

APPENDIX H PHASE I ENVIRONMENTAL SITE ASSESSMENT



**ENVIRONMENTAL
HELP, INC.**

Phase I Environmental Site Assessment (ESA)

***EHI* Project #: CA10620A**

Property Identification:

~95± Acres of Vacant Land (East of Railroad Avenue / North of 13th Street)
Santa Clarita, CA 91321
Comprised of 25 Assessor's Parcel Numbers (APN Nos):

APN No.	APN No.	APN No.	APN No.	APN No.
1 2834-022-067	6 2834-020-111	11 2834-016-041	16 2834-004-045	21 2834-006-041
2 2834-001-007	7 2834-001-014	12 2834-003-044	17 2834-005-041*	22 2834-011-021
3 2834-001-012	8 2834-020-114	13 2834-002-046	18 2834-012-023	23 2834-010-043
4 2834-001-013	9 2834-021-134	14 2834-015-021	19 2834-013-041	24 2834-008-039
5 2834-020-113	10 2834-017-021	15 2834-014-043	20 2834-007-045	25 2834-001-015

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EXECUTIVE SUMMARY

Environmental HELP, Inc. (EHI) has performed a Phase I Environmental Site Assessment in conformance with Title 40 of the Code of Federal Regulations (CFR) § 312 and the ASTM Standard Practice E1527-13 covering the Phase I Environmental Site Assessment process. This Executive Summary includes the findings and conclusions in connection with the target property: ~95± Acres of Vacant Land (East of Railroad Avenue / North of 13th Street) in the city of Santa Clarita, California 91321 [25 parcels – Los Angeles County].

The following sources were evaluated for their potential to constitute Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), and de minimis conditions among other environmental conditions:

- Historical Aerial Photographs (minimum of the last 40 years, but from as early as possible: ~1947 aeriels; ~1903 topos);
• Federal, State, Local, and Tribal Environmental and Governmental Database(s);
• Records Searches
• Site Inspection(s);
• Personal Interviews with past and present owners, operators, and occupants;
• Historical Topographic and Other Maps, Drawings or Reports; and
• Searches of Recorded Environmental Cleanup liens.

Findings

Table with 9 columns: Sec. #, Report Section, REC, CREC, HREC, de minimis, Other Environmental Considerations, No Further Action, N/A. Rows include Site Location and Description, Previous Reports and Other Provided Documentation, Regulatory Agency Records / Database Review, Site Reconnaissance, Site and Vicinity Characteristics, Historical Summary, Usage, Handling & Disposal of Oil & Hazmat (OHM), Asbestos Containing Materials, Lead-Based Paint, Radon, Lead in Drinking Water, Mold (Indoor Air Quality), and Vapor Migration.



Based on the information gained pursuant to this investigation:

- NO ADDITIONAL SAMPLING** (subsurface investigation) and/or related analyses are needed.
- Additional sampling and/or analysis may be needed¹.

This assessment has:

- Revealed **NO EVIDENCE** or *Recognized Environmental Conditions (RECs)*, *Controlled Recognized Environmental Conditions (CRECs)*, *Historical Recognized Environmental Conditions (HRECs)*, *de minimis* conditions or other environmental considerations in connection with this property.

Revealed evidence of:

- Recognized Environmental Conditions (RECs)*
- Controlled Recognized Environmental Conditions (CRECs)*
- Historical Recognized Environmental Conditions (HRECs)*
- de minimis* conditions
- Other environmental concerns (see below)

Opinion(s)

The site inspection and records review indicate this is vacant, unoccupied land. The target property is about 2 miles north of State Highway 14 (freeway), roughly 0.5 miles north of Old Town Newhall, California. In the opinion of the environmental professional responsible for this site assessment, previous land use on the target property does not appear to have resulted in significant surface or subsurface hydrocarbon impact. This Environmental Site Assessment (ESA) has not revealed evidence of *recognized environmental conditions (RECs)* in connection with the target property (25 parcels).

Conclusions

Although there were or are several underground storage tanks (USTs) south and west of the target property, no evidence of significant residual contamination or unauthorized releases from any of these USTs was identified or represents a material threat of a *REC* in connection with the target property. In most cases, each of these USTs has been removed and the case closed.

There are no known *RECs*, *CRECs*, or *HRECs* related to the target property.

It should be noted, however, every Environmental Site Assessment (ESA) has uncertainties; and every user relying on an ESA has a risk tolerance level with which they are comfortable.

¹ Such additional sampling and/or analysis (if any) will be identified in Section 6.2 and 6.4 of this report.



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1.0 INTRODUCTION

CALTEN CAPITAL LLC engaged the services of *Environmental HELP, Inc. (EHI)* to establish whether entering chain-of-title as owner or mortgage holder for the subject property located on ~95± Acres of Vacant Land in the city of Santa Clarita, California [25 Parcels–Los Angeles County], represents the potential for significant environmental liability. The scope of work involved a Phase I Environmental Site Assessment (ESA) following the standard practice for such assessments including any **limiting conditions, deviations, exceptions, significant assumptions, special terms and conditions** found in the American Society for Testing and Materials (ASTM International) Designation E1527-13; or in the body of 40 CFR §312 – All Appropriate Inquiry.

Following a site reconnaissance visit and interviews with knowledgeable parties regarding the parcel, this report was completed, and findings presented.

1.1 Location and Legal Description

- A copy of the legal description:
 - was not reasonably ascertainable.
 - is included in Section A.4 (A.4.5).

- A copy of the parcel map (or a reasonable facsimile):
 - was not reasonably ascertainable.
 - is included in Section A.3 of this report.

1.2 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the methods and processes prescribed in 40 CFR § 312 – All Appropriate Inquiry and ASTM Standard Designation E1527-13, the different types of *Recognized Environmental Conditions* in connection with the target property.

1.3 Scope of Work

This Phase I Environmental Site Assessment was conducted in accordance with standards of practice for environmental due diligence as established by the American Society for Testing Materials (ASTM International) E1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.



The ASTM standard states, “A Phase I Environmental Site Assessment shall have four components, as described as follows:”

- 1) Records Review – Review of Records;
- 2) Site Reconnaissance – A visit to the property;
- 3) Interviews – Interviews with present and past owners, operators, and occupants of the property and with local government officials; and
- 4) Report – Evaluation and report.

The records review, site reconnaissance, and interviews are intended to be used in concert with each other.

Property assessment activities focused on:

- A review of federal, state, tribal, and local databases which identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, plus hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance;
- A property and surrounding site reconnaissance,
- Interviews with the past and present owners or current occupants / operators to identify potential environmental contamination; plus
- A review of historical sources in order to ascertain previous land use at the site and in the surrounding area.

In the completion of this project, every reasonable effort was used to also comply with the following sections of 40 CFR Part 312 Subpart C – Standards and Practices:

Citation	Title Description
§ 312.20	All appropriate inquiries.
§ 312.21	Results of inquiry by an environmental professional.
§ 312.22	Additional Inquiries.
§ 312.23	Interviews with past and present owners, operators, and occupants.
§ 312.24	Reviews of historical sources information.
§ 312.25	Searches for recorded environmental cleanup liens.
§ 312.26	Reviews of Federal, State, Tribal, and local government records.
§ 312.27	Visual inspections of the facility and of adjoining properties.
§ 312.28	Specialized knowledge or experience on the part of the defendant.
§ 312.29	The relationship of the purchase price to the value of the property, if the property was not contaminated.
§ 312.30	Commonly known or reasonably ascertainable information about the property.
§ 312.31	The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.



1.4 Limiting Conditions / Deviations

All limiting conditions, deletions, and deviations from ASTM Standard E1527-13 or EPA Regulation 40 CFR Part 312 – All Appropriate Inquiries (if any) are listed below individually, in detail, including client-imposed constraints. All additions are also listed.

• Deletions:

There are **NO** deletions from this practice.

The following are deletions from this practice:

- 1) _____ Page ____
- 2) _____ Page ____
- 3) _____ Page ____

• Deviations:

There are **NO** deviations from this practice.

The following are deviations from this practice:

- 1) _____ Page ____
- 2) _____ Page ____
- 3) _____ Page ____

• Additions:

There are **NO** additions to this practice.

The following are additions to this practice:

- 1) Section 5.1 and 5.2 are expected to contain the name and current phone number of the property owner, key site manager and occupant(s). This is in addition to customary practice (see section 10.5.1 of ASTM Standard E1527-13), which calls for identifying and interviewing a person with good knowledge of the uses and physical characteristics of the target property only. This was done in an effort to enable another party to reconstruct the data and findings (if necessary) consistent with Section 12.2 of ASTM Standard E1527-13 – Evaluation and Report Preparation. Page ____
- 2) _____ Page ____
- 3) _____ Page ____

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using assessment techniques accepted currently and it is believed the inferences made are reasonably representative of the property. *EHI* makes no warranty, expressed or implied. The services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.



Considerations identified by ASTM as beyond the scope of a Phase I ESA which may affect business environmental risk at a given property involve impacts including: Asbestos containing materials (ACMs), radon, lead-based paint (LBP), lead in drinking water, wetlands, regulatory compliance, cultural and historical resources damage, industrial hygiene plus worker health and safety concerns, ecological resources, endangered species, indoor air quality, mold, high voltage lines among other considerations (see Section 7.2). These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

- 42 U.S.C. § 9601(35)(B), reference in the ASTM Standard Practice E1527-13.
- Sections 101(35)(B)(ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

This Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants which may affect this property. Neither is this assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are further based on data and information provided. They reflect observations and conditions which existed on the date and time of the site reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may affect the findings, conclusions, and recommendations expressed in this report adversely.



1.5 Exceptions

This Phase I Environmental Site Assessment was conducted in accordance with the proposal by and between **EHI** and **CALTEN CAPITAL LLC**. No other exceptions are known to be part of this agreement / proposal.

1.6 Significant Assumptions

No site assessment can be considered exhaustive. There is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the assumptions made in preparing this site assessment is information provided through interviews and other resources is accurate and offered in good faith.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for *Recognized Environmental Conditions* in connection with a property. Performance of this site assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for *Recognized Environmental Conditions* in connection with this property, recognizing reasonable limits of time and cost.

This assessment is intended to identify the environmental condition of the subject parcels or lots of real estate. It is intended to constitute appropriate inquiry for purposes of the CERCLAs² *innocent landowner defense* but is not intended as this defense.

This assessment is intended primarily as an approach to conducting an inquiry designed to identify *Recognized Environmental Conditions* in connection with a property. No implication is intended that a person must use or rely on this assessment in order to be deemed to have conducted inquiry in a prudent or reasonable manner in any particular commercial transaction.

This report has been prepared for the exclusive use of **CALTEN CAPITAL LLC** as it pertains to the subject property. These services have been performed in accordance with applicable state laws, local ordinances, and generally accepted practices in the environmental sciences. No other warranty, either expressed or implied, is made.

Groundwater flow, unless otherwise specified by on-site well data or well data from nearby sites, is inferred from contour information depicted on USGS topographic maps or contact with the Watermaster, if applicable.

1.7 Special Terms and Conditions

No special terms or conditions were agreed to between **CALTEN CAPITAL LLC** and **EHI**.

² Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC § 9601 *et seq.*)



2.0 USER PROVIDED INFORMATION

This section presents information under E1527-13 Section 6 - User's Responsibilities.

2.1 Title and Judicial Records

To meet the requirements of 40 CFR 312.20 and 312.23, a search for the existence of Environmental Liens plus Activity and Use Limitations (AULs) which are filed or recorded against the property must be conducted.

The Recorded land title records for the property were:

- provided by **ERS** and practically reviewable by **EHI**.
- not practically reviewable.

As a result:

Environmental Liens:

- Environmental liens **DO NOT** exist.
- Environmental liens include: _____

Activity and Use Limitations (AULs):

- Use limitations **DO NOT** exist (or are not known to exist).
- Use limitations include: _____

2.2 Specialized Knowledge

- NO SPECIALIZED KNOWLEDGE** or experience on the part of the environmental professional responsible for preparing this Environmental Site Assessment exists or is material to *Recognized Environmental Conditions* in connection with this property.
- The environmental professional responsible for preparing this Environmental Site Assessment has specialized knowledge or experience which is material to *Recognized Environmental Conditions* in connection with the property.

CALTEN CAPITAL LLC was obligated to communicate any information which constitutes specialized knowledge or experience to the environmental professional before the environmental professional performs the site reconnaissance.

NOTE: *The environmental professional is not required to verify independently CALTEN CAPITAL LLC information provided but may rely on information provided unless he or she has actual knowledge certain information is incorrect or it is obvious such information is incorrect based on other data obtained in the Phase I Environmental Site Assessment process or otherwise actually known to the environmental professional.*



2.3 Valuation Reduction for Environmental Issues

Based on the information identified in this Phase I Environmental Site Assessment, an attempt to identify whether there should be a valuation reduction for environmental issues was made. This is consistent with the purpose of this site assessment which is to follow good commercial and customary practice in the United States of America for performing an environmental site assessment on a parcel of real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products.

As such, this assessment is intended to permit the user to satisfy one of the requirements to qualify for the *innocent landowner defense* to CERCLA liability. This assessment constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC § 9601(35)(B).

An evaluation of *business environmental risk* associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this assessment. In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the process is to identify *Recognized Environmental Conditions* (defined further in 6.1 below).

The environmental professional (author of this document) is not also practicing in real estate, and, therefore, is not in a position to render a professional opinion regarding the appraised value of a given piece of property relative to the value of other nearby parcels. The information presented here is simply a professional judgment as to whether or not there is a significant differential in purchase price and fair market value based on the presence of releases or threatened releases of hazardous substances.

Valuation Reduction:

- No significant differential between purchase price and fair market value exists.
- Significant differential exists which may be due to the presence of one or more hazardous substance release(s). [40 CFR § 312.29(c)]

Valuation Opinion based on:

- Information gained by the environmental professional(s) pursuant to this assessment.
- Environmental professional’s actual knowledge the price of the property is significantly less than comparable properties.



2.4 Owner, Property Manager, and Occupant Information

	Owner	Property Manager (Key Site Manager)	Occupant(s) <input type="checkbox"/> Major (up to 5) <input checked="" type="checkbox"/> Multi-family/Residential
Name	Newhall Development Partners, LLC Representative: Mr. Derek Baak	Newhall Development Partners, LLC Representative: Mr. Derek Baak	1) _____ 2) _____ 3) _____ 4) _____ 5) _____
Address	827 ½ Via De La Paz Pacific Palisades, CA 90272	827 ½ Via De La Paz Pacific Palisades, CA 90272	1) _____ 2) _____ 3) _____ 4) _____ 5) _____
Phone # E-mail:	Mr. Derek Baak (310) 466-2700	Mr. Derek Baak (310) 466-2700	1) _____ 2) _____ 3) _____ 4) _____ 5) _____
Duration of Responsibility / Occupancy (years)	5± years	5± years	1) _____ 2) _____ 3) _____ 4) _____ 5) _____

2.5 Reason for Performing Phase I

The purpose of this Environmental Site Assessment is to enable the user to satisfy one of the requirements to qualify for the *innocent landowner defense* to CERCLA liability and is intended to constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice”. The purpose is also intended to satisfy compliance with 40 CFR §312 - All Appropriate Inquiry regulations enforced by USEPA.

The goal of the processes involved in this Environmental Site Assessment is to identify *recognized environmental conditions, controlled recognized environmental conditions, and historical recognized environmental conditions* as defined in Section 6.1. Identifying *business environmental risk* through the due diligence process is the reason for performing this Phase I Environmental Site Assessment.



2.6 Summary of Previous Environmental Reports

The summary of previous Environmental Site Assessment's is included below:

- No previous Environmental Site Assessments are known to exist for the target property.
- Previous Environmental Site Assessments or related environmental documents reviewed for the project included:

Date	Type	Author	Summary	REC	CREC	HREC	Other
June 2009	<input checked="" type="checkbox"/> Phase I	California Environmental Geologists & Engineers	Environmental Site Assessment – Phase I Update	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
	<input type="checkbox"/> Phase II			<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No
	<input type="checkbox"/> Other						
July 31, 2015	<input type="checkbox"/> Phase I	LGC Valley, Inc. Geotechnical Consulting	Update Geologic and Geotechnical Engineering Investigation	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
	<input type="checkbox"/> Phase II			<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> Other						

2.7 Other

- NO other information material to RECs, CRECs, HRECs, de minimis or other environmental concerns was made available by the user.
- Information material to RECs, CRECs, HRECs, de minimis or other environmental concerns was made available by the user or other(s) as described below:

Information Provider	Information Material to RECs, CRECs, HRECs, de minimis or Other Environmental Conditions



3.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records which will help identify *recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions,* and other environmental concerns in connection with the property.

Standard, Federal, State, and Tribal Environmental Record Sources were reviewed. The complete list of record sources used as the basis of this report can be found in the sections 3.2, 3.3, 3.4, and 3.5 below. The report from Environmental Record Search (ERS) is hereby incorporated by reference. Please see Appendix A.5 (Regulatory Records Documentation) for a copy of the database search results.

3.1 Physical Setting Sources

- The Mandatory Standard current USGS 7.5-minute Topographic Map (or equivalent) showing the area on which the property is located was reviewed. This Topographic Map is the only standard physical setting source required to be obtained. Such sources provide information regarding geologic, hydrogeologic, hydrologic, and topographic characteristics of the target property.

The findings are presented in Section 6.2 of this report. Copies of the topographic maps can be found in Appendix A.4.3 of this report. Other sources were not deemed necessary to identify accurately the physical setting with relation to hazardous substances or the migration of petroleum products in, on, or under the property, or from or within the property, into the groundwater or soil.

Review of the 7.5-minute topographic map is considered good commercial and customary practice in initial environmental site assessments. It can assist in assessing the impact of contaminant migration, should it exist with regard to *RECs, CRECs, HRECs* and other environmental considerations in connection with the property.

- Discretionary (Non-Mandatory) or Non-Standard Physical Setting Sources were also reviewed. This review included:
 - USGS or California Geological Survey – Ground Water Maps
 - USGS or California Geological Survey – Bedrock Geology Maps
 - USGS or California Geological Survey – Surficial Geology Maps
 - Soil Conservation Service – Soil Maps
 - Other: _____



3.2 Standard Environmental Records Sources

Whether available standard environmental records sources indicate the potential for past activities on or near the target property to represent a *REC*, *CREC*, *HREC*, *de minimis* or other environmental concern on, in, or under the target property is presented below:

Standard Environmental Records Sources ASTM E1527-13, Section 8.1.4 and 40 CFR § 312.20	Target Property: <i>REC, CREC, HREC, de minimis</i> or other environmental concerns are:			Surrounding Area: <i>REC, CREC, HREC, de minimis</i> or other environmental concerns are:		
	N/A	Not Likely	Likely	N/A	Not Likely	Likely
*Aerial Photographs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Permit / Inspection Department Records	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Insurance (Sanborn®) Maps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Street Directories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prior Assessment Usage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Tax Files	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recorded Land Title Records	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
*USGS Topographic Maps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
**Zoning / Land Use Records	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Historical Sources:						
<input type="checkbox"/> Community Organizations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Historical Society	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Internet Sites (i.e. Google Maps)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Local Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Miscellaneous Maps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Newspaper Archives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Owner Files / Records	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Occupant Files / Records	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Including historical – back a minimum of 40 years

**For activity and use limitations (AULs)

3.3 Additional Environmental Records Sources

Whether available additional environmental records sources indicate the potential for past activities on or near the target property to represent a *REC*, *CREC*, *HREC*, *de minimis* or other environmental concern on, in, or under the target property is presented below:

Additional Environmental Records Sources ASTM E1527-13, Section 8.2.3 and 40 CFR § 312.20	Target Property: <i>REC, CREC, HREC, de minimis</i> or other environmental concerns are:			Surrounding Area: <i>REC, CREC, HREC, de minimis</i> or other environmental concerns are:		
	N/A	Not Likely	Likely	N/A	Not Likely	Likely
Local Brownfield Lists	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Lists of Landfill / Solid Waste Disposal Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Lists of Hazardous Waste / Contaminated Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Lists of Registered Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Records of Emergency Release Reports	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Records of Contaminated Public Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Department of Health / Environmental Division	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Department / CUPA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local / Regional Pollution Control Agency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local / Regional Water Quality Agency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local Electric Utility Companies (for PCBs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EnviroStor (Department of Toxic Substances Control)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GeoTracker (State Water Resources Control Board)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



3.4 Environmental Information - Standard, Federal, State & Tribal Sources

A review of databases maintained by local, state, and federal offices was completed through Environmental Record Search (ERS). The databases were searched for properties with reported environmental issues within radii specified by ASTM Standard Designation E 1527-13 (incorporated by the All Appropriate Inquiry regulations found in 40 CFR §312), either by using geocoding information which identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded or orphan properties within the same zip code. Orphan properties which are determined to be located within the specified search radii will be identified.

