDIX E
FIRE INSURANCE MAPS



EDR® Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Katie Birge
Clayton Group Services
1565 MacArthur
Costa Mesa, CA 92626

Order Date: 7/7/2006 **Completion Date:** 7/7/2006

Inquiry #: 1710546.3

P.O. #: 99006-006636.00

Site Name: Timberline- Victorville

Address: Palmdale Road

City/State: Victorville, CA 92392

Customer Project: 99006-006636.00
1061393BAR 714-431-4135

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

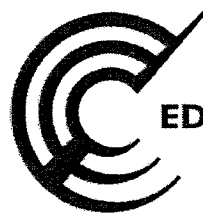
NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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APPENDIX F
CITY DIRECTORIES



EDR® Environmental
Data Resources Inc

The EDR-City Directory
Abstract

Timberline- Victorville
12077 Palmdale Road
Victorville, CA 92392

Inquiry Number: 1710546.6

Wednesday, July 12, 2006

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1970 through 2005. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: July 12, 2006

TargetProperty:

12077 Palmdale Road
Victorville, CA 92392

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Street Not Listed in Research Source	Haines Criss-Cross Directory
1975	Street Not Listed in Research Source	Haines Criss-Cross Directory
1980	Street Not Listed in Research Source	Haines Criss-Cross Directory
1985	Address Not Listed in Research Source	Haines Criss-Cross Directory
1990	Address Not Listed in Research Source	Haines Criss-Cross Directory
1995	No Return	Haines Criss-Cross Directory
2000	Burger King	Haines Criss-Cross Directory
2005	Burger King	Haines Criss-Cross Directory

Adjoining Properties

SURROUNDING

Multiple Addresses
Victorville, CA 92392

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	Street Not Listed in Research Source	Haines Criss-Cross Directory
1975	Street Not Listed in Research Source	Haines Criss-Cross Directory
1980	Street Not Listed in Research Source	Haines Criss-Cross Directory
1985	Address Not Listed in Research Source	Haines Criss-Cross Directory
1990	Address Not Listed in Research Source	Haines Criss-Cross Directory
1995	Address Not Listed in Research Source	Haines Criss-Cross Directory
2000	Address Not Listed in Research Source	Haines Criss-Cross Directory
2005	Address Not Listed in Research Source	Haines Criss-Cross Directory



APPENDIX G

LEGAL DESCRIPTION/TITLE SEARCH



None Provided



APPENDIX H
AGENCY DOCUMENTS



None Provided



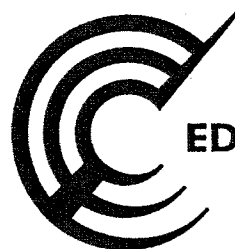
APPENDIX I
PREVIOUS REPORTS



None Provided



APPENDIX J
REGULATORY DATABASE REPORT



EDR® Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**Timberline- Victorville
Palmdale Road
Victorville, CA 92392**

Inquiry Number: 1710546.2s

July 07, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

PALMDALE ROAD
VICTORVILLE, CA 92392

COORDINATES

Latitude (North): 34.505200 - 34° 30' 18.7"
Longitude (West): 117.401000 - 117° 24' 3.6"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 463188.2
UTM Y (Meters): 3818050.8
Elevation: 3141 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34117-E4 ADELANTO, CA
Most Recent Revision: 1993

South Map: 34117-D4 BALDY MESA, CA
Most Recent Revision: 1993

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL RECOVERY..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

HAZNET Facility and Manifest Data
EMI Emissions Inventory Data

TRIBAL RECORDS

INDIAN RESERV Indian Reservations
INDIAN LUST Leaking Underground Storage Tanks on Indian Land
INDIAN UST Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants ... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

RCRAInfo: 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. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). 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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. 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.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/09/2006 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