In the opinion of the Environmental Professional (author) of this Phase I Environmental Site Assessment, the information obtained was deemed sufficient to evaluate whether past or present activities on or near the target property represent a *REC*, *CREC*, *HREC*, *de minimis*, or other environmental concern on, in, or under the target property is noted below:

ASTM / AAI Standard Environmental Record Sources			LIKELY				NOT LIKELY			
DATABASE	Search Distance (miles)	# of Sites Within Search Distance	REC	CREC	HREC	Other	REC	CREC	HREC	Other
Federal NPL site list										
NPL-US	1.0	0					✓	✓	✓	✓
Proposed-NPL-US	1.0	0					✓	✓	✓	✓
Federal Delisted NPL site list										
Delisted NPL-US	1.0	0					✓	✓	✓	✓
Federal CERCLIS list										
CERCLIS-US	0.5	0					✓	✓	✓	✓
Federal CERCLIS NFRAP site list										
CERCLIS-Archived-US	0.5	0					✓	✓	✓	✓
Federal RCRA CORRACTS facilities list										
RCRA-COR-US	1.0	0					✓	✓	✓	✓
Federal RCRA non-CORRACTS TSD facilities list										
RCRA-TSDF-US	0.5	0					✓	✓	✓	✓
Federal RCRA generators list										
RCRA-CESQG-US	0.25	1					✓	✓	✓	✓
RCRA-LQG-US	0.25	0					✓	✓	✓	✓
RCRA-NON-US	0.25	6					✓	✓	✓	✓
RCRA-SQG-US	0.25	6					✓	✓	✓	✓
Federal Institutional controls / Engineering control registries										
Controls-RCRA-US	0.25	0					✓	✓	✓	✓
Controls-US	0.25	0					✓	✓	✓	✓
Hist-US-EC	0.25	0					✓	✓	✓	✓
Hist-US-IC	0.25	0					✓	✓	✓	✓
LIENS-US	0.25	0					✓	✓	✓	✓
Federal ERNS list										
ERNS-US	0.0625	0					✓	✓	✓	✓
State and Tribal – Equivalent NPL										
Response-CA	1.0	1					✓	✓	✓	✓
State-Response-Active-CA	1.0	1					✓	✓	✓	✓
State-Response-NFA-CA	1.0	0					✓	✓	✓	✓
State-Response-Other-CA	1.0	0					✓	✓	✓	✓
State and Tribal – Equivalent CERCLIS										
Superfund-Active-CA	0.5	0					✓	✓	✓	✓
Superfund-NFA-CA	0.5	0					✓	✓	✓	✓
Superfund-Other-CA	0.5	0					✓	✓	✓	✓
State and Tribal landfill and / or solid waste disposal sites										
County-SWF-CA	0.5	1					✓	✓	✓	✓
Debris-US	0.5	0					✓	✓	✓	✓
Hist-Dumps-US	0.5	0					✓	✓	✓	✓
Land-Disposal-CA	0.5	0					✓	✓	✓	✓
SWIS-CA	0.5	1					✓	✓	✓	✓
SWLF-US	0.5	0					✓	✓	✓	✓
Tribal-ODI-US	0.5	0					✓	✓	✓	✓
State and Tribal Leaking Storage Tank Lists										
County-LUST-CA	0.5	0					✓	✓	✓	✓
County-LUST-Closed-CA	0.5	0					✓	✓	✓	✓
County-LUST-Open-CA	0.5	0					✓	✓	✓	✓
Hist-UST-Cleanup-CA	0.5	0					✓	✓	✓	✓
LUST-Closed-CA	0.5	13					✓	✓	✓	✓



ASTM / AAI Standard Environmental Record Sources			LIKELY				NOT LIKELY			
DATABASE	Search Distance (miles)	# of Sites Within Search Distance	REC	CREC	HREC	Other	REC	CREC	HREC	Other
LUST-Open-CA	0.5	0					✓	✓	✓	✓
Tribal-LUST-Closed-Reg9	0.5	0					✓	✓	✓	✓
Tribal-LUST-Open-Reg9	0.5	0					✓	✓	✓	✓
State and Tribal Registered Storage Tank Lists										
AST-CA	0.25	0					✓	✓	✓	✓
AST-CRSP-CA	0.25	3					✓	✓	✓	✓
City-AST-CA	0.25	0					✓	✓	✓	✓
City-UST-CA	0.25	0					✓	✓	✓	✓
County-AST-CA	0.25	0					✓	✓	✓	✓
County-UST-CA	0.25	16					✓	✓	✓	✓
FEMA-UST-US	0.25	0					✓	✓	✓	✓
Hist-UST-CA	0.25	4					✓	✓	✓	✓
Tribal-UST-Reg9	0.25	0					✓	✓	✓	✓
UST-Abandoned-CA	0.25	0					✓	✓	✓	✓
UST-CA	0.25	1					✓	✓	✓	✓
UST-Closed-CA	0.25	0					✓	✓	✓	✓
USTComp-CA	0.25	0					✓	✓	✓	✓
UST-CRSP-CA	0.25	1					✓	✓	✓	✓
UST-Priority-CA	0.25	0					✓	✓	✓	✓
UST-Proposed-CA	0.25	0					✓	✓	✓	✓
State and Tribal Inst / Eng Control Registries										
Controls-CA	0.5	0					✓	✓	✓	✓
Deed-CA	0.5	0					✓	✓	✓	✓
Hist-Controls-CA	0.5	0					✓	✓	✓	✓
HWMP-Controls-CA	0.5	0					✓	✓	✓	✓
Liens-CA	0.5	0					✓	✓	✓	✓
State and Tribal Voluntary Cleanup Sites										
Military-Active-CA	0.5	0					✓	✓	✓	✓
Military-NFA-CA	0.5	0					✓	✓	✓	✓
Military-Other-CA	0.5	0					✓	✓	✓	✓
School-Active-CA	0.5	0					✓	✓	✓	✓
School-NFA-CA	0.5	0					✓	✓	✓	✓
School-Other-CA	0.5	0					✓	✓	✓	✓
Tribal-VCP-US	0.5	0					✓	✓	✓	✓
VCP-Active-CA	0.5	0					✓	✓	✓	✓
VCP-NFA-CA	0.5	0					✓	✓	✓	✓
VCP-Other-CA	0.5	0					✓	✓	✓	✓
State and Tribal Brownfield Sites										
BF-MOA-CA	0.5	0					✓	✓	✓	✓
BF-Tribal-US	0.5	0					✓	✓	✓	✓

Federal ASTM / AAI Databases			LIKELY				NOT LIKELY			
DATABASE	Search Distance (miles)	# of Sites Within Search Distance	REC	CREC	HREC	Other	REC	CREC	HREC	Other
BF-Tribal US	0.5	0					✓	✓	✓	✓
BF-US	0.5	0					✓	✓	✓	✓
CERCLIS-Archived-US	0.5	0					✓	✓	✓	✓
CERCLIS-US	0.5	0					✓	✓	✓	✓
Controls-RCRA-US	0.5	0					✓	✓	✓	✓
Controls-US	0.5	0					✓	✓	✓	✓
Debris-US	0.5	0					✓	✓	✓	✓
Delisted-NPL-US	1	0					✓	✓	✓	✓
ERNS-US	0.0625	0					✓	✓	✓	✓
FEMA-UST-US	0.25	0					✓	✓	✓	✓
FTTS-ENF-US	0.25	0					✓	✓	✓	✓
Hist-Dumps-US	0.5	0					✓	✓	✓	✓
Hist-US-EC	0.5	0					✓	✓	✓	✓
Hist-US-IC	0.5	0					✓	✓	✓	✓
HMIS-US	0.0625	0					✓	✓	✓	✓
LIENS-US	0.0625	0					✓	✓	✓	✓
NPL-US	1	0					✓	✓	✓	✓
PADS-US	0.0625	0					✓	✓	✓	✓
PCB-US	0.25	0					✓	✓	✓	✓
Proposed-NPL-US	1	0					✓	✓	✓	✓
RCRA-CESQG-US	0.25	1					✓	✓	✓	✓
RCRA-COR-US	1	0					✓	✓	✓	✓
RCRA-LQG-US	0.25	0					✓	✓	✓	✓
RCRA-NON-US	0.25	6					✓	✓	✓	✓
RCRA-SQG-US	0.25	6					✓	✓	✓	✓
RCRA-TSDF-US	0.5	0					✓	✓	✓	✓
SAA-Agreements-US	1	0					✓	✓	✓	✓
SWLF-US	0.5	0					✓	✓	✓	✓
Tribal-LUST-Closed-Reg9	0.5	0					✓	✓	✓	✓
Tribal-LUST-Open-Reg9	0.5	0					✓	✓	✓	✓
Tribal-ODI-US	0.5	0					✓	✓	✓	✓
Tribal-UST-Reg9	0.25	0					✓	✓	✓	✓
Tribal-VCP-US	0.5	0					✓	✓	✓	✓



State ASTM / AAI Databases			LIKELY				NOT LIKELY			
DATABASE	Search Distance (miles)	# of Sites Within Search Distance	REC	CREC	HREC	Other	REC	CREC	HREC	Other
AST-CA	0.25	0					✓	✓	✓	✓
AST-CRSP-CA	0.25	3					✓	✓	✓	✓
BF-MOA-CA	0.5	0					✓	✓	✓	✓
BZ-HazWaste-CA	0.5	0					✓	✓	✓	✓
CERS-CA	0.25	1					✓	✓	✓	✓
CHMIRS-CA	0.0625	0					✓	✓	✓	✓
City-AST-CA	0.25	0					✓	✓	✓	✓
City-CUPA-CA	0.25	0					✓	✓	✓	✓
City-Others-CA	0.25	0					✓	✓	✓	✓
City-UST-CA	0.25	0					✓	✓	✓	✓
Controls-CA	0.5	0					✓	✓	✓	✓
CorAct-Closed-CA	0.5	0					✓	✓	✓	✓
CorAct-Open-CA	0.5	0					✓	✓	✓	✓
CorAct-Other-CA	0.5	0					✓	✓	✓	✓
CORTESE-CA	0.25	0					✓	✓	✓	✓
County-AST-CA	0.25	0					✓	✓	✓	✓
County-Hist-CA	0.25	0					✓	✓	✓	✓
County-LUST-CA	0.5	0					✓	✓	✓	✓
County-LUST-Closed-CA	0.5	0					✓	✓	✓	✓
County-LUST-Open-CA	0.5	0					✓	✓	✓	✓
County-Others-CA	0.25	58					✓	✓	✓	✓
County-SLIC-Closed-CA	0.25	0					✓	✓	✓	✓
County-SLIC-Open-CA	0.5	0					✓	✓	✓	✓
County-SML-CA	0.5	0					✓	✓	✓	✓
County-SWF-CA	0.5	1					✓	✓	✓	✓
County-UST-CA	0.25	16					✓	✓	✓	✓
CRSP-CA	0.25	27					✓	✓	✓	✓
CUPA-CA	0.25	0					✓	✓	✓	✓
Deed-CA	0.5	0					✓	✓	✓	✓
ENF-CA	0.25	4					✓	✓	✓	✓
ENF-SMARTS-CA	0.25	0					✓	✓	✓	✓
ENF-Wastewater-CA	0.25	0					✓	✓	✓	✓
Eval-Hist-Active-CA	0.5	0					✓	✓	✓	✓
Eval-Hist-NFA-CA	0.5	0					✓	✓	✓	✓
Eval-Hist-Other-CA	0.5	1					✓	✓	✓	✓
HazWaste-CA	0.25	0					✓	✓	✓	✓
Hist-Controls-CA	0.5	0					✓	✓	✓	✓
Hist-Cort-CA	0.25	0					✓	✓	✓	✓
HIST-R4-CA	0.25	5					✓	✓	✓	✓
HIST-SLIC-CV-CLOSED-CA	0.5	0					✓	✓	✓	✓
HIST-SLIC-CV-OPEN-CA	0.5	0					✓	✓	✓	✓
Hist-UST-CA	0.25	4					✓	✓	✓	✓
Hist-UST-Cleanup-CA	0.5	0					✓	✓	✓	✓
Hist-WIP-Active-CA	0.5	0					✓	✓	✓	✓
Hist-WIP-Backlog-CA	0.5	0					✓	✓	✓	✓
Hist-WIP-Historical-CA	0.5	0					✓	✓	✓	✓
HWIS-CA	0.0625	26					✓	✓	✓	✓
HWMP-Controls-CA	0.5	0					✓	✓	✓	✓
ICE-CA	0.25	0					✓	✓	✓	✓
Land-Disposal-CA	0.5	0					✓	✓	✓	✓
Liens-CA	0.0625	0					✓	✓	✓	✓
LUST-Closed-CA	0.5	13					✓	✓	✓	✓
LUST-Open-CA	0.5	0					✓	✓	✓	✓
Manifest2-RI	0.0625	0					✓	✓	✓	✓
Military-Active-CA	1	0					✓	✓	✓	✓
Military-NFA-CA	0.5	0					✓	✓	✓	✓
Military-Other-CA	1	0					✓	✓	✓	✓
PR-MOA-CA	0.25	0					✓	✓	✓	✓
Response-CA	1	1					✓	✓	✓	✓
School-Active-CA	0.5	0					✓	✓	✓	✓
School-NFA-CA	0.5	0					✓	✓	✓	✓
School-Other-CA	0.5	0					✓	✓	✓	✓
SLIC-Closed-CA	0.5	0					✓	✓	✓	✓
SLIC-Open-CA	0.5	1					✓	✓	✓	✓
SML-CA	0.5	1					✓	✓	✓	✓
State-Response-Active-CA	1	1					✓	✓	✓	✓
State-Response-NFA-CA	0.5	0					✓	✓	✓	✓
State-Response-Other-CA	0.5	0					✓	✓	✓	✓
Superfund-Active-CA	1	0					✓	✓	✓	✓
Superfund-NFA-CA	1	0					✓	✓	✓	✓
Superfund-Other-CA	1	0					✓	✓	✓	✓
SWIS-CA	0.5	1					✓	✓	✓	✓
SWRCY-CA	0.5	0					✓	✓	✓	✓
UST-Abandoned-CA	0.25	0					✓	✓	✓	✓
UST-CA	0.25	1					✓	✓	✓	✓
UST-Closed-CA	0.25	0					✓	✓	✓	✓
USTComp-CA	0.25	0					✓	✓	✓	✓
UST-CRSP-CA	0.25	1					✓	✓	✓	✓
UST-Priority-CA	0.5	0					✓	✓	✓	✓
UST-Proposed-CA	0.25	0					✓	✓	✓	✓
VCP-Active-CA	0.5	0					✓	✓	✓	✓
VCP-NFA-CA	0.5	0					✓	✓	✓	✓
VCP-Other	0.5	0					✓	✓	✓	✓



Supplemental Database Records			LIKELY				NOT LIKELY				
			REC	CREC	HREC	Other	REC	CREC	HREC	Other	
DATABASE	Search Distance (miles)	# of Sites Within Search Distance									
Air-CA	0.25	1					✓	✓	✓	✓	
AIR-DIST-CA	0.25	17					✓	✓	✓	✓	
BioFuel-US	0.25	0					✓	✓	✓	✓	
CAF-CA	0.25	0					✓	✓	✓	✓	
CDL-CA	0.0625	0					✓	✓	✓	✓	
CDL-US	0.0625	0					✓	✓	✓	✓	
CHWF-CA	0.5	0					✓	✓	✓	✓	
Cleaners-CA	0.25	2					✓	✓	✓	✓	
Coal-Ash-Dams-US	0.5	0					✓	✓	✓	✓	
County-BI-CA	0.25	0					✓	✓	✓	✓	
Dams-CA	0.25	0					✓	✓	✓	✓	
DPR-CA	0.25	1					✓	✓	✓	✓	
DryCleaners-CA	0.25	0					✓	✓	✓	✓	
EGRID-US	0.5	0					✓	✓	✓	✓	
EPA-Watch-List-US	0.25	0					✓	✓	✓	✓	
FA-HW-CA	0.0625	0					✓	✓	✓	✓	
FA-HW-US	0.0625	0					✓	✓	✓	✓	
FA-SWF-CA	0.0625	0					✓	✓	✓	✓	
FRS-US	0.0625	15					✓	✓	✓	✓	
FTTS-INSP-US	0.0625	0					✓	✓	✓	✓	
FUDS-US	1	0					✓	✓	✓	✓	
FUSRAP-US	0.25	0					✓	✓	✓	✓	
Haulers-CA	0.0625	0					✓	✓	✓	✓	
Hist-AFS2-US	0.25	0					✓	✓	✓	✓	
Hist-AFS-US	0.25	0					✓	✓	✓	✓	
Hist-AST-CA	0.25	0					✓	✓	✓	✓	
Hist-AWS-CA	0.25	0					✓	✓	✓	✓	
Hist-CA	0.0625	17					✓	✓	✓	✓	
Hist-CalFID-CA	0.25	17					✓	✓	✓	✓	
Hist-CALSITES-CA	0.25	0					✓	✓	✓	✓	
Hist-CERCLIS-NFRAP-US	0.25	0					✓	✓	✓	✓	
Hist-CERCLIS-US	0.25	0					✓	✓	✓	✓	
Hist-City-UST-CA	0.25	3					✓	✓	✓	✓	
Hist-Deed-CA	0.25	0					✓	✓	✓	✓	
Hist-DTG-CA	0.25	1					✓	✓	✓	✓	
Hist-ERNS-US	0.0625	0					✓	✓	✓	✓	
Hist-FIFRA-US	0.25	0					✓	✓	✓	✓	
Hist-FINDS-US	0.0625	1					✓	✓	✓	✓	
Hist-HWS-CA	0.25	1					✓	✓	✓	✓	
Hist-LUSTIS-CA	0.25	3					✓	✓	✓	✓	
HIST-MLTS-US	0.25	0					✓	✓	✓	✓	
HIST-MTBE-CA	0.25	0					✓	✓	✓	✓	
Hist-NPL-US	0.25	0					✓	✓	✓	✓	
Hist-Orange-County-LF-CA	0.25	0					✓	✓	✓	✓	
Historical-CA	0.5	0					✓	✓	✓	✓	
Hist-Prop65-CA	0.25	0					✓	✓	✓	✓	
Hist-RCRIS-US	0.25	0					✓	✓	✓	✓	
Hist-Regional-LUST-CA	0.25	2					✓	✓	✓	✓	
Hist-Regional-Other-CA	0.25	0					✓	✓	✓	✓	
Hist-Regional-SLIC-CA	0.25	0					✓	✓	✓	✓	
Hist-Regional-Spills-CA	0.25	0					✓	✓	✓	✓	
Hist-Regional-SWLF-CA	0.25	0					✓	✓	✓	✓	
Hist-Regional-UST-CA	0.25	0					✓	✓	✓	✓	
Hist-SCL-CA	0.25	0					✓	✓	✓	✓	
Hist-SWIS-CA	0.25	1					✓	✓	✓	✓	
Hist-ToxicPits-CA	0.25	0					✓	✓	✓	✓	
Hist-TRIS-US	0.25	0					✓	✓	✓	✓	
Hist-US	0.0625	2					✓	✓	✓	✓	
Hist-USGS-WaterWells-CA	0.0625	0					✓	✓	✓	✓	
Hist-USTReg-CA	0.25	2					✓	✓	✓	✓	
Hist-WaterWells-US	0.0625	0					✓	✓	✓	✓	
Hist-WMUDS-CA	0.25	0					✓	✓	✓	✓	
HWT-CA	0.25	1					✓	✓	✓	✓	
ICIS-Air-US	0.0625	0					✓	✓	✓	✓	
ICIS-FEC-US	0.0625	0					✓	✓	✓	✓	
ICIS-NPDES-US	0.0625	0					✓	✓	✓	✓	
LA-Waste-Haulers-CA	0.0625	1					✓	✓	✓	✓	
Lead-Smelter-2-US	0.25	0					✓	✓	✓	✓	
Lead-US	0.25	0					✓	✓	✓	✓	
LMOP-US	0.5	0					✓	✓	✓	✓	
Mines2-CA	0.0625	0					✓	✓	✓	✓	
Mines-CA	0.0625	0					✓	✓	✓	✓	
Mines-CDMG-CA	0.0625	0					✓	✓	✓	✓	
MINES-US	0.0625	0					✓	✓	✓	✓	
MLTS-US	0.0625	0					✓	✓	✓	✓	
Mortgage-CA	0.25	0					✓	✓	✓	✓	
MRDS-US	0.25	0					✓	✓	✓	✓	
MWMP-CA	0.25	0					✓	✓	✓	✓	
NCI-CA	0.25	0					✓	✓	✓	✓	
NEI-LF-CA	0.25	0					✓	✓	✓	✓	
NPDES-CA	0.0625	0					✓	✓	✓	✓	
NPDES-SW-CA	0.0625	1					✓	✓	✓	✓	



Supplemental Database Records			LIKELY				NOT LIKELY			
DATABASE	Search Distance (miles)	# of Sites Within Search Distance	REC	CREC	HREC	Other	REC	CREC	HREC	Other
OGM-CA	0.0625	0					✓	✓	✓	✓
OGW-CA	0.0625	0					✓	✓	✓	✓
OSCF-CA	0.5	0					✓	✓	✓	✓
PCS-US	0.25	0					✓	✓	✓	✓
Perch1-CA	0.25	0					✓	✓	✓	✓
Perch2-CA	0.25	0					✓	✓	✓	✓
Project-CA	0.25	0					✓	✓	✓	✓
RADINFO-US	0.0625	0					✓	✓	✓	✓
RFG-Lab-US	0.25	0					✓	✓	✓	✓
RMP-US	0.0625	0					✓	✓	✓	✓
ROD-US	0.5	0					✓	✓	✓	✓
SDWIS-US	0.25	0					✓	✓	✓	✓
SP-CA	0.25	0					✓	✓	✓	✓
Spills-SSO-CA	0.25	1					✓	✓	✓	✓
SSTS-US	0.0625	0					✓	✓	✓	✓
TierPer-CA	0.0625	0					✓	✓	✓	✓
TOMS-CA	0.0625	0					✓	✓	✓	✓
Tribal-Air-US	0.25	0					✓	✓	✓	✓
TRIS2000-US	0.0625	0					✓	✓	✓	✓
TRIS2010-US	0.0625	0					✓	✓	✓	✓
TRIS80-US	0.0625	0					✓	✓	✓	✓
TRIS90-US	0.0625	0					✓	✓	✓	✓
TSCA-US	0.0625	0					✓	✓	✓	✓
UIC2-CA	0.0625	0					✓	✓	✓	✓
UIC-CA	0.0625	0					✓	✓	✓	✓
UMTRA-US	0.0625	0					✓	✓	✓	✓
USGS-Waterwells-US	0.0625	0					✓	✓	✓	✓
Vapor-Intrusions-US	0.5	0					✓	✓	✓	✓
WDR-CA	0.25	3					✓	✓	✓	✓

ERS Proprietary Historic Database Records			LIKELY				NOT LIKELY			
DATABASE	Search Distance (miles)	# of Sites Within Search Distance	REC	CREC	HREC	Other	REC	CREC	HREC	Other
Hist-Agriculture	0.0625	0					✓	✓	✓	✓
Hist-AutoDealers	0.0625	2					✓	✓	✓	✓
Hist-Auto Repair	0.25	18					✓	✓	✓	✓
Hist-Chemical Manufacturing	0.0625	0					✓	✓	✓	✓
Hist-Chemical-Storage	0.0625	0					✓	✓	✓	✓
Hist-Cleaners	0.25	0					✓	✓	✓	✓
Hist-Convenience	0.0625	0					✓	✓	✓	✓
Hist-Disposal-Recycle	0.0625	0					✓	✓	✓	✓
Hist-Food-Processors	0.0625	0					✓	✓	✓	✓
Hist-Gun-Ranges	0.0625	0					✓	✓	✓	✓
Hist-Machine Shop	0.0625	0					✓	✓	✓	✓
Hist-Manufacturing	0.0625	3					✓	✓	✓	✓
Hist-Metal Plating	0.0625	0					✓	✓	✓	✓
Hist-Mining	0.0625	0					✓	✓	✓	✓
Hist-Mortuaries	0.0625	0					✓	✓	✓	✓
Hist-Oil-Gas	0.0625	0					✓	✓	✓	✓
Hist-OilGas-Refiners	0.0625	0					✓	✓	✓	✓
Hist-Other	0.0625	0					✓	✓	✓	✓
Hist-Paint-Stores	0.0625	0					✓	✓	✓	✓
Hist-Petroleum	0.0625	0					✓	✓	✓	✓
Hist-Post-Offices	0.0625	0					✓	✓	✓	✓
Hist-Printers	0.0625	0					✓	✓	✓	✓
Hist-Rental	0.0625	0					✓	✓	✓	✓
Hist-RV-Dealers	0.0625	3					✓	✓	✓	✓
Hist-Salvage	0.0625	0					✓	✓	✓	✓
Hist-Service Stations	0.25	4					✓	✓	✓	✓
Hist-Steel-Metals	0.0625	0					✓	✓	✓	✓
Hist-Textile	0.0625	0					✓	✓	✓	✓
Hist-Transportation	0.0625	0					✓	✓	✓	✓
Hist-Trucking	0.0625	1					✓	✓	✓	✓
Hist-Vehicle-Parts	0.0625	2					✓	✓	✓	✓
Hist-Vehicle-Washing	0.0625	0					✓	✓	✓	✓



4.0 SITE RECONNAISSANCE

4.1 General Site Setting

The environmental professional(s) conducting the site reconnaissance noted the uses and conditions in connection with the property specified in Sections 4.5.1, 4.5.2, and 4.9.

To the extent visually and / or physically observed during the site visit, the uses and conditions specified above were the subject of questions asked as part of interviews of owners and occupants (see Section 5.0). Uses and conditions were recorded in field notes of the environmental professional(s) conducting the site reconnaissance and are described more fully in this report.

4.2 Site Description

The subject property is comprised of twenty-five (25) vacant parcels. The target property is known as:

1) Vacant Land – East of Railroad Avenue / North of 13th Street [Assessor’s Parcel Nos.] (~95± acres)

APN No.	APN No.	APN No.	APN No.	APN No.
1 2834-022-067	6 2834-020-111	11 2834-016-041	16 2834-004-045	21 2834-006-041
2 2834-001-007	7 2834-001-014	12 2834-003-044	17 2834-005-041*	22 2834-011-021
3 2834-001-012	8 2834-020-114	13 2834-002-046	18 2834-012-023	23 2834-010-043
4 2834-001-013	9 2834-021-134	14 2834-015-021	19 2834-013-041	24 2834-008-039
5 2834-020-113	10 2834-017-021	15 2834-014-043	20 2834-007-045	25 2834-001-015

*24964 Railroad Avenue, Santa Clarita, CA 91321

The parcel is located north of “13th St”, south of “N/A - Vacant”, east of “Railroad Ave” (Southern Pacific Railroad tracks), and west of “Alderbrook Dr” in the city of Santa Clarita, California.

Township, Section and Range:

Township: **04N** Range: **16W** Section: **35**
Base & Meridian: **San Bernardino**

The target property is approximately ~1230 feet above sea level (near the center of the area). It is flat, essentially, with a very gentle slope to the south and west.

The following maps or drawings are included:

Type	Section
Site (Vicinity) Map	A.1
Site/(Plot) Plan (if available)	A.2
Parcel Map (if available)	A.3



4.3 Site and Vicinity General Characteristics

The site is comprised of twenty-five undeveloped parcels. To the north is vacant land. Crossing *Placerita Creek*, the property rises uphill to the north to an area of residential land use (single family dwellings). To the south is commercial / retail land use. The area is predominated (surrounded) by residential, retail and commercial development. To the west are tracks owned by the *Southern Pacific Railroad*, followed by more commercial development (mostly multi-tenant structures) interspersed with retail / commercial land use and residential. To the east is residential land use (single family homes).

Based on a review of the Executive Summary provided in the RecCheck Area Report Results prepared by Environmental Record Search (ERS) and the FEMA Flood Insurance Rate Map for the target property, the site is:

within a 500-year flood zone.

within a 100-year flood zone.

Per ERS "RecCheck" report: Zone A – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

not within a flood zone.

4.4 Observation

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *Recognized Environmental Conditions* in connection with this property.

Environmental HELP, Inc. staff conducted site reconnaissance on **Tuesday, March 10, 2020**. Historically, this property has remained vacant land / undeveloped, and remains such currently. No *CRECs* or *HRECs* are known to apply to this site.



4.5 Interior and Exterior Observations

EXTERIOR

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The periphery of the property was visually and / or physically observed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The periphery of all structures on the property was visually and / or physically observed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The property was viewed from all adjacent public thoroughfares.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roads or paths with no apparent outlet were observed on the property (this is to be sure no hazardous substances or petroleum products had been disposed in, on, or under the land).

Explanation: _____

INTERIOR

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accessible common areas expected to be used by occupants or the public were visually and / or physically observed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maintenance and repair areas, including boiler rooms, were visually and / or physically observed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A representative sample of occupant spaces was visually and / or physically observed.

Explanation: No structures have been or are on the target property.



4.5.1 Site Physical Conditions – Interior and Exterior Observations

Visually and/or physically observed or identified from interviews or records review.

Condition Type	Condition Exists?			Condition Location		Identified by:			Comments	Recognized Environmental Condition?	
	N/A	YES	NO	INT	EXT	I	R	O		YES	NO
1) Odors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Management</u>											
1) Pools of Liquid	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Standing Surface Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Sumps/Pools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Pits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Ponds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lagoons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) PCBs (i.e. Transformers)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Residual Contamination</u>											
1) Stains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Corrosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Stained Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Stained Soil (hydrocarbons)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Stained Pavement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Stressed Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Solid Waste</u>											
1) Mounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) Only one debris pile observed; no hazardous material / waste dumping observed 2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Depressions (disposal indicated)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Waste Water Discharge</u> (includes storm water)											
1) To Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) To Ditch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) To Stream	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Wells</u>											
1) Dry Wells	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Irrigation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Injection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Abandoned	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Septic Systems</u>											
1) Cesspool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Seepage Pit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Septic Tank & Leach Field	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Other</u> (describe)											
1) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>



4.5.2 Site Hazardous Substance Containers – Interior and Exterior

Visually and/or physically observed or identified from interviews or records review.

Category	Condition Exists?		Condition Location INT = Interior EXT = Exterior		Container Type(s)				Container Capacity (gal.)				Storage Conditions (*N/I = Needs Improvement)		Identified by: I = Interview R = Records Reviewed O = Observed			Comments	Recognized Environmental Condition?	
	YES	NO	INT	EXT	Metal	Plastic	Glass	Fiber	5	30	55	Oth	OK	N/I*	I	R	O		YES	NO
<u>Hazardous Substances</u>																				
1) Petroleum Products	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Leaking Drums	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Identified, used, treated, stored, disposed of, or generated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Storage Tanks</u>																				
1) Aboveground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Underground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Vent Pipes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Fill Pipes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Accessways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Unidentified Substance Containers</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Other</u> (describe)																				
1) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3) N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>

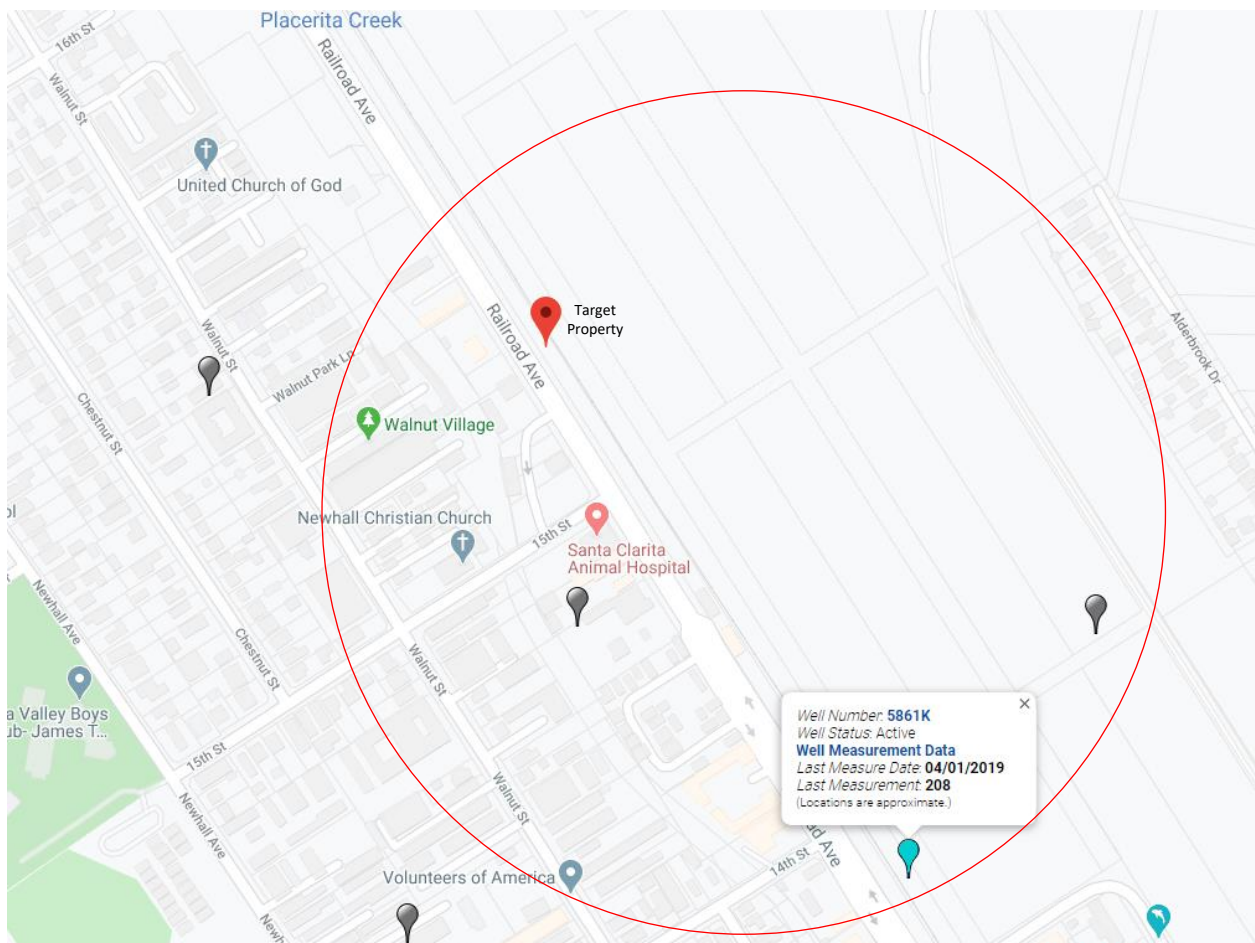


4.6 Methodology and Limiting Conditions

No limiting conditions were made part of the scope of work for this site assessment. No limitations imposed by physical obstructions such as adjacent buildings, bodies of water, asphalt, or other paved areas, and other physical constraints (for example, snow, rain) were experienced during site reconnaissance. The methodology used included standard practice for a Phase I Environmental Site Assessment (ASTM E1527-13 and the US EPA Regulations found in Title 40 of the Code of Federal Regulations (CFR) Part 312 – All Appropriate Inquiries), e.g., governmental database research, site reconnaissance, interviews, file and document review, followed by report preparation.

4.7 Geologic, Hydrogeologic, Hydraulic, and Topographic Conditions

The topographic conditions of the property are noted in Section 4.3 above. This was verified to the extent possible, visually and / or physically with site reconnaissance observations confirmed by interviews. Below is a map showing the proximity to the nearest groundwater well:





Reporting Agency: Department of Public Works / Water Resources

Well ID:	5861K
State Well Number:	N/A
Elevation (MSL):	1,250'
Estimated Distance:	< 0.25 miles
Approximate Direction:	Southwest
Well Status:	Active
Depth to Groundwater:	Most Recent Measure = 208' on 04/01/2019 High Measure = 222' on 10/15/1991 Low Measure = 95' on 03/15/2006

- The geologic, hydrogeologic, hydrologic, and topographic information obtained indicates hazardous substances or petroleum products on the property or nearby properties **DO NOT** exist or are **NOT LIKELY** to migrate (not capable of impacting the property and / or representing a *Recognized Environmental Condition*).
- The geologic, hydrogeologic, hydrologic, and topographic information obtained shows there are **LIKELY** to be hazardous substances or petroleum products on the property or nearby properties which **COULD** migrate. The substances found on the target property appear to be limited to waste oil which has a very limited migration potential in soil. Accordingly, the needed site cleanup appears to also be very limited in scope. For this reason, further evaluation of geologic, hydrogeologic, hydrologic, and topographic information does not seem necessary.



4.8 Structures, Roads, and Other Improvements on the Property

- General Description of Structures:

Number of Structures		0	1	2	3	4	5
Number of Buildings		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Stories		--	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approximate age (years)		--					
Number of Ancillary Structures with Description		0	<input checked="" type="checkbox"/>				
		1	<input type="checkbox"/>				
		2	<input type="checkbox"/>				
		3	<input type="checkbox"/>				
		4	<input type="checkbox"/>				
		5	<input type="checkbox"/>				

- Roads, Streets, and Parking Facilities:

Public Thoroughfares adjoining the property include:

Direction	Description
↑ North:	Vacant
⇒ East:	Alderbrook Drive
⇐ West:	Railroad Avenue / Southern Pacific Railroad / Arch Street
↓ South:	13th Street / 12th Street

- Other Improvements:

The following other improvements are provided to the site:

Service	Provider
Electricity	N/A (Southern California Edison)
Natural Gas	N/A (Southern California Gas Company)
Potable Water Supply	N/A (SCV Water – Newhall Division)
Heating, Ventilation & A/C	N/A
Sewage Disposal System	N/A (County Sanitation Districts of LA County)
Solid Waste	N/A

Approximate age of the Sewage Disposal System: **N/A**



4.9 Current & Past Uses & Conditions of the Property, Adjoining Properties, & Surrounding Area

General Land Use	Past Uses of the Property		Past Uses of Adjoining Properties		Current Uses in the Surrounding Area		Past Uses in the Surrounding Area	
	Specific Use (i.e., grocery, bakery, etc.)	Earliest Date Identified	Specific Use (i.e., grocery, bakery, etc.)	Earliest Date Identified	Specific Use (i.e., grocery, bakery, etc.)	Earliest Date Identified	Specific Use (i.e., grocery, bakery, etc.)	Earliest Date Identified
<input type="checkbox"/> Agricultural								
<input checked="" type="checkbox"/> Commercial			Various	1959	Various	1959	Various	1959
<input type="checkbox"/> Government								
<input type="checkbox"/> Industrial / Heavy Mfg.								
<input type="checkbox"/> Light Industrial								
<input checked="" type="checkbox"/> Office Building(s)			Various	1959	Various	1959	Various	1959
<input type="checkbox"/> Recreational								
<input checked="" type="checkbox"/> Residential (Single-Family Dwellings)			Private Homes	1947	Private Homes	1947	Private Homes	1947
<input type="checkbox"/> Residential (Multi-Family Dwellings)								
<input checked="" type="checkbox"/> Retail			Various	1959	Various	1959	Various	1959
<input checked="" type="checkbox"/> Undeveloped / Open Space	Vacant Land	1947	Vacant Land	1947	Vacant Land	1947	Vacant Land	1947
<input type="checkbox"/> Unoccupied Occupant Spaces								
<input type="checkbox"/> Other:								
<input checked="" type="checkbox"/> NO GAPS in development history exist. <input type="checkbox"/> GAPS in the history of use were identified and explained below:		<input checked="" type="checkbox"/> NO GAPS in development history exist. <input type="checkbox"/> GAPS in the history of use were identified and explained below:		<input checked="" type="checkbox"/> NO GAPS in development history exist. <input type="checkbox"/> GAPS in the history of use were identified and explained below:		<input checked="" type="checkbox"/> NO GAPS in development history exist. <input type="checkbox"/> GAPS in the history of use were identified and explained below:		
Past uses of the property include: <input checked="" type="checkbox"/> NO SIGNS of STRUCTURE(s) indicating past use. <input type="checkbox"/> SIGNS or STRUCTURE(s) indicating a past use were: <u>Identified</u>		Past uses of adjoining properties are: <input checked="" type="checkbox"/> NOT LIKELY to indicate <i>recognized environmental conditions</i> ; <input type="checkbox"/> LIKELY to indicate <i>recognized environmental conditions on or affecting the target property</i> .		Past uses of adjoining properties are: <input checked="" type="checkbox"/> NOT LIKELY to indicate <i>recognized environmental conditions</i> . <input type="checkbox"/> LIKELY to indicate <i>recognized environmental conditions on or affecting the target property</i> .		Past uses in the surrounding area are: <input checked="" type="checkbox"/> NOT LIKELY to indicate <i>recognized environmental conditions</i> . <input type="checkbox"/> LIKELY to indicate <i>recognized environmental conditions on or affecting the target property</i> .		
Current and past uses of the property are: <input checked="" type="checkbox"/> NOT LIKELY to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products. <input type="checkbox"/> LIKELY to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.								



4.10 Usage, Handling & Disposal of Oil & Hazardous Materials (OHM)

No handling of oil or hazardous materials appears to have occurred on the target property. Very small volumes of hazardous materials and hazardous waste has and is still handled or managed on adjacent properties, but no significant releases were identified or observed. All these are considered de minimis and do not represent a REC. No record of underground storage tanks (USTs) on this property was found.

Several sites within 0.25 miles had or still have underground or aboveground (fuel) storage tanks (AST / UST). No evidence of significant unauthorized releases was identified or observed. All these AST / UST sites are either cross-gradient, down-gradient, too far away, or the UST(s) had been removed and the case(s) closed.

4.11 Building Related Concerns

Evaluating building related concerns can complete an environmental site assessment (ESA). The following table will discuss the findings of this evaluation or describe why this assessment did not occur.

Table with 4 columns: Description of Building Related Concern, Evaluation Requested by Client?, Environmental Professional's Evaluation and Recommendation for Further Assessment, and Comments. Rows include Indoor Air Quality, Asbestos Containing Materials (ACM), Radon, Lead-Based Paint, and Lead in Drinking Water.

3 Generally, indoor air quality problems are relatively easy to discern upon entry and are related typically to ventilation problems. This form of assessment is not part of this scope of work.



5.0 INTERVIEWS

The objective of interviews is to obtain information indicating *recognized environmental conditions* in connection with the property. The tables below document the personal interviews performed in support of this Phase I Environmental Site Assessment.