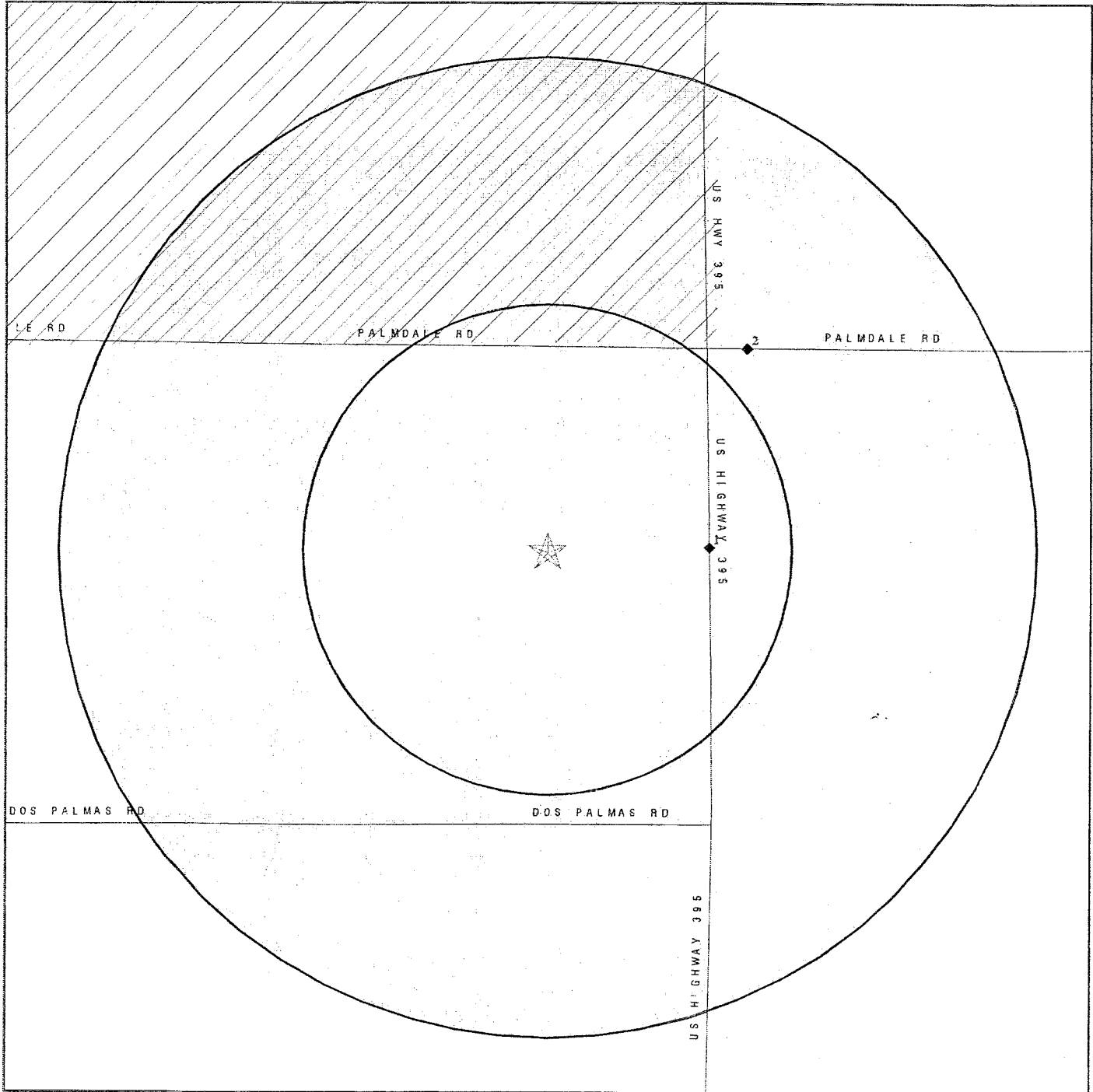
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>ARCO FACILITY NO 06377</i>	<i>12117 PALMDALE RD</i>	<i>1/8 - 1/4 NE</i>	<i>2</i>	<i>6</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
DOBY CORNERS SHELL #15	CA FID UST, SWEEPS UST
HARTWICK & HAND INC.	HIST UST, SWEEPS UST
AAMCO TRANSMISSIONS	SWEEPS UST
VICTORVILLE FIRE STATION	Cortese
SOUTHDOWN VICTORVILLE PLA	Cortese
CAJON DERAILMENT	CERCLIS, FINDS
CHEVRON SS #1838/204029	UST
LUCERNE VALLEY SHELL #12	HIST UST
VICTORVILLE	HIST UST
VICTORVILLE M.S. (DISTRICT 8)	AST
INTERPACE CORP VICTORVILLE	RCRA-SQG, FINDS
LOVELANDS AUTOMOTIVE INC	RCRA-SQG
SOUTHERN CALIFORNIA GAS CO	FINDS, RCRA-LQG
10 MILES EAST OF VICTORVILLE INTERSTATE HWY 15/ ALSO WILDWAS	ERNS
MPM 38, 2 MI WEST VICTORVILLE , FROST CA	ERNS
VICTORVILLE DC	CA WDS
VICTORVILLE SANITARY LANDFILL	CA WDS
AFG INDUSTRIES INCORPORATED VICTORVILLE PLANT	ICIS

DETAIL MAP - 1710546.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ Sensitive Receptors

■ National Priority List Sites

■ Landfill Sites

■ Dept. Defense Sites

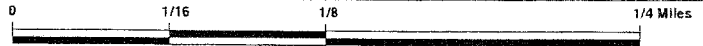
■ Indian Reservations BIA

▲ Oil & Gas pipelines

■ 100-year flood zone

■ 500-year flood zone

■ Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Timberline- Victorville
 ADDRESS: Palmdale Road
 Victorville CA 92392
 LAT/LONG: 34.5052 / 117.4010

CLIENT: Clayton Group Services
 CONTACT: Katie Birge
 INQUIRY #: 1710546.2s
 DATE: July 07, 2006