5.1 Interview with Owner

Name	Mr. Derek Baak		
Phone	(310) 466-2700		
Duration of Responsibility	5± years		
Medium	<input type="checkbox"/> In person	<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Writing
Timing (Relating to the Site Visit)	<input type="checkbox"/> Before	<input type="checkbox"/> During	<input checked="" type="checkbox"/> After
New Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (from prior assessment)		
Communication Completed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (but reasonable attempts made)		
<u>Site Use and Condition:</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owner was asked a series of questions pertaining to the use and condition of the property. Specifically, the questions focused on industrial processes, containers, hazardous substances, physically observed or identified and past spills, fires, or explosions. The owner's responses in the judgment of this environmental professional indicate potential <i>recognized environmental conditions (REC)</i> are either:		REC Not Likely	REC Likely
<u>Legal Issues:</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owner was also questioned regarding past or current legal proceedings. Specifically, whether: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the property; (2) any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products on or from the property, and (3) any notices from any government entity regarding any possible violation of environmental laws or possible liability to hazardous substances or petroleum products. The owner's responses in the judgment of this environmental professional indicate potential <i>recognized environmental conditions (REC)</i> are either:		REC Not Likely	REC Likely

5.2 Interview with Key Site Manager

Name	Mr. Derek Baak		
Phone	(310) 466-2700		
Title / Company	Newhall Development Partners, LLC.		
Duration of Responsibility	5± years		
Medium	<input type="checkbox"/> In person	<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Writing
Timing (Relating to the Site Visit)	<input type="checkbox"/> Before	<input type="checkbox"/> During	<input checked="" type="checkbox"/> After
New Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (from prior assessment)		
Communication Completed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (but reasonable attempts made)		
<u>Site Use and Condition:</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
The key site manager was asked a series of questions pertaining to the use and condition of the property. Specifically, the questions focused on industrial processes, containers, hazardous substances, physically observed or identified and past spills, fires, or explosions. The key site managers responses in the judgment of this environmental professional indicate potential <i>recognized environmental conditions (REC)</i> are either:		REC Not Likely	REC Likely
<u>Legal Issues:</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
The key site manager was also questioned regarding past or current legal proceedings. Specifically, whether: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the property; (2) any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products on or from the property, and (3) any notices from any government entity regarding any possible violation of environmental laws or possible liability to hazardous substances or petroleum products. The key site manager's responses in the judgment of this environmental professional indicate potential <i>recognized environmental conditions (REC)</i> are either:		REC Not Likely	REC Likely



5.3 Interview with Occupants

Name	N/A – Vacant Land / Undeveloped				
Phone					
Title / Company					
Duration of Occupancy					
Medium	<input type="checkbox"/> In person	<input type="checkbox"/> Telephone	<input type="checkbox"/> Writing		
Timing (Relating to the Site Visit)	<input type="checkbox"/> Before	<input type="checkbox"/> During	<input type="checkbox"/> After		
New Information	<input type="checkbox"/> Yes	<input type="checkbox"/> No (from prior assessment)			
Communication Completed	<input type="checkbox"/> Yes	<input type="checkbox"/> No (but reasonable attempts made)			
<p>Additionally, the following documents (if they exist) were requested prior to the site visit and each was reviewed (or reasonable attempts to review each were made):</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Reports:</p> <input type="checkbox"/> Environmental audits <input type="checkbox"/> Geotechnical reports <input type="checkbox"/> Hazardous waste reports <input type="checkbox"/> Hydrogeologic conditions (on or near property) <input type="checkbox"/> Notices of violation / notices to comply (any agency) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <p>Programs:</p> <input type="checkbox"/> CUPA / California Environmental Reporting System (CERS) <input type="checkbox"/> California accidental release program (Cal ARP) <input type="checkbox"/> Hazardous waste minimization (SB 14) <input type="checkbox"/> OSHA HazCom (SDS) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ </td> <td style="vertical-align: top;"> <p>Permits:</p> <input type="checkbox"/> Air quality <input type="checkbox"/> Hazardous waste disposal <input type="checkbox"/> HazMat underground storage (UST registration) <input type="checkbox"/> Industrial wastewater discharge <input type="checkbox"/> Waste discharge requirements (beneficial reuse) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <p>Plans:</p> <input type="checkbox"/> Emergency action / evacuation <input type="checkbox"/> Fire prevention <input type="checkbox"/> Hazardous waste contingency <input type="checkbox"/> HazMat Inventory Disclosure / Contingency Plan (CUPA / CERS) <input type="checkbox"/> Spill prevention control and countermeasure <input type="checkbox"/> Other: _____ </td> </tr> </table>				<p>Reports:</p> <input type="checkbox"/> Environmental audits <input type="checkbox"/> Geotechnical reports <input type="checkbox"/> Hazardous waste reports <input type="checkbox"/> Hydrogeologic conditions (on or near property) <input type="checkbox"/> Notices of violation / notices to comply (any agency) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <p>Programs:</p> <input type="checkbox"/> CUPA / California Environmental Reporting System (CERS) <input type="checkbox"/> California accidental release program (Cal ARP) <input type="checkbox"/> Hazardous waste minimization (SB 14) <input type="checkbox"/> OSHA HazCom (SDS) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	<p>Permits:</p> <input type="checkbox"/> Air quality <input type="checkbox"/> Hazardous waste disposal <input type="checkbox"/> HazMat underground storage (UST registration) <input type="checkbox"/> Industrial wastewater discharge <input type="checkbox"/> Waste discharge requirements (beneficial reuse) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <p>Plans:</p> <input type="checkbox"/> Emergency action / evacuation <input type="checkbox"/> Fire prevention <input type="checkbox"/> Hazardous waste contingency <input type="checkbox"/> HazMat Inventory Disclosure / Contingency Plan (CUPA / CERS) <input type="checkbox"/> Spill prevention control and countermeasure <input type="checkbox"/> Other: _____
<p>Reports:</p> <input type="checkbox"/> Environmental audits <input type="checkbox"/> Geotechnical reports <input type="checkbox"/> Hazardous waste reports <input type="checkbox"/> Hydrogeologic conditions (on or near property) <input type="checkbox"/> Notices of violation / notices to comply (any agency) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <p>Programs:</p> <input type="checkbox"/> CUPA / California Environmental Reporting System (CERS) <input type="checkbox"/> California accidental release program (Cal ARP) <input type="checkbox"/> Hazardous waste minimization (SB 14) <input type="checkbox"/> OSHA HazCom (SDS) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	<p>Permits:</p> <input type="checkbox"/> Air quality <input type="checkbox"/> Hazardous waste disposal <input type="checkbox"/> HazMat underground storage (UST registration) <input type="checkbox"/> Industrial wastewater discharge <input type="checkbox"/> Waste discharge requirements (beneficial reuse) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <p>Plans:</p> <input type="checkbox"/> Emergency action / evacuation <input type="checkbox"/> Fire prevention <input type="checkbox"/> Hazardous waste contingency <input type="checkbox"/> HazMat Inventory Disclosure / Contingency Plan (CUPA / CERS) <input type="checkbox"/> Spill prevention control and countermeasure <input type="checkbox"/> Other: _____				
<p><u>Site Use and Condition:</u></p> <p>The occupant was asked a series of questions pertaining to the use and condition of the property. Specifically, the questions focused on industrial processes, containers, hazardous substances, physically observed or identified and past spills, fires, or explosions. The occupant's responses in the judgment of this environmental professional indicate potential <i>recognized environmental conditions (REC)</i> are either:</p>		<input checked="" type="checkbox"/> REC Not Likely	<input type="checkbox"/> REC Likely		
<p><u>Legal Issues:</u></p> <p>The occupant was also questioned regarding past or current legal proceedings. Specifically, whether: (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the property; (2) any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products on or from the property, and (3) any notices from any government entity regarding any possible violation of environmental laws or possible liability to hazardous substances or petroleum products. The occupant's responses in the judgment of this environmental professional indicate potential <i>recognized environmental conditions (REC)</i> are either:</p>		<input checked="" type="checkbox"/> REC Not Likely	<input type="checkbox"/> REC Likely		



5.4 Interview with State and / or Local Government Officials

- This is vacant / undeveloped land where no physical street address exists upon which government records are based. As a result, interviews with local government officials could not be performed (i.e., not reasonably ascertainable).
- A physical street address exists so inquiry letters were sent to the corresponding local agencies as part of the record search process. The findings are presented below:

REQUIREMENT ⁴	AGENCY CONTACTED	RESULTS			
		No Records Found	*No Response Received	Records Indicate REC <u>not</u> likely	Records Indicate Potential for a REC
Local Fire Department which serves the property (CUPA / CERS).	Consolidated Unified Program Agency (CUPA) responsible for Hazmat, UST, AST, CalARP, Hazardous Waste generators, Hazardous Waste Treatment, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
State and / or local health agency or local / regional office of state health agency serving the area in which the property is located.	County Department of Health Services (Public Health Investigations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
State and / or local agency or local / regional office of state agency having jurisdiction over hazardous waste, treatment, storage, and disposal or other environmental matters in the area which the property is located.	Department of Toxic Substances Control (DTSC) and / or CUPA (responsible for Hazmat, UST, AST, CalARP, Hazardous Waste generators, Hazardous Waste Treatment, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local agencies responsible for the issuance of building permits or groundwater use permits that document the presence of AULs which may identify a <i>recognized environmental condition</i> in the area in which the property is located.	County of Los Angeles Fire Department, Los Angeles County Department of Public Works, Board of Public Works and / or local Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
State and / or Regional Agency having jurisdiction over surface (including storm water) and groundwater quality at the target property.	Local Region - California Regional Water Quality Control Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional or local Agency having jurisdiction over air quality.	Local Air Quality Management District <input checked="" type="checkbox"/> SCAQMD <input type="checkbox"/> Santa Barbara APCD <input type="checkbox"/> VCAPCD <input type="checkbox"/> SJVAPCD <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional or local agency with jurisdiction over discharge of industrial waste water.	<input checked="" type="checkbox"/> LA County Sanitation Districts <input type="checkbox"/> LA City Bureau of Sanitation <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Not reasonably ascertainable

⁴ 40 CFR §312.30(c)(2) and ASTM E1527-13, Section 11, including 11.1-11.5.1.4



6.0 EVALUATION

6.1 Definitions – REC, CREC, HREC, and de minimis Condition

Recognized Environmental Condition (REC):

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not *recognized environmental conditions*.”

[ASTM Standard Practice E1527-13 (3.2.78)]

Controlled Recognized Environmental Condition (CREC):

“A *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

[ASTM Standard Practice E1527-13 (3.2.18)]

Historical Recognized Environmental Condition (HREC):

“A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

[ASTM Standard Practice E1527-13 (3.2.42)]

de minimis Condition:

“A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.”

[ASTM Standard Practice E1527-13 (3.2.22)]



6.2 Findings

This section identifies known or suspect *recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, de minimis* and other environmental conditions. The following sources were evaluated for their potential to constitute *RECs, CRECs, HRECs, and de minimis* conditions among other environmental conditions:

- Historical Aerial Photographs (minimum of the last 40 years, but from as early as possible = 1947);
- Federal, State, Local, and Tribal Environmental and Governmental Database(s);
- Records Searches
- Site Inspection(s);
- Personal Interviews with past and present owners, operators, and occupants;
- Historical Topographic and Other Maps, Drawings or Reports; and
- Searches of Recorded Environmental Cleanup liens.

Information gained from this detailed scope of services performed as a Phase I Environmental Site Assessment for the **target property** indicates:

Condition Description	No Evidence in connection with the target property	Evidence in connection with the target property, as follows:
Recognized Environmental Condition	<input checked="" type="checkbox"/>	
Controlled Recognized Environmental Condition	<input checked="" type="checkbox"/>	
Historical Recognized Environmental Condition	<input checked="" type="checkbox"/>	
<i>de minimis</i> Condition	<input checked="" type="checkbox"/>	
Other Environmental Considerations	<input checked="" type="checkbox"/>	

Information gained from this detailed scope of services performed as a Phase I Environmental Site Assessment for **nearby properties** indicates:

Condition Description	No Evidence in connection with nearby properties	Evidence in connection with nearby properties, as follows:
Recognized Environmental Condition	<input checked="" type="checkbox"/>	
Controlled Recognized Environmental Condition	<input checked="" type="checkbox"/>	
Historical Recognized Environmental Condition	<input checked="" type="checkbox"/>	
<i>de minimis</i> Condition	<input type="checkbox"/>	Several nearby properties but no <i>RECs</i>
Other Environmental Considerations	<input checked="" type="checkbox"/>	



6.3 Opinion(s)

The logic and reasoning used by the environmental professional in evaluating information collected during the investigation as it relates to *recognized environmental conditions* is discussed below:

- Recognized Environmental Conditions:

Known or suspected environmental conditions on or near the target property indicate current or known previous activities are:

NOT expected to constitute the potential for *recognized environmental conditions*.

EXPECTED to represent at least one actual or the potential for at least one *recognized environmental condition*.

- Business Environmental Risk⁵:

The nature and extent of current and known previous operations on this property are **NOT** expected to constitute the potential for *business environmental risk*.

The nature and extent of current and known previous operations on this property **ARE** expected to constitute the potential for *business environmental risk*.

- Material Threat⁶:

The subject site **DOES NOT** constitute a *material threat* to public health or the environment.

The subject site **DOES** potentially constitute a *material threat* to public health or the environment.

⁵ *Business Environmental Risk* – A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in Section 13 (Non-Scope Considerations). [ASTM E1527-13 3.2.11]

⁶ *Material Threat* – A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance, and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment. [ASTM E1527-13 3.2.55]



6.4 Conclusions

Environmental HELP, Inc. (EHI) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of EPA Regulation found in 40 CFR Part 312 – All Appropriate Inquiries and the ASTM Standard Practice E1527-13 of: **~95± Acres Vacant Land in the city of Santa Clarita, California (25 Parcels – County of Los Angeles)**. Any exceptions or additions to, or deletions from, this practice are described in Section 1.4 and 6.5 of this report.

- Revealed **NO EVIDENCE** or *recognized environmental conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), de minimis conditions* or other environmental considerations in connection with this property.
- Revealed evidence of *recognized environmental conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), and de minimis conditions* among other environmental conditions as follows:

N/A



Environmental Status of Nearby Sites of Concern

Map ID	Company Name and Address	Database(s)	Environmental Status	Environmental Condition Exists?							
				REC		HREC		CREC		Has resulted in AUL?	
				Yes	No	Yes	No	Yes	No	Yes	No
22	LAC BUDGET RENT-A-CAR 24743 Railroad Ave Newhall	County-UST-CA	UST; Not an active permit – Removed; Cross-gradient Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36	LAC M&B AUTOMOTIVE 24953 Railroad Ave Newhall	County-UST-CA	DPW Removed File No Further Action letter issued 9/27/19 Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39	Just For You Laundermat 24725 Railroad Ave Newhall	Cleaners-CA	Active No Notices of Violation Co-op Self-Service Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45	LAC LA CO FD FIRE STA #073 24875 Railroad Ave Newhall	County-UST-CA	2015 CERS File Closed Permit Not Active Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
55	LAC R C BECKER & SONS INC 22422 W 12 TH ST Newhall	County-UST-CA	Permit Not Active File Removed Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
60	LA CO DPW ROAD RD 553C 22310 Placerita Canyon Rd, Santa Clarita	County-UST-CA	DPW Removed File Case closed 6/9/92 Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
61	LAC NEWHALL SCHOOL DIST/ FACILITIES 22245 Placerita Canyon Rd, Newhall	County-UST-CA	File Closed No Longer Active Permit Case Closed 6/9/92 Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
61	NEWHALL SCHOOL DIST 22245 Placerita Canyon Rd, Newhall	UST-CA	Active UST Permit No Reported Leaks Not a <i>REC</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

REC = Recognized Environmental Condition
 CREC = Controlled Recognized Environmental Condition
 HREC = Historical Recognized Environmental Condition
 AUL = Activity & Use Limitations

EHI performed a careful review of the Environmental Record Search (ERS) RecCheck Area Report Results; some 62 map IDs. **EHI** identified 8 nearby sites of potential concern. Careful evaluation of each of these sites (among many others nearby) was performed. The balance of the sites evaluated had no ability to impact the target property, had closed cases according to GeoTracker / EnviroStor, were cross-gradient / down-gradient, or were at least 0.13 miles (686 ft.) away from the target property (i.e., too far away). None represent a *REC*⁷ in connection with the target property. For further details on the sites identified, please refer to the ERS RecCheck Area Report Results included in the appendices of this Phase I ESA report.

⁷ As defined, a *REC* = “The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not *recognized environmental conditions*.” [ASTM Standard Practice E1527-13 (3.2.78)]



If *Recognized Environmental Conditions (RECs)*, *Controlled Recognized Environmental Conditions (CRECs)*, *Historical Recognized Environmental Conditions (HRECs)*, *de minimis conditions* or other environmental considerations are found:

Each party to a transaction must establish its own level of risk tolerance in accordance with internal policies. By EPA rule, one of the primary ways to avoid liability is to consistently follow acceptable and appropriate environmental due diligence procedures. The purpose of this assessment is to satisfy the “all appropriate inquiry” requirement and due diligence procedures so the law can protect “innocent purchasers”. After thorough evaluation of the information collected during the course of this investigation related to known or suspect environmental conditions, it is the opinion of the environmental professional(s) involved, based solely on the information gained:

- A solution is likely and able to be implemented at reasonable time and cost, or the risk may be subject to indemnification.
- The *recognized environmental condition(s)* constitutes a significant concern which may require commitment of significant resources to delineate or resolve.

6.5 Additional Investigations, Data Gaps, and Deletions

According to ASTM E1527-13, data gaps can occur when the environmental professional is unable to obtain information required by ASTM Standard Designation E1527-13, despite good faith efforts to gather such information. Pursuant to 40 CFR §312 and ASTM E1527-13, only significant data gaps, defined as those which affect the ability of the environmental professional to identify RECs, need to be documented.

Pursuant to ASTM E1527-13, historical sources are required to document property use at five-year intervals back to when the property was first developed or back to 1940, whichever is earlier. Data failure is considered a data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources which are ascertainable with reasonable effort have been reviewed but the objectives have not been met.

Data gaps affect the ability of the environmental professional to identify *recognized environmental conditions*, and identify for example, say sources of information which were consulted to address the gaps. A property’s historical use is not identified back to 1940 because of data failure, but the earliest source reviewed shows the property was undeveloped. This data gap by itself would not be significant.

A data gap is only significant if other information and / or professional experience raises reasonable concerns involving the data gap. For example, if a building on the property is inaccessible during the site visit, and the environmental professional’s experience indicates such a building often involves activity which leads to a *recognized environmental condition*, the inability to inspect the building would be a significant data gap warranting comment.



Notwithstanding a data failure, standard historical sources may be excluded if:

- 1) the sources are not reasonably ascertainable, or
 - 2) past experience indicates the sources are not likely to be useful, accurate, or complete in terms of satisfying the objectives sufficiently. Other historical sources specified in ASTM E1527-13 8.3.4.9 may be used to satisfy the objectives but are not required to comply with this practice. If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion. If the data failure represents a significant data gap, the report shall comment on the impact of the data gap with regard to how such a data failure might influence the environmental professional's ability to identify *recognized environmental conditions (RECs)*, *Controlled Recognized Environmental Conditions (CRECs)*, *Historical Recognized Environmental Conditions (HRECs)*, *de minimis* conditions or other environmental considerations.
- EHI** did not identify any significant data gaps which may affect the ability to identify *RECs*, *CRECs*, *HRECs*, *de minimis* or other environmental conditions.
- EHI** identified the following data gaps which may affect the ability to identify *RECs*, *CRECs*, *HRECs*, *de minimis* or other environmental conditions:
- 1) _____
 - 2) _____
 - 3) _____

6.6 Statement of Conformance, Signature, and References

6.6.1 Statement of Conformance

As required by 40 CFR § 312.21(d), I declare, to the best of my professional knowledge and belief, I meet the definition of ***Environmental Professional*** as defined in §312.10 of 40 CFR § 312 and ASTM E1527-13 3.2.32.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312 and ASTM E1527-13.



6.6.2 Signature

Signature: B.J. Atkins
President

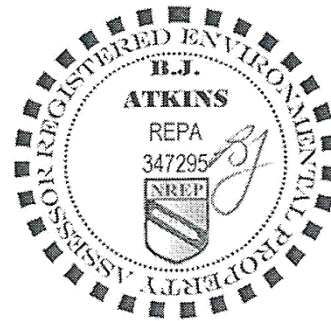
Environmental HELP, Inc. (EHI)

Professional Seal / Stamp:



Qualified Environmental Professional
QEP No. 03000016

Professional Seal / Stamp:



Registered Environmental Property Assessor
REPA No. 347295



6.6.3 References

Published referenced sources relied upon in preparing this Phase I Environmental Site Assessment include but are not limited to:

Reference		Source
1)	<i>ASTM Standards: E-1528-06 (2/06)</i> Practice for Environmental Site Assessments: Transaction Screen Process	Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process
2)	<i>ASTM Standards: E-1527-94 (6/94)</i> Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process	Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process
3)	<i>ASTM Standards: E-1903-11 (6/11)</i> Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process	Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process
4)	<i>ASTM Standards: E-1903-97 (12/97)</i> Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process	Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process
5)	<i>ASTM Standards: E-1527-13 (11/13)</i> Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process	Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process
6)	<i>ASTM Standards:</i> Draft Guide for: Phase I Environmental Site Assessment Process	Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process
7)	<i>Site Auditing: Environmental (1991)</i> Assessment of Property as Revised by Laura McHugh, P.E., R.E.A.	Specialty Technical Publishers
8)	Environmental Site Assessment Fourth Edition (11/94) by George R. Harrison, Ph.D.	Real Estate Law Institute and Lincoln Graduate Center
9)	Real Estate Environmental Screening Third Edition (11/94) by Marvin T. Deane, J.D.	Real Estate Law Institute and Lincoln Graduate Center
10)	ENVIROSTOR Website Maintained by the California Department of Toxic Substances Control (DTSC)	https://www.envirostor.dtsc.ca.gov/public/
11)	GeoTracker Website Maintained by the State Water Resources Control Board (SWRCB)	http://geotracker.waterboards.ca.gov/
12)	Standard Handbook of Environmental Engineering (1989) by Robert A. Corbitt	McGraw-Hill, Inc.
13)	<i>Guide to Environmental Risk Management Policies & Procedures for Financial Institutions (1993)</i>	Vista Environmental Information, Inc. (Version 1.1)
14)	<i>40 CFR §312 – All Appropriate Inquiry (effective November 1, 2006)</i>	Code of Federal Regulations
15)	Air Permits Database	http://www.vcapcd.gov/
16)	Personal Interviews	Owner, occupant or representative of the ownership interest(s) of the target property. Realtor representing sellers.
17)	Environmental Records Search (ERS) - Vendor	https://www.reccheck.com/



7.0 NON-SCOPE SERVICES

7.1 Additional Appropriate Investigation or Recommendations

An opinion regarding appropriate further investigation to detect the presence of hazardous substances or petroleum products is provided below. This opinion should be acted upon if greater certainty is required regarding the identified *Recognized Environmental Conditions (RECs)*, *Controlled Recognized Environmental Conditions (CRECs)*, *Historical Recognized Environmental Conditions (HRECs)*, *de minimis* conditions or other environmental considerations.

Further investigation such as sampling, analysis or other non-scope considerations which may be required to provide a complete assessment are:

- NOT** recommended.
- Recommended.

7.2 Non-Scope Considerations

The following are several non-scope considerations which may be required to provide a more complete assessment in connection with this real estate transaction⁸:

- NO ADDITIONAL** issues or non-scope considerations need to be assessed.
- The following issues or non-scope considerations are recommended:
(see table below)

⁸ NOTE: No implication is intended as to the relative importance of inquiry into these items and this list is not all-inclusive.



Is Recommended	Used for this Phase I	Not Applicable	Non-Scope Consideration
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asbestos Containing Material (ACM): Asbestos Survey
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon: Radon Survey
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lead-Based Paint (LBP): Lead-Based Paint Survey
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lead in Drinking Water
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands Delineation and Ecological Integrity Assessment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regulatory Compliance Inspections / Audits
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultural and Historical Resources: Archeological Survey
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Industrial Hygiene: Employee Exposure Monitoring
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Health and Safety: Worker Safety Assessment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ecological Resources / Endangered Species: Bio Survey
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indoor Air Quality / Indoor Environmental Assessment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High Voltage Power Lines – Electromagnetic Field(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Phase II Environmental Site Assessment: Subsurface Investigation
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential Vapor Intrusion Condition (p-VIC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:

7.3 Summary of Additional Services

- No additional services were contracted for between *Environmental HELP, Inc. (EHI)* and **CALTEN CAPITAL LLC**.
- Additional services contracted for between **CALTEN CAPITAL LLC** and *Environmental HELP, Inc. (EHI)*, including, for example, a broader scope of assessment, more detailed conclusions, liability / risk evaluations, a Phase II Environmental Site Assessment with testing or other assessment activities, remediation techniques, etc. are described below:

- 1) _____
- 2) _____
- 3) _____



8.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Being responsible environmentally for the acquisition of nearly one billion dollars in petroleum, commercial, industrial, and residential properties, principals at AEH actively participated in this environmental site assessment.

The principal investigator, Mr. B.J. Atkins, is the Principal Owner of *Environmental HELP, Inc. (EHI)*. He has nearly 40 years of experience with Phase I and Phase II Environmental Site Assessments, industrial environmental compliance consulting, subsurface investigations, and remediation projects. He has performed numerous environmental site assessments for private interests in the petroleum exploration and production industry as well as for purchasers, lenders and municipalities.

His abbreviated list of Registrations / Certifications follows:

- Certified Indoor Air Quality Professional (CIAQP No. 448);
- Certified Indoor Environmental Consultant (CIEC No. 0604003);
- Qualified Environmental Professional (QEP No. 03000016);
- Registered Environmental Property Assessor (REPA No. 347295);
- Certified Waste Management Professional (CWMP No. 413010110170110);
- Certified Environmental and Safety Compliance Officer (CESCO No. 413010111170110);
- Certified Hazardous Material Manager (CHMM No. 3412);
- California Certified Asbestos Consultant (CAC No. 95-1767);
- Certified Asbestos Building Inspector (ABI No. 02181); and
- Qualified Industrial Stormwater Practitioner (QISP) Trainer of Record (ToR) (QISP ToR No. 006)

DISCLAIMER

The findings of this report are based on site inspections, discussions/interviews, and review of reasonably available file information from various sources. The accuracy of the findings and conclusions is to the reliability of all these sources of information.

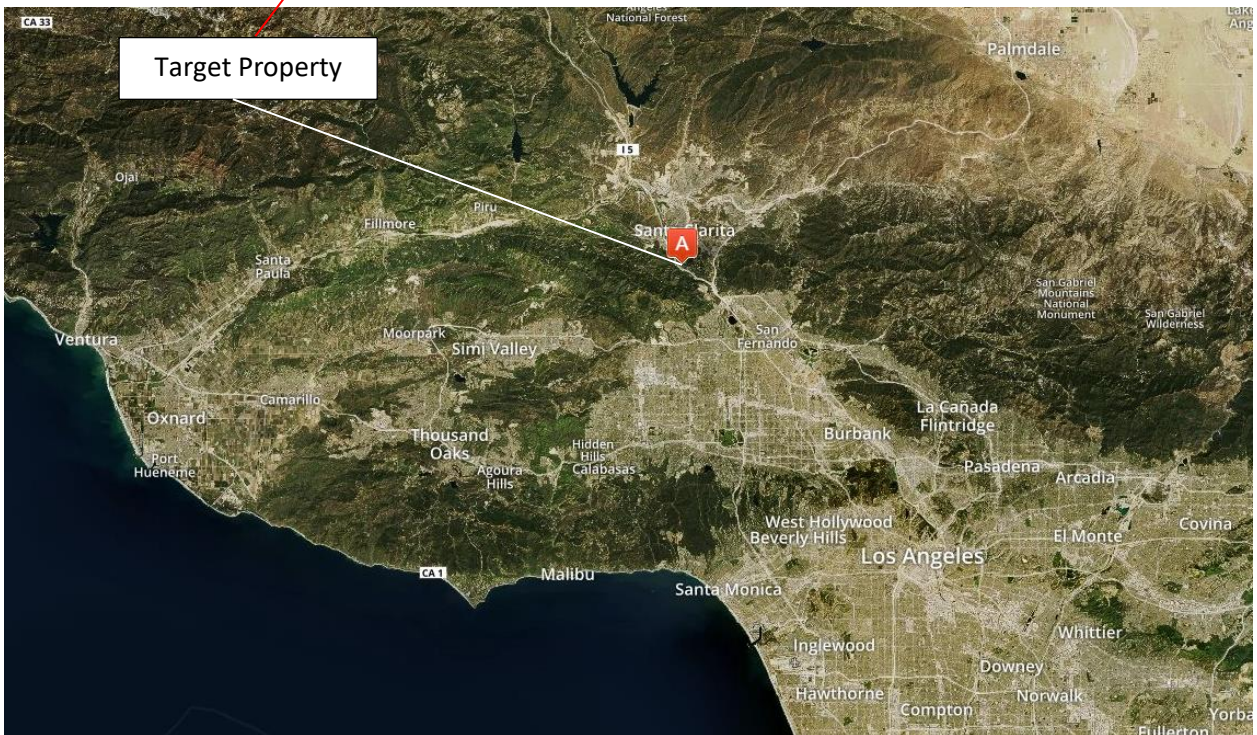
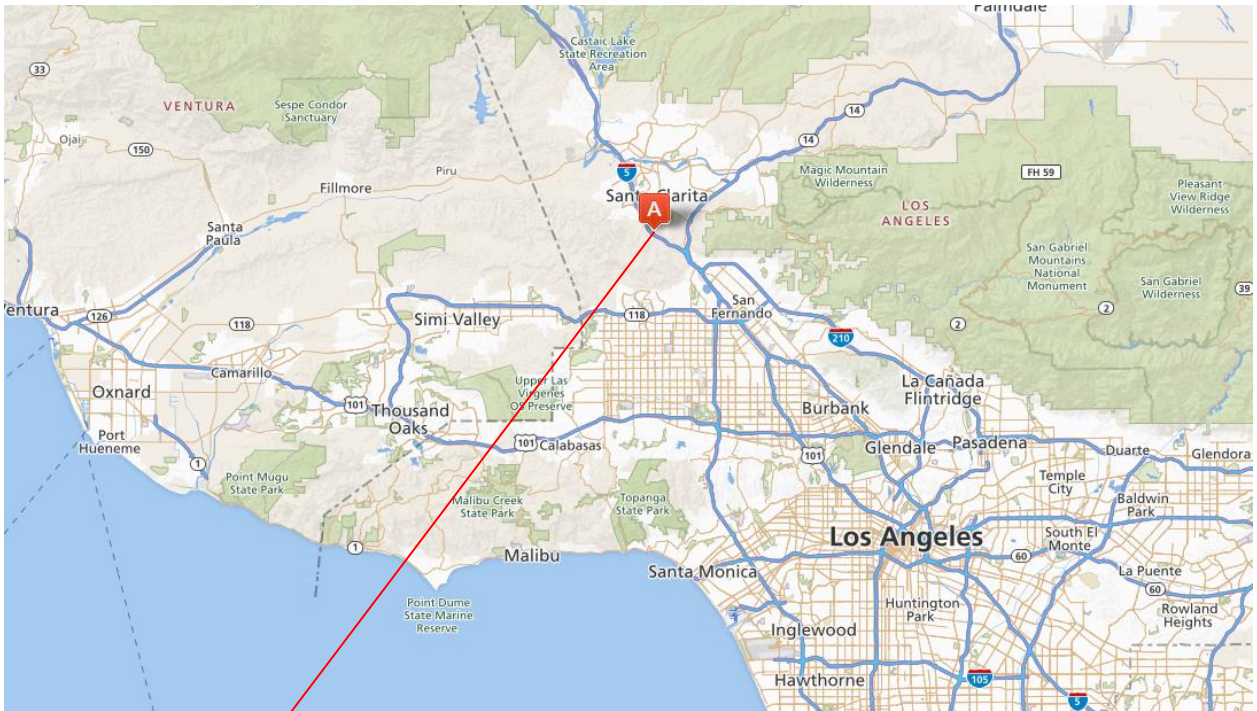
No environmental site assessment can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a property. Performance of this practice (ASTM Standard Designation E-1527-13 and required by the EPA regulation found in 40 CFR §312 – All Appropriate Inquiry) is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with a property, and both practices recognize reasonable limits of time and cost. A subsurface investigation would eliminate a great deal of uncertainty with regard to whether previous industrial activities on this or adjacent properties has resulted in significant residual environmental liability.

Environmental HELP Inc. shall in no event be liable for any personal injury, property or other damages of any nature whatsoever, whether special, indirect, consequential or compensatory, directly or indirectly resulting from the publication, use or reliance upon these data. These findings are the best professional judgment of the California Registered Environmental Assessor whose signature appears on the document and may be used for the general consideration of the proposed transfer of ownership of this property.

Environmental HELP, Inc. is not responsible for any claims or damages associated with the interpretation of available information. In the event changes in the nature of the property occur, or additional relevant information about the property becomes available, the conclusions and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed and the conclusions of this report modified or verified in writing.

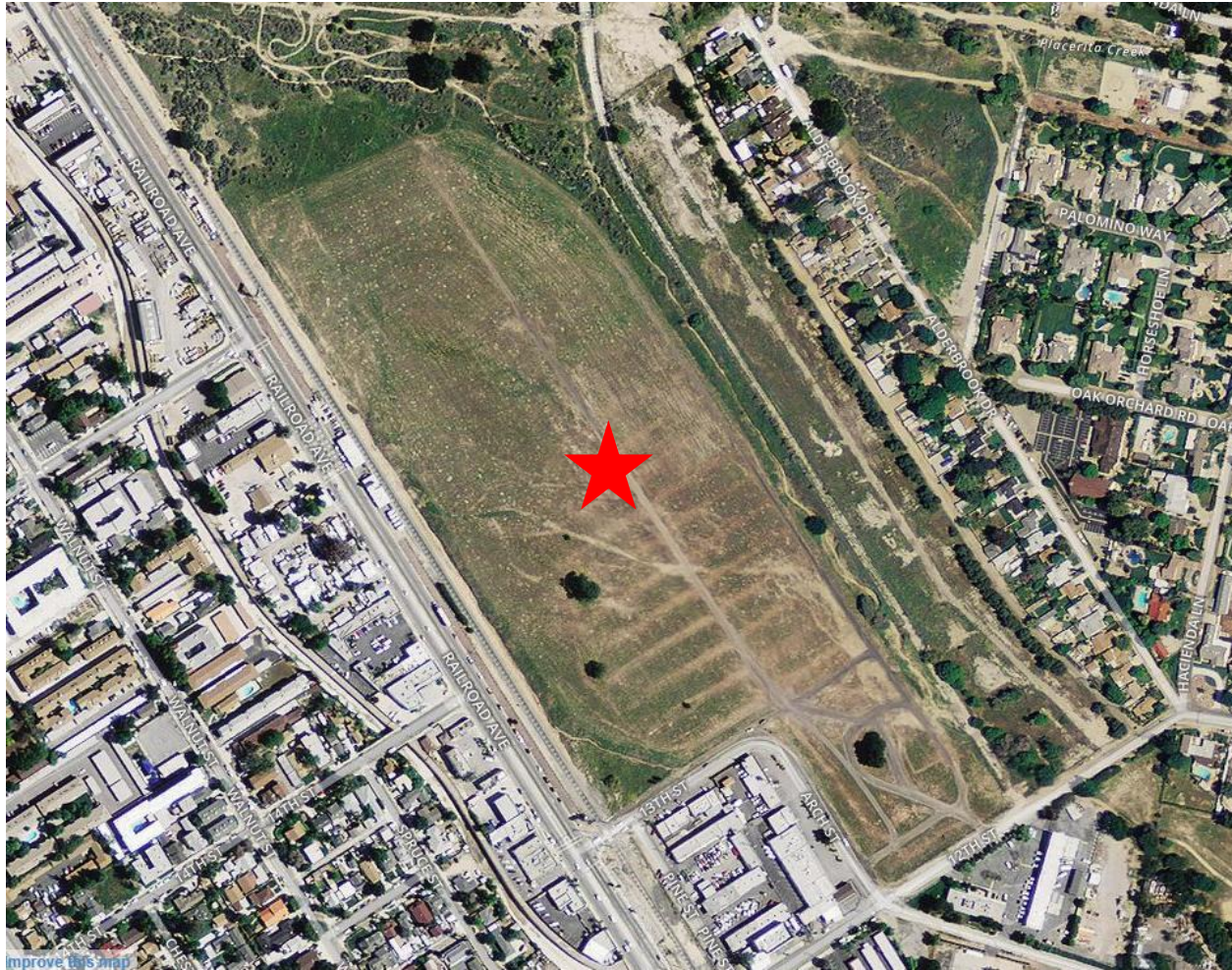


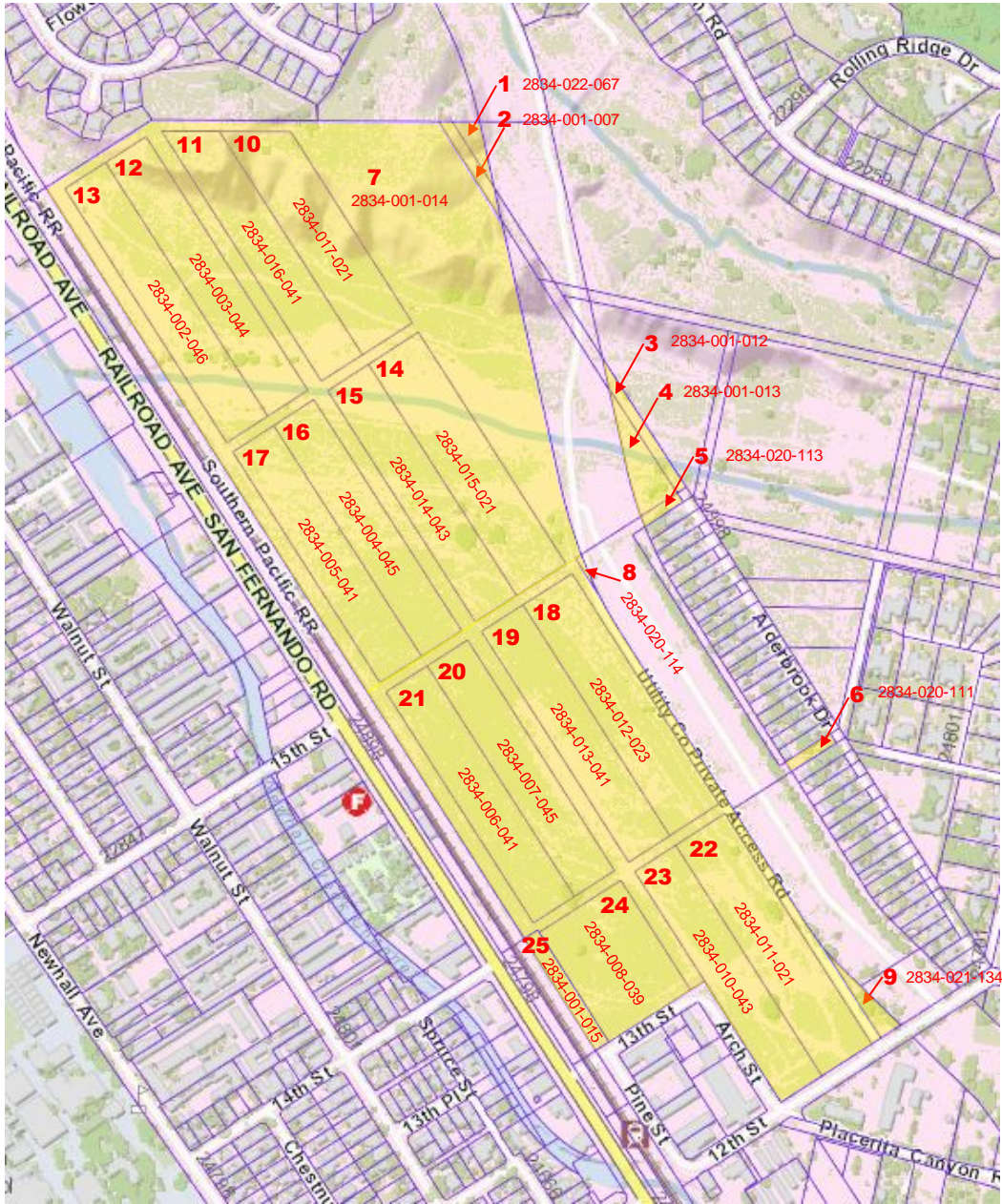
Appendix A.1 Site Vicinity Map





Appendix A.2 Site Plot Plan



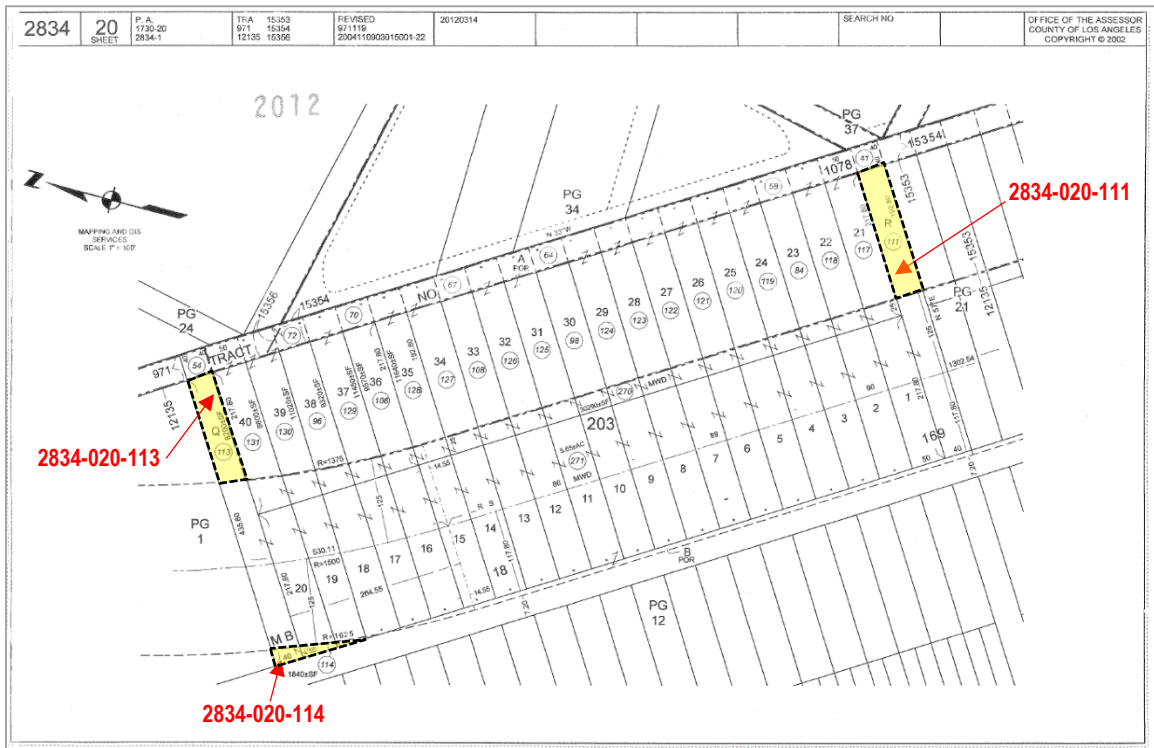
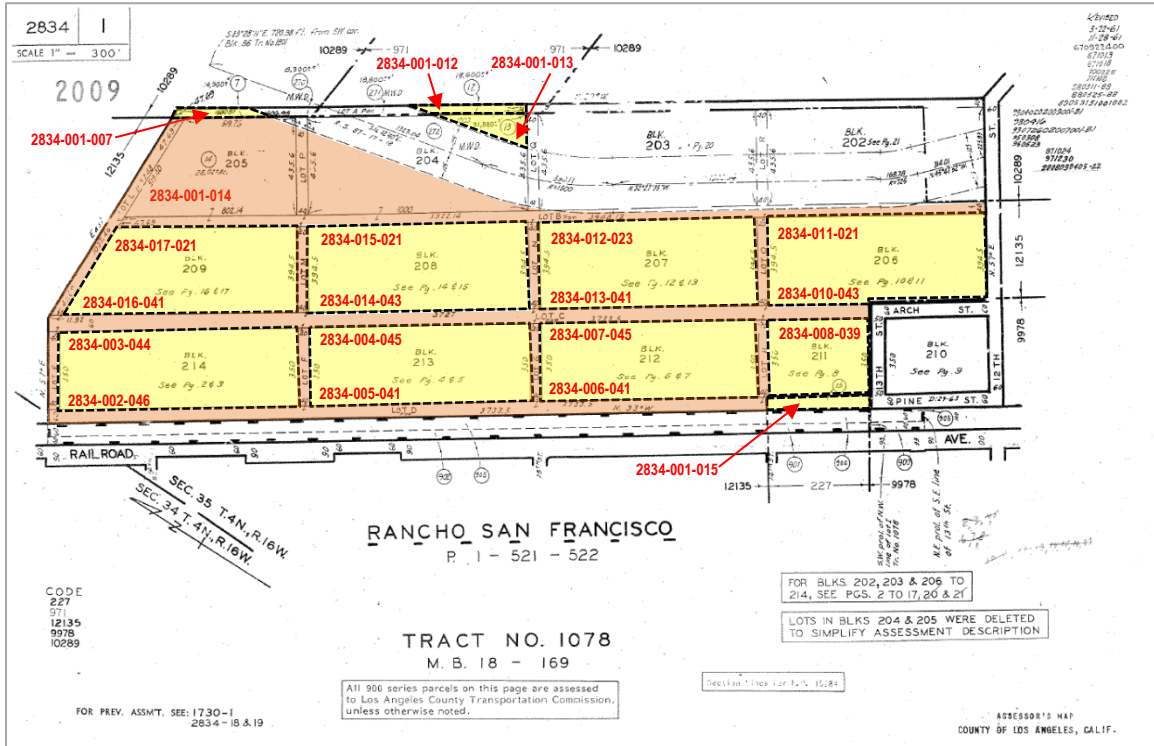


APN No.	APN No.	APN No.	APN No.	APN No.
1 2834-022-067	6 2834-020-111	11 2834-016-041	16 2834-004-045	21 2834-006-041
2 2834-001-007	7 2834-001-014	12 2834-003-044	17 2834-005-041*	22 2834-011-021
3 2834-001-012	8 2834-020-114	13 2834-002-046	18 2834-012-023	23 2834-010-043
4 2834-001-013	9 2834-021-134	14 2834-015-021	19 2834-013-041	24 2834-008-039
5 2834-020-113	10 2834-017-021	15 2834-014-043	20 2834-007-045	25 2834-001-015

*24964 Railroad Avenue, Santa Clarita, CA 91321



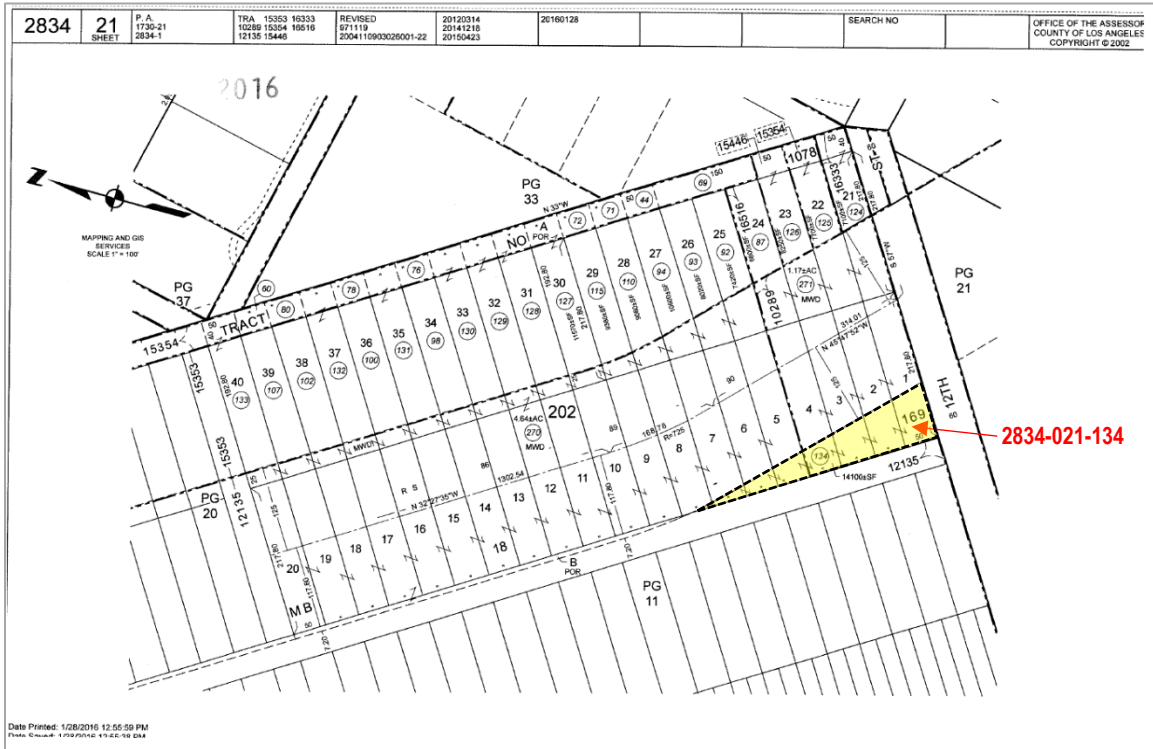
Appendix A.3 Parcel Map





Phase I Environmental Site Assessment (ESA)

EHI Project No. CA10620A





Appendix A.4 Historical Research Documentation (if available)

	Reasonably Ascertainable and Reviewed	No Records Found or N/A
A.4.1 Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.4.2 Historical Topographic Maps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.4.3 Fire Insurance (Sanborn®) Maps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.4.4 City Directories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.4.5 Legal Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.4.6 Environmental Lien Search	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A.4.7 Other: _____	<input type="checkbox"/>	<input type="checkbox"/>



Appendix A.4.1 Aerial Photographs



Historical Aerial Photo
Year 1947



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

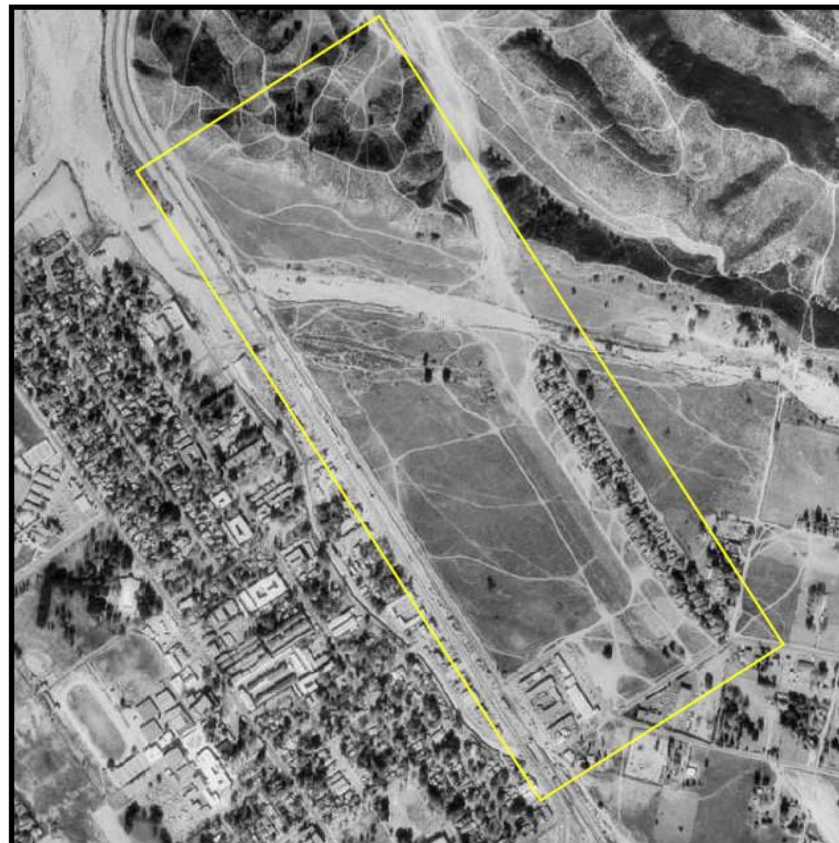


Historical Aerial Photo
Year 1959



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Aerial Photo
Year 1969



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

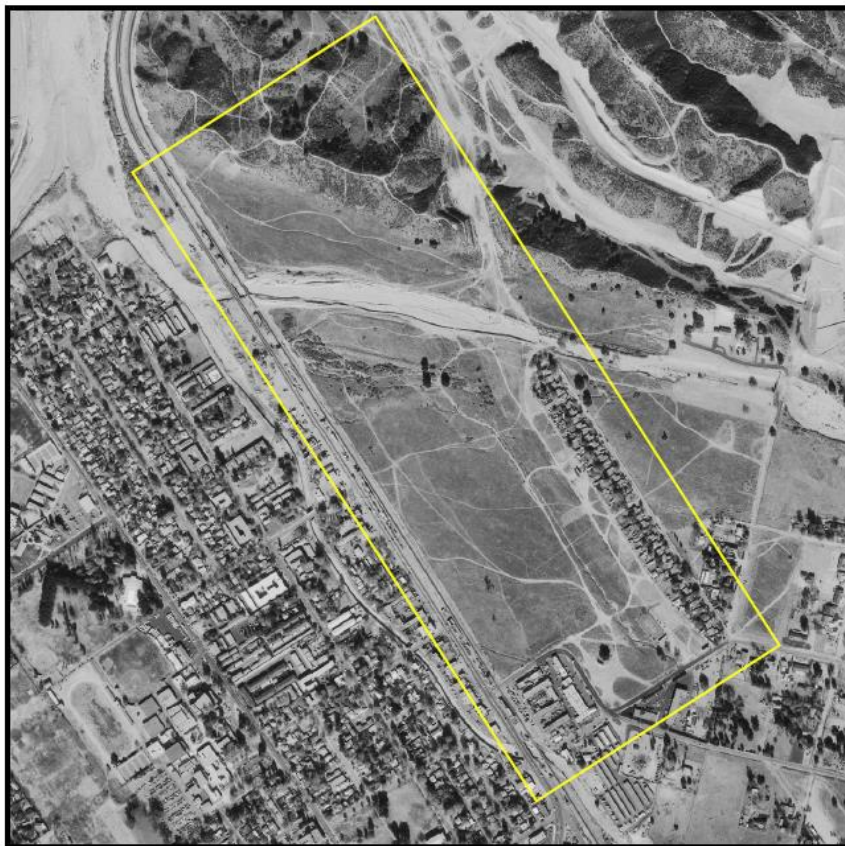


Historical Aerial Photo
Year 1977



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Aerial Photo
Year 1980



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Aerial Photo
Year 1994



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Aerial Photo
Year 2005



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Aerial Photo
Year 2014



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Aerial Photo
Year 2019

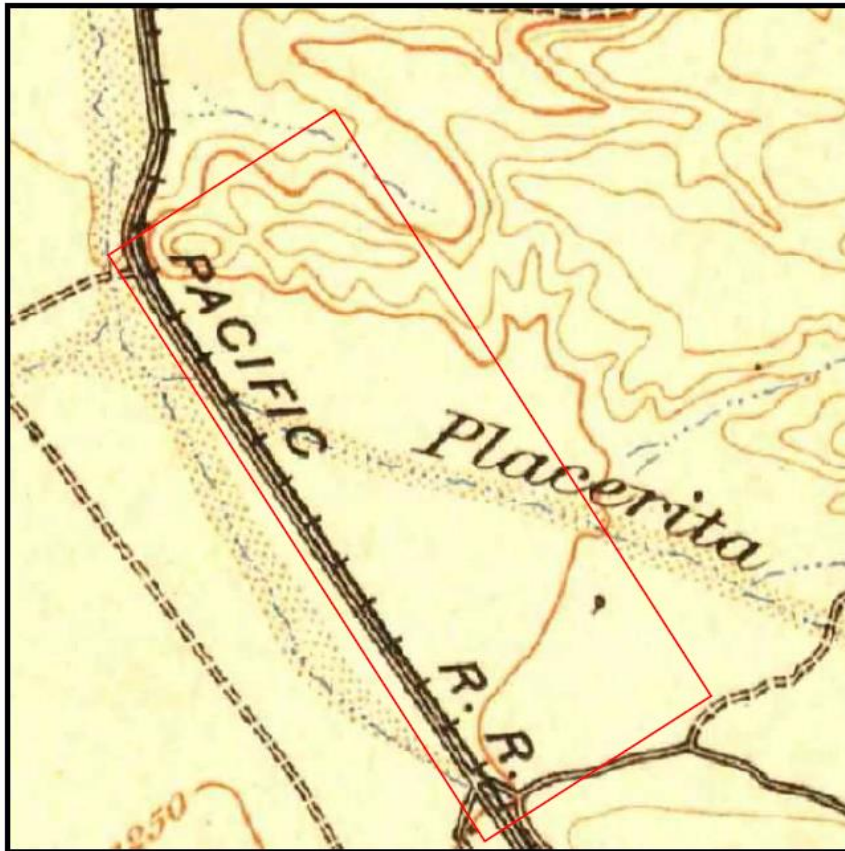


Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Appendix A.4.2 Historical Topographic Maps

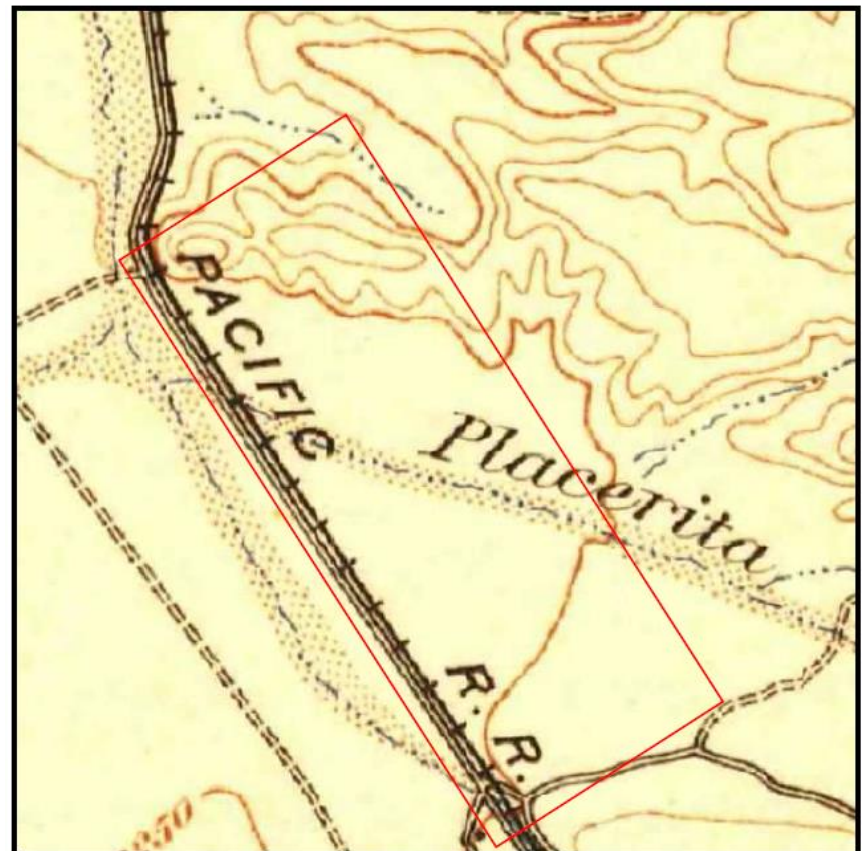


Historical Topographic Map
Year 1903



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

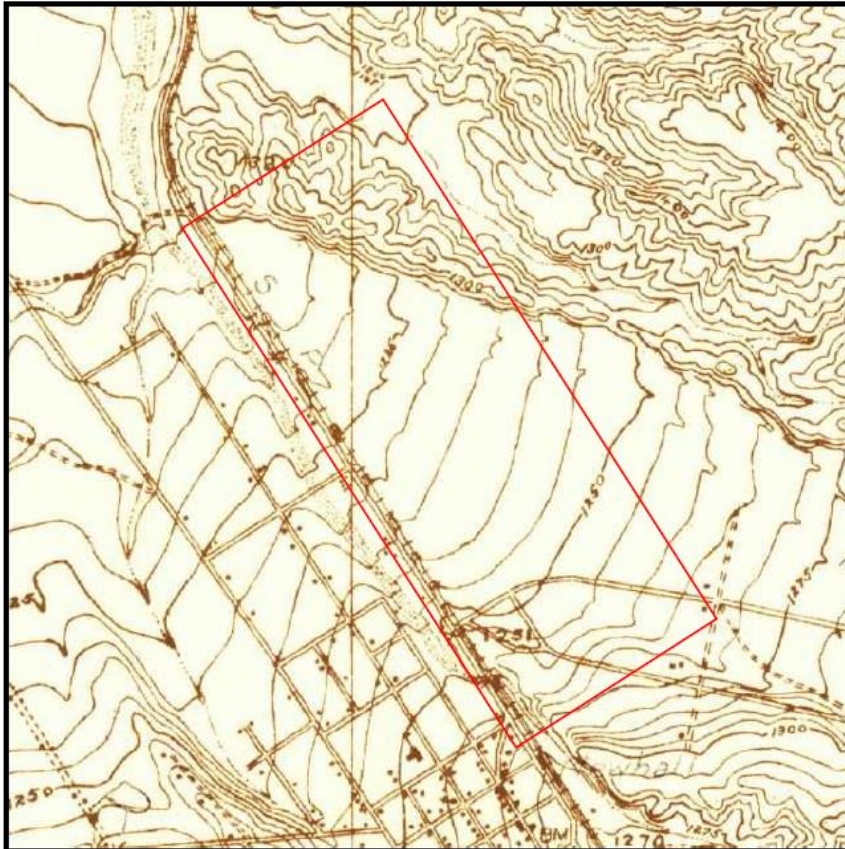


Historical Topographic Map
Year 1916



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

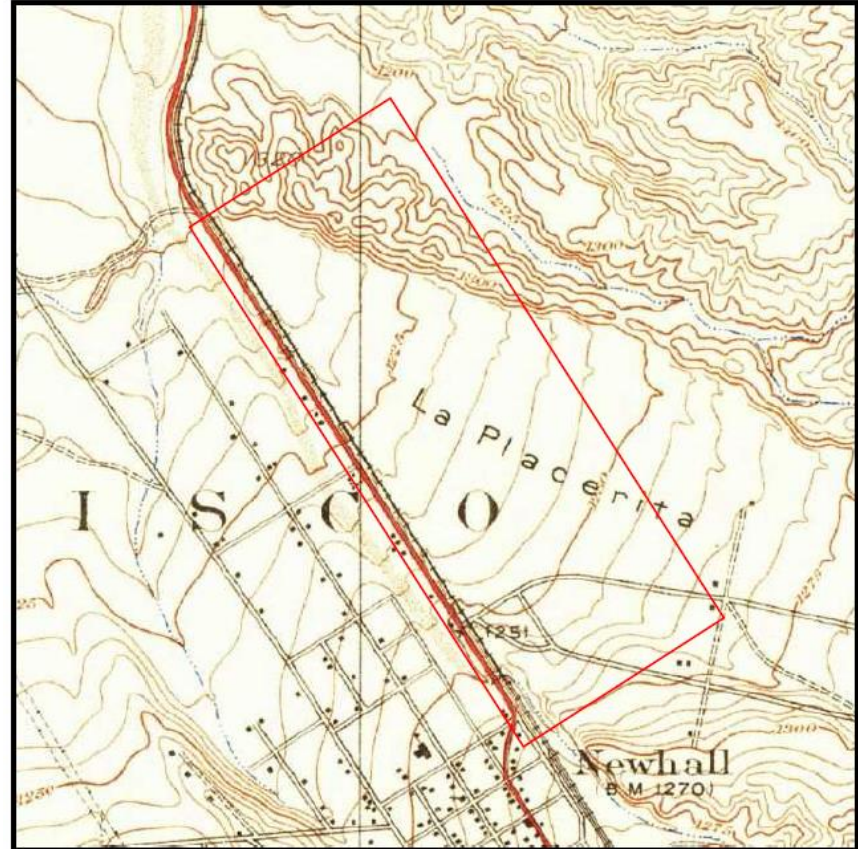


Historical Topographic Map
Year 1929



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

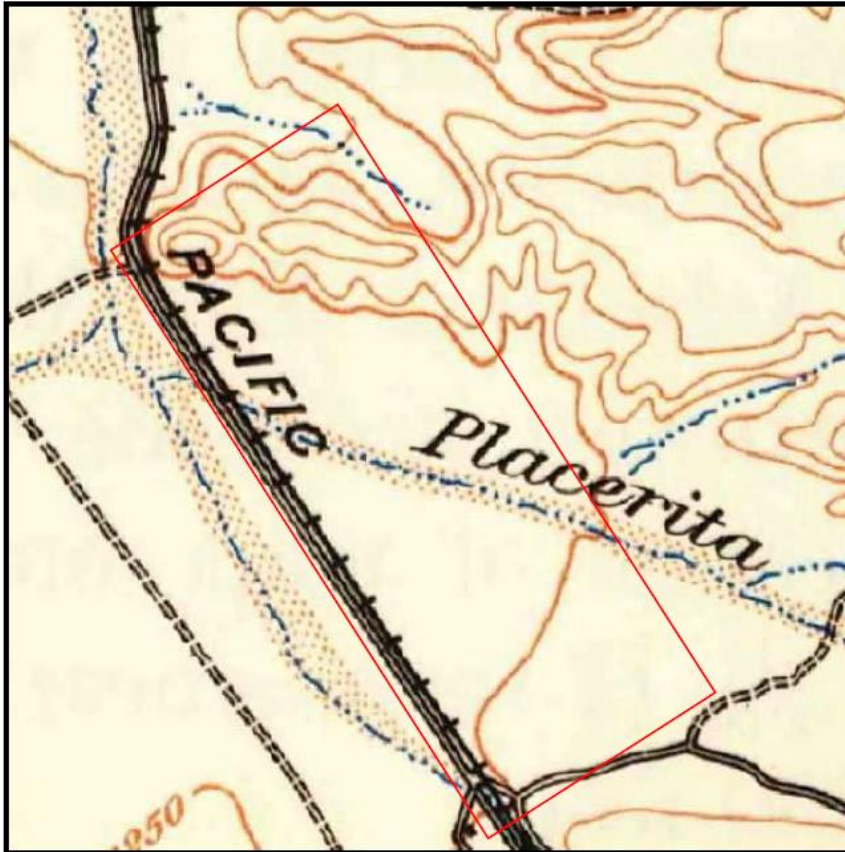


Historical Topographic Map
Year 1933



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

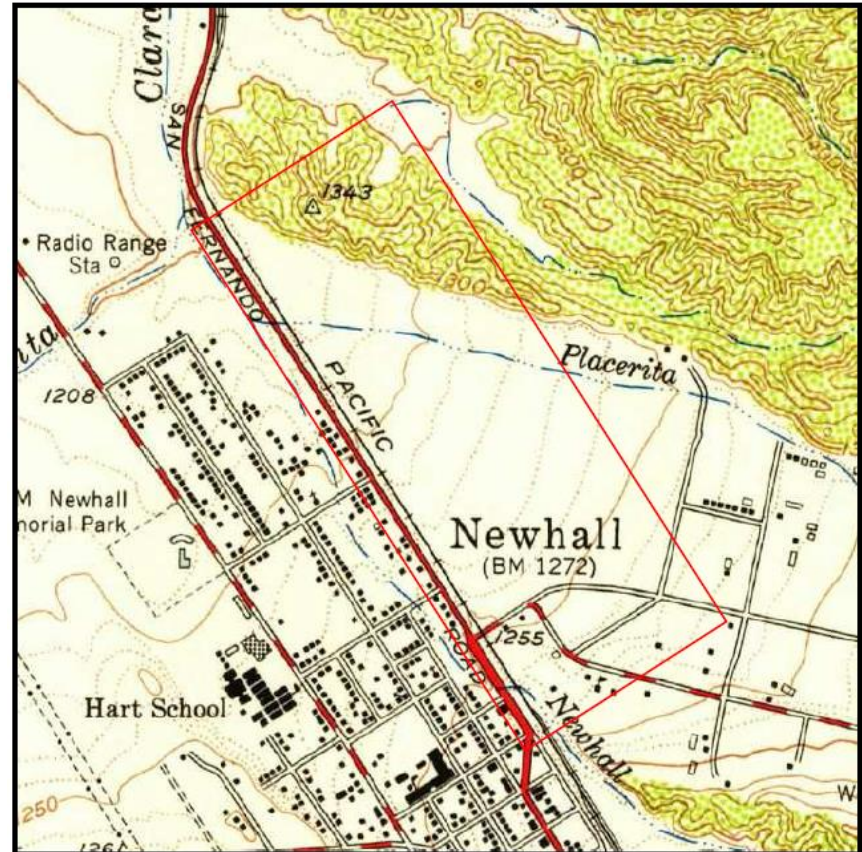


Historical Topographic Map
Year 1948



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

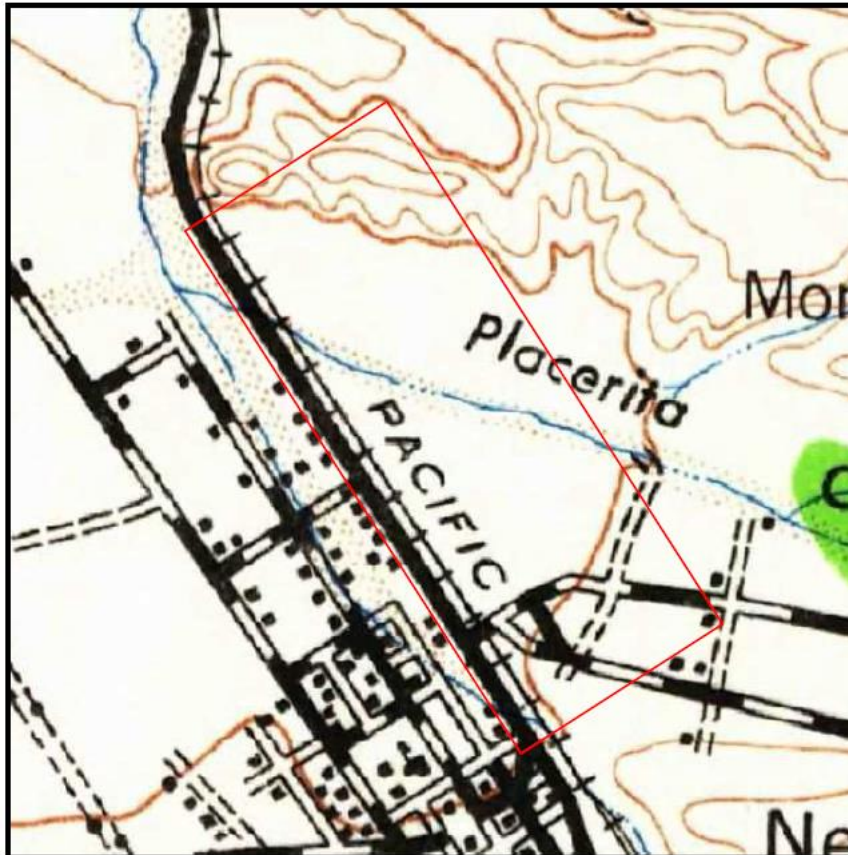


Historical Topographic Map
Year 1953



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

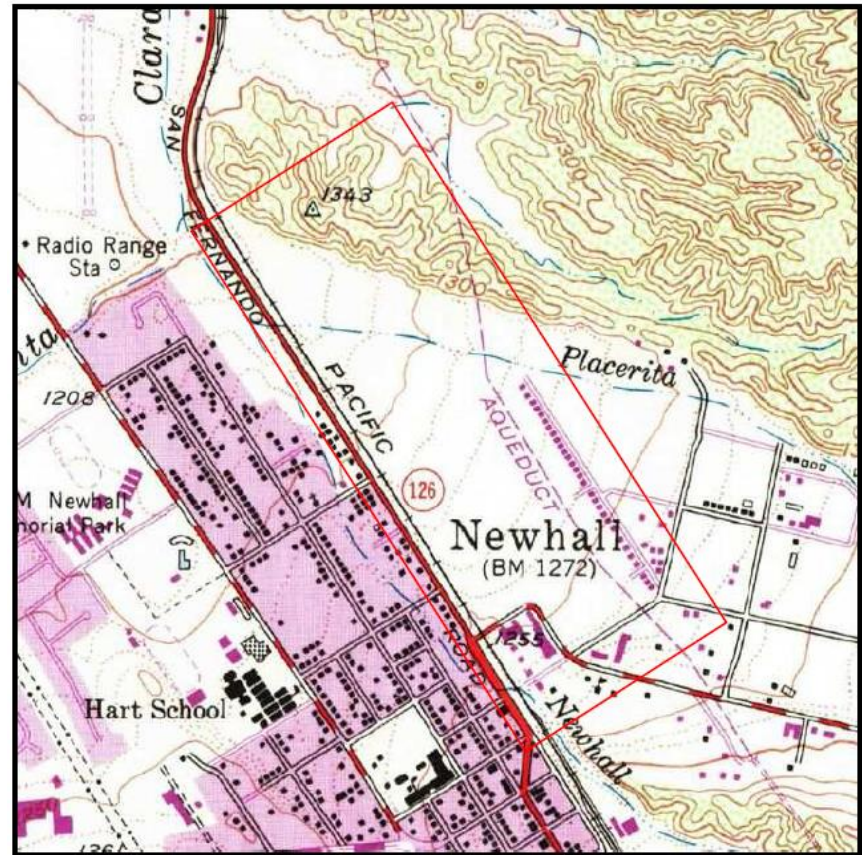


Historical Topographic Map
Year 1964



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

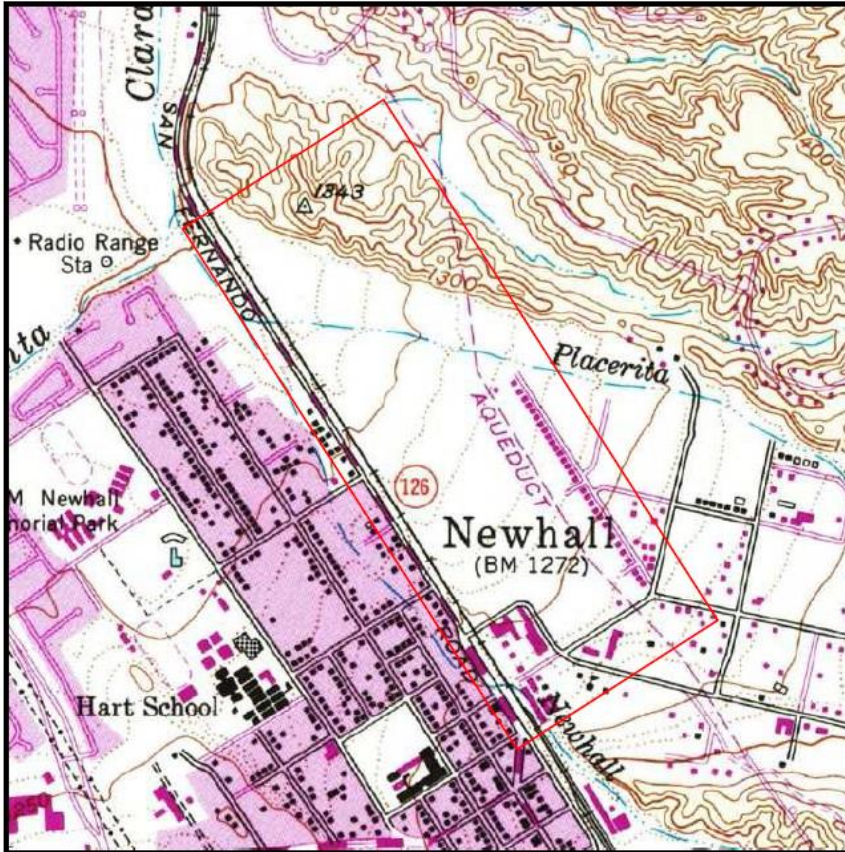


Historical Topographic Map
Year 1970



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

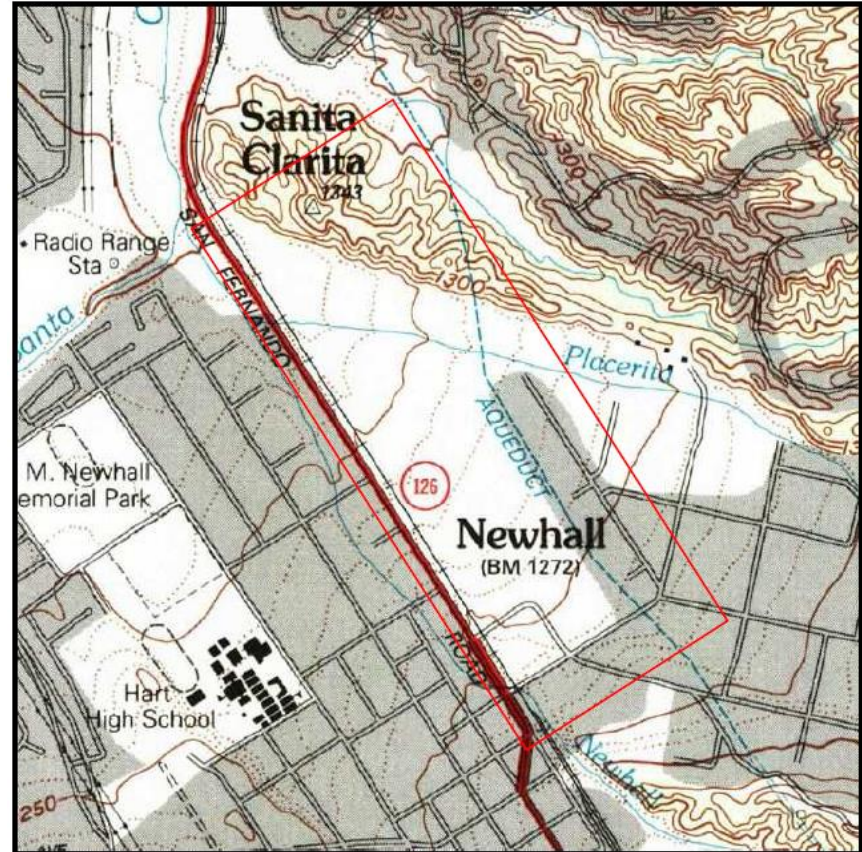


Historical Topographic Map
Year 1988



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168

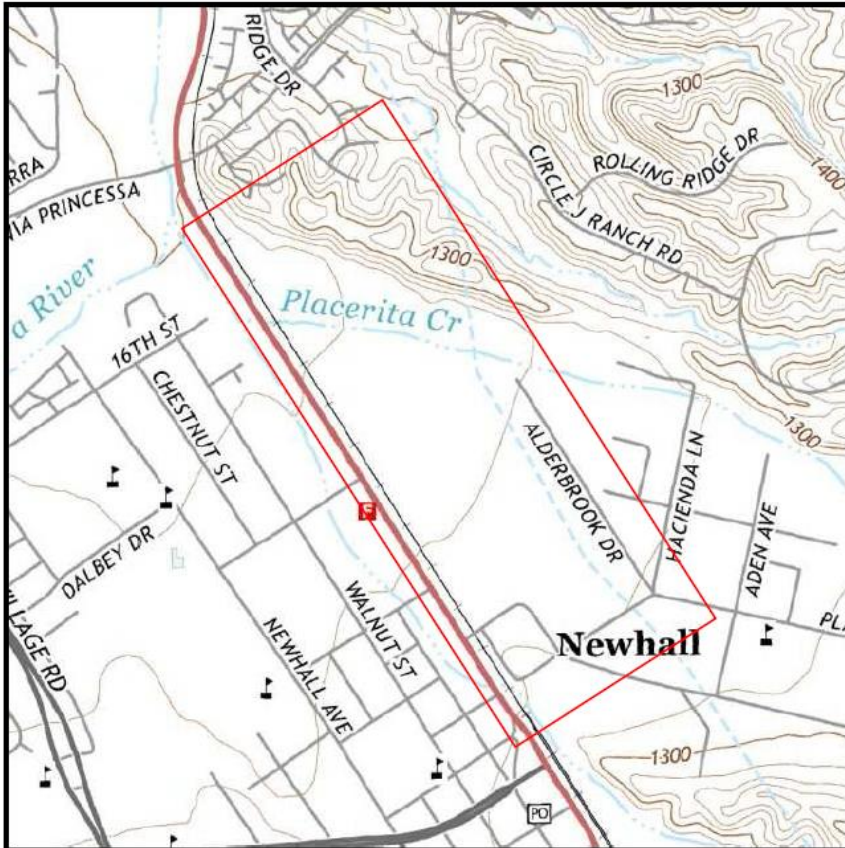


Historical Topographic Map
Year 1999



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Historical Topographic Map
Year 2015



Santa Clarita, CA

Target Site: 34.389852, -118.532581 Job #: 2104719168



Appendix A.4.3 Fire Insurance (Sanborn®) Maps

EXECUTIVE SUMMARY

Years researched covering your site or adjacent sites:

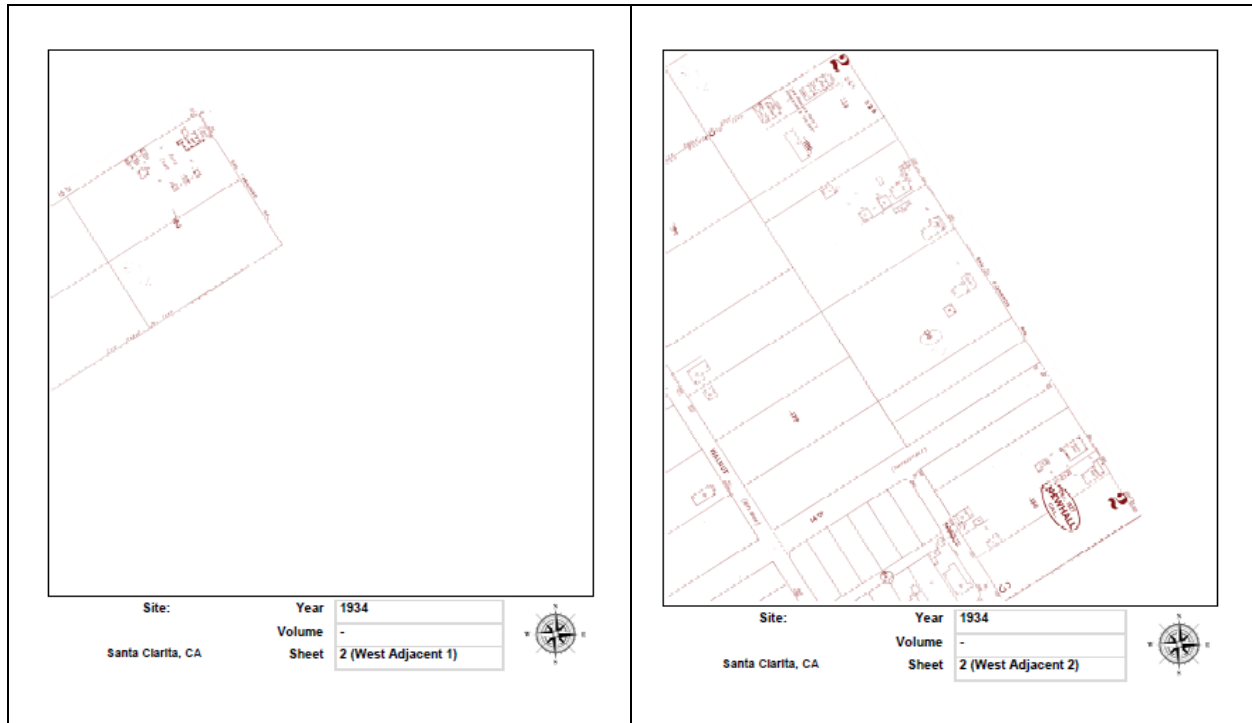
1934	1929	1927		
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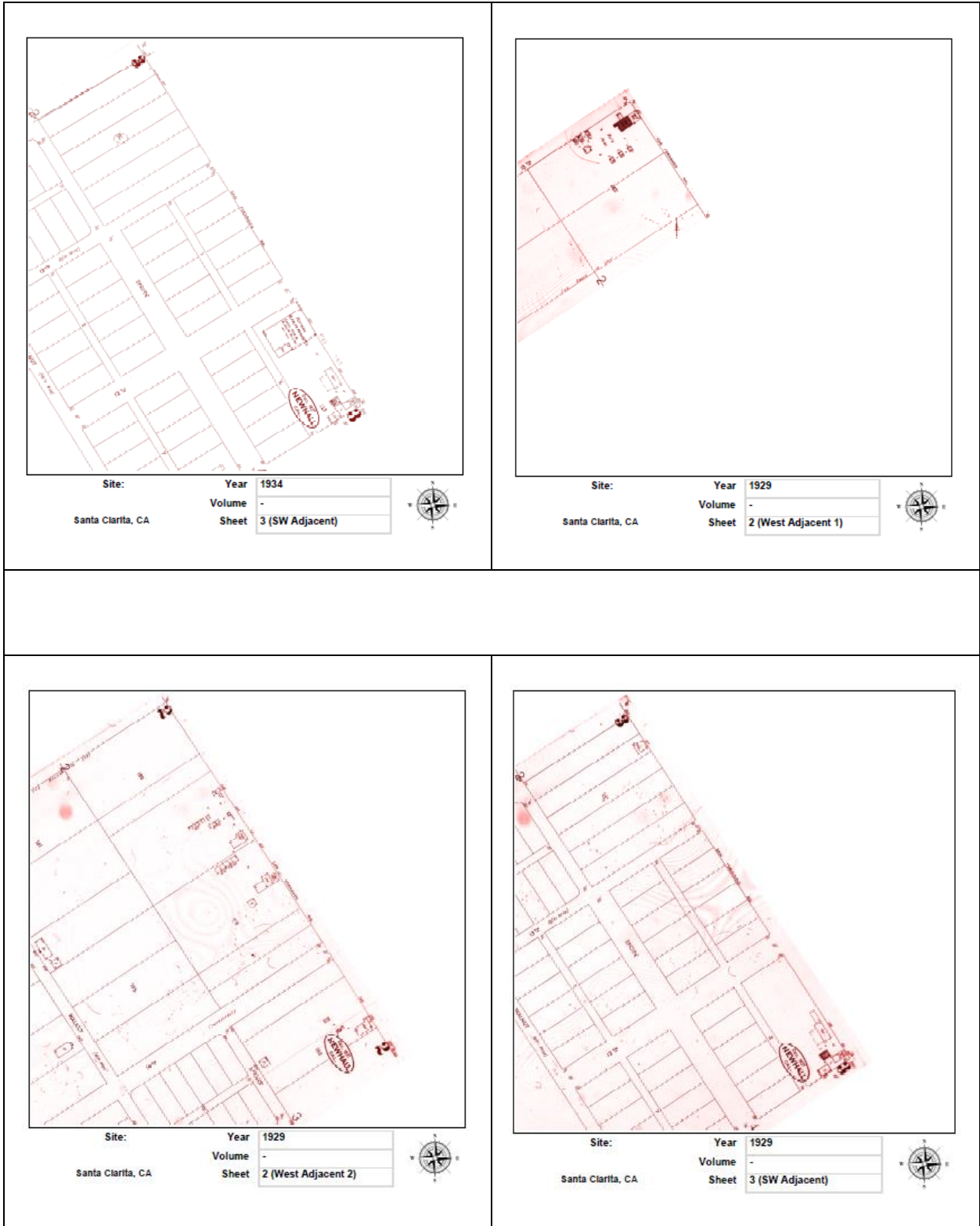
Years researched NOT covering your site or adjacent sites:

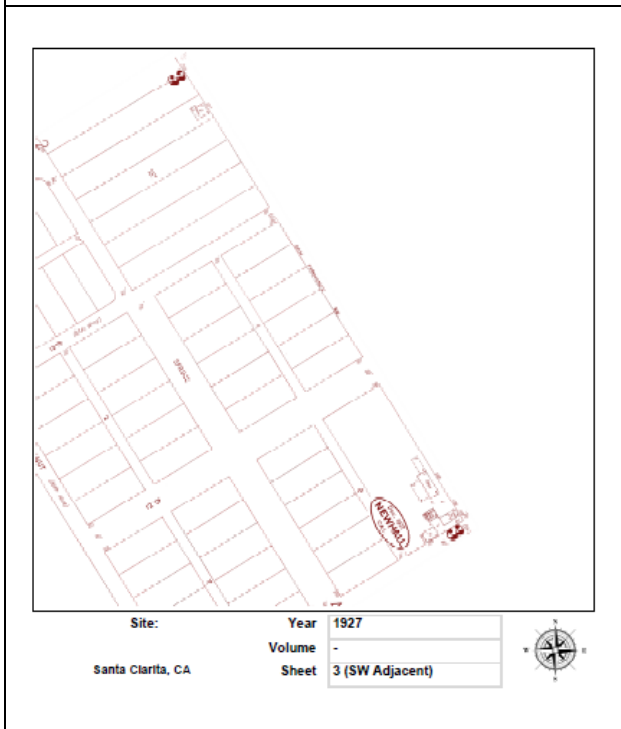
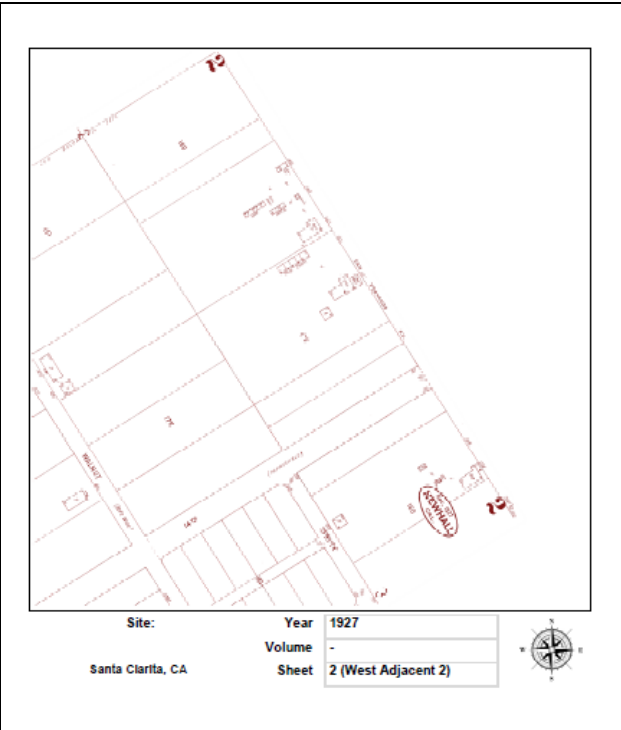
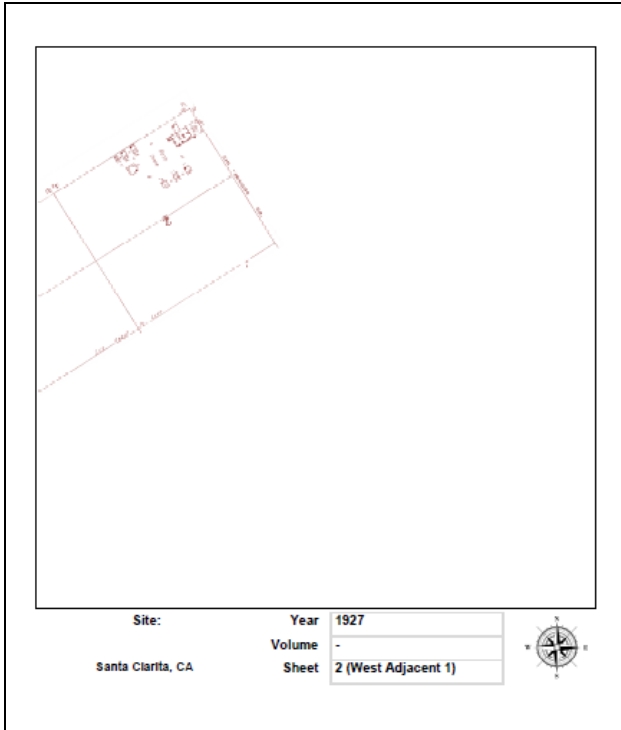
1892	1909	1918	1929 (Saugus)	
------	------	------	------------------	--

ERS's Hybrid Fire Insurance Map represents a combination of a Fire Insurance Map directly overlaid and imbedded into a current parcel map of the subject property and all nearby and adjacent sites (usually at least a block surrounding the subject property). The Hybrid Fire Insurance Map is a sophisticated tool for Environmental Professionals, thereby saving them time and increasing their accuracy.


ERS's research has been limited to the facts presented on fire insurance maps only. All terms, conditions, and limitations normally associated with work contracted by ERS and presented or associated with the fire insurance maps are in effect at all times. This Hybrid Map, all its information and content have been derived, reconfigured and reformatted (creating an entirely new map) from and relies upon fire insurance maps originally published by The Sanborn Map Company or other publishers and local agency parcel maps. "Digital Sanborn Maps, 1867-1970" is owned by ProQuest, LLC, licensed from Environmental Data Resources, Inc., and some are protected by copyright and other laws that recognize the rights of copyright holders. ERS's research has only been based on these maps; ERS did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources including those maps received from the Library of Congress.







To view the complete
ERS Hybrid Fire Insurance Map Results:



Hybrid Fire
Insurance Map.pdf



Appendix A.4.4 City Directories

Enclosed are the results of our:

City Directory Research

Thank you for selecting *Environmental Record Search!*

The attached image files represent the findings of our research of the subject site and immediate adjacent sites.

**Streets Researched: (Site 1) 22400-22600 Block of 12th Street
 (Site 2) 24700-25000 Block of Alderbrook Drive
 (Site 3) 24660-25200 Block of Railroad Avenue / San Fernando Road**

Years researched which did cover your site or adjacent sites:

2007	2005	2000	1995	1990-1991
1985	1980	1975	1971	

Years researched which did NOT cover your site, adjacent sites, or books not available:

1971 No 12th Street	1971 No Alderbrook Drive			
---------------------------	-----------------------------------	--	--	--

ER8's research has been limited to the information presented in the reviewed city directories only. All terms, conditions, and limitations normally associated with work contracted by ER8 and presented or associated with the city directories are in effect at all times. This letter summary, all its information, and content have been derived from and rely upon the reviewed city directories. ER8's research has only been based on these books; ER8 did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources.

To view the complete
ERS City Directory Research Report Results:



City Directory
Research.pdf



Appendix A.4.5 Legal Description

The following legal descriptions were provided as part of the *Environmental Lien Research* report results provided by Environmental Record Search (ERS):

Exhibit "A" to Grant Deed

Description of Real Property

PARCEL 1:

LOTS 1 AND 4 THROUGH 8 INCLUSIVE OF BLOCK 202, LOTS 18 THROUGH 20 INCLUSIVE, OF BLOCK 203; LOTS 1 THROUGH 40 INCLUSIVE OF BLOCK 204; LOTS 1 THROUGH 13 INCLUSIVE OF BLOCK 205; LOTS 1 THROUGH 60 INCLUSIVE OF BLOCK 206; LOTS 1 THROUGH 60 INCLUSIVE OF BLOCK 207; LOTS 1 THROUGH 60 INCLUSIVE OF BLOCK 208; LOTS 1 THROUGH 58 INCLUSIVE OF BLOCK 209, LOTS 1 THROUGH 38 INCLUSIVE OF BLOCK 211; LOTS 1 THROUGH 80 INCLUSIVE OF BLOCK 212; LOTS 1 THROUGH 80 INCLUSIVE OF BLOCK 213 AND LOTS 1 THROUGH 86 INCLUSIVE OF BLOCK 214, ALL OF TRACT NO. 1078, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THAT CERTAIN STRIP OF LAND 250 FEET WIDE DESCRIBED IN THE DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA RECORDED ON JULY 18, 1967 AS INSTRUMENT NO. 559 IN BOOK D-3705 PAGE 699 OF OFFICIAL RECORDS, AND RECORDED JULY 26, 1967 AS INSTRUMENT NO. 3346 IN BOOK D-3714 PAGE 926, OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID LOT 1 OF BLOCK 202 OF TRACT NO. 1078, ONE HALF OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING IN OR UNDER SAID LAND WITHOUT THE RIGHT TO ENTER UPON THE SURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY MICHAEL MANCINO, A SINGLE MAN, IN DEED RECORDED JULY 15, 1963 AS INSTRUMENT NO. 5131 IN BOOK D-2104 PAGE 54 OFFICIAL RECORDS.

APN(s): 2834-001-013, 2834-002-046, 2834-003-044, 2834-004-045, 2834-005-041, 2834-006-041, 2834-007-045, 2834-008-039, 2834-010-043, 2834-011-021, 2834-012-023, 2834-013-041, 2834-014-043, 2834-015-021, 2834-016-041, 2834-017-021, and a portion of 2834-001-014, 2834-020-114, 2834-021-134.

PARCEL 2:

LOTS 2 AND 3 OF BLOCK 202 OF TRACT NO. 1078, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THOSE PORTIONS LYING NORTHEASTERLY OF A LINE WHICH IS PARALLEL WITH AND 125 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES OR RADially FROM THE FOLLOWING DESCRIBED TRAVERSE LINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID BLOCK 202 DISTANT THEREON SOUTH 57° 32' 13" WEST 225.83 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 202; THENCE NORTH 45° 47' 52" WEST 314.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST TANGENT TO SAID LAST MENTIONED COURSE, AND HAVING A RADIUS OF 725 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 20' 17" AN ARC DISTANCE OF 168.78 FEET; THENCE NORTH 32° 27' 35" WEST TANGENT TO SAID CURVE ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT 117.80 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINES OF SAID BLOCK 202 AND BLOCK 203 OF SAID TRACT NO. 1078, A DISTANCE OF 1302.54 FEET TO A POINT WHICH IS DISTANT SOUTH 32° 27' 35" EAST ALONG SAID PARALLEL LINE 264.55 FEET FROM THE NORTHWESTERLY LINE OF SAID BLOCK 203, SAID POINT BEING ALSO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1500 FEET; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 20° 14' 55" AN ARC DISTANCE OF 530.11 FEET.



ALSO EXCEPTING FROM SAID LOT 2, ONE HALF OF ALL OIL, PETROLEUM, GAS, BREA, HYDROCARBONS AND ALL KINDRED SUBSTANCES LOCATED IN, ON, AND UNDER SAID LAND WHICH MAY BE PRODUCED THEREFROM OR THEREON AS RESERVED BY LOUIS MATTIS AND MINNIE MATTIS, HUSBAND AND WIFE, IN DEED RECORDED JUNE 8, 1953 IN BOOK 41909 PAGE 303, OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 2, ONE QUARTER OF ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREON OR THEREFROM AS RESERVED BY ROBERT T. WILKE AND MARGARET L. WILKE, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 4, 1953 AS INSTRUMENT NO. 349 IN BOOK 42378 PAGE 100, OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 3, 50 PERCENT OF ALL OIL, GAS, PETROLEUM, BREA, HYDROCARBONS AND ALL KINDRED SUBSTANCES LOCATED IN, ON, AND UNDER SAID LAND WHICH MAY BE PRODUCED THEREFROM OR THEREON AS RESERVED BY LOUIS MATTIS AND MINNIE MATTIS, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 11, 1952 IN BOOK 38025 PAGE 205, OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 3, ONE QUARTER OF ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES UNDERLYING SAID PROPERTY, AS RESERVED BY ROBERT T. WILKE AND MARGARET L. WILKE, HUSBAND AND WIFE, IN DEED RECORDED MAY 27, 1952 IN BOOK 39026 PAGE 128, OFFICIAL RECORDS.

APN: A portion of 2834-021-134.

PARCEL 3:

THAT PORTION OF LOTS A AND 123 OF TRACT NO. 1079, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 155 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY OF THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND 250 FEET WIDE DESCRIBED IN THE DEEDS TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED ON JULY 18, 1967 AS INSTRUMENT NO. 559 IN BOOK D-3705 PAGE 699 OFFICIAL RECORDS AND JULY 26, 1967 AS INSTRUMENT NO. 3346 IN BOOK D-3714 PAGE 926 OFFICIAL RECORDS.

APN: 2834-022-067.

PARCEL 4:

LOTS B, E, F, G, H, L, M, N, O, P, Q, R, THAT PORTION OF LOT A LYING NORTHWESTERLY OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 21 OF BLOCK 204, THAT PORTION OF LOT C LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 22 OF BLOCK 206, AND THAT PORTION OF LOT D LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 1 OF BLOCK 211, ALL OF TRACT NO. 1078, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THAT CERTAIN STRIP OF LAND 250 FEET WIDE DESCRIBED IN THE DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED ON JULY 18, 1967 AS INSTRUMENT NO. 559 IN BOOK D-3705 PAGE 699 OFFICIAL RECORDS, AND RECORDED JULY 26, 1967 AS INSTRUMENT NO. 3346 IN BOOK D-3714 PAGE 926, OFFICIAL RECORDS.

APN(s): 2834-001-007, 2834-001-012, 2834-001-015, 2834-020-111, 2834-020-113, and a portion of 2834-001-014, 2834-020-114.



Appendix A.4.6 Environmental Lien Search

The Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
• search for ownership information;
• research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
• access a copy of the deed;
• search for environmental encumbering instrument(s) associated with the deed;
• provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
• provide a copy of the deed or cite documents reviewed;

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ENVIRONMENTAL LIEN

Environmental Lien: Found [] Not Found [x]

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found [] Not Found [x]


To view the complete ERS Environmental Lien Research Report Results:



Environmental Lien Research.pdf



Appendix A.5 Regulatory Records Documentation (Government Database) (i.e. ERS)

	
EXECUTIVE SUMMARY	
<i>INFORMATION ON THE REQUESTED LOCATION</i>	
Site Address:	Aprns: 2834-001-007, 2834-001-012, 013, -014, -015; 2834-002-046, 2834-003-044, 2834-004-045, 2834-005-041, 2834-006-041, 2834-008-039, 2834-010-043, 2834-011-021, 2834-012-023, 2834-013-041, 2834-014-043, 2834-007-045, 2834-015-021, 2834-016-041, 2834-017-021, 2834-020-111, -113, -114; 2834-021-134, 2834-022-067 Santa Clarita, CA 91321
Client Project Name/Number:	Vacant Land (East of Railroad/North of 13th St) EHI CA10420A
Coordinates:	N 34-23-23, W 118-31-58 (NAD 83) 34.389803035934, -118.532712488009
Date of Report	March 5, 2020
ERS Project Number:	2104719168
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Newhall (2015-02-23)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Township: 04N Range: 16W Section: 35 Baseline: San Bernardino
Site Elevation: (feet above or below (-) mean sea level)	Approximately 1230 ft near the center of the area.
Flood Zone: (FEMA Q3 Digital Data)	Panel: 06037C0820F, Effective Date: 9/26/2008 Zone A - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
Fire Insurance Map Coverage:	No
Radon Information:	EPA Radon Zone: 2 (Predicted avg for county: 2 to 4 pCi/L) For zip code 91321: Number of tests per zip code: 11 Number of tests where radon is > 4 pCi/L: 0 Percentage of test where radon is > 4 pCi/L: 0.00% Other Information: Not Reported



Search Radius Expansion Size: (In Miles)	0
Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)	CHAQUA 25% to 30% slopes, 5% of total CALLEGUAS 30% to 50% slopes, 9% of total ETSEL FAMILY 45% to 75% slopes, 2% of total EXCHEQUER 30% to 60% slopes, 18% of total LODO 50% to 75% slopes, 3% of total SOBRANTE 15% to 50% slopes, 2% of total SOBRANTE 25% to 75% slopes, 8% of total MODJESKA FAMILY 50% to 75% slopes, 5% of total OSITO 25% to 50% slopes, 3% of total OLETE 50% to 80% slopes, 2% of total ROCK OUTCROP 60% to 75% slopes, 7% of total SAN ANDREAS 15% to 50% slopes, 1% of total CIENEBA 60% to 85% slopes, 12% of total CIENEBA 25% to 85% slopes, 22% of total VISTA 30% to 70% slopes, 1% of total
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	306

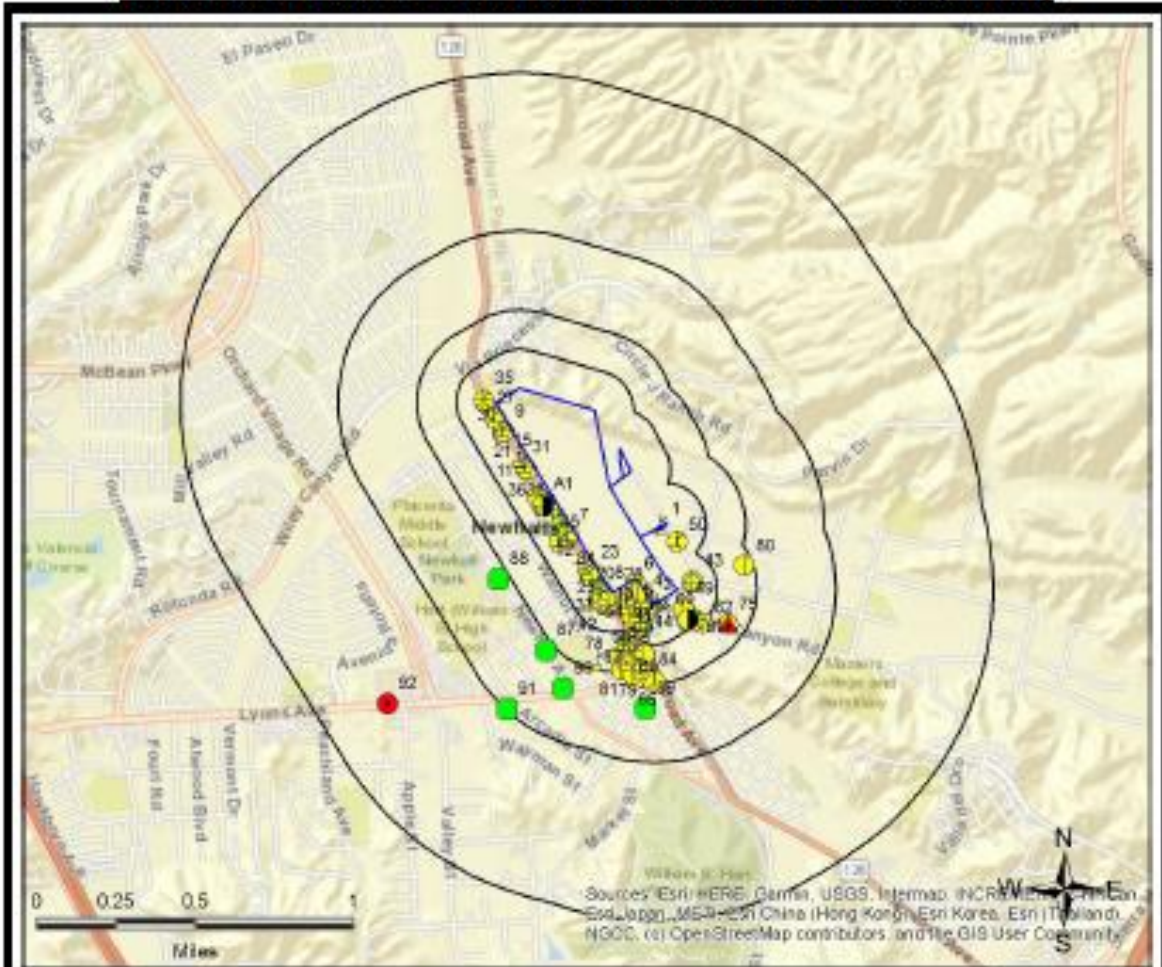
To view the complete
ERS RecCheck Report Results:



RecCheck.pdf



1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)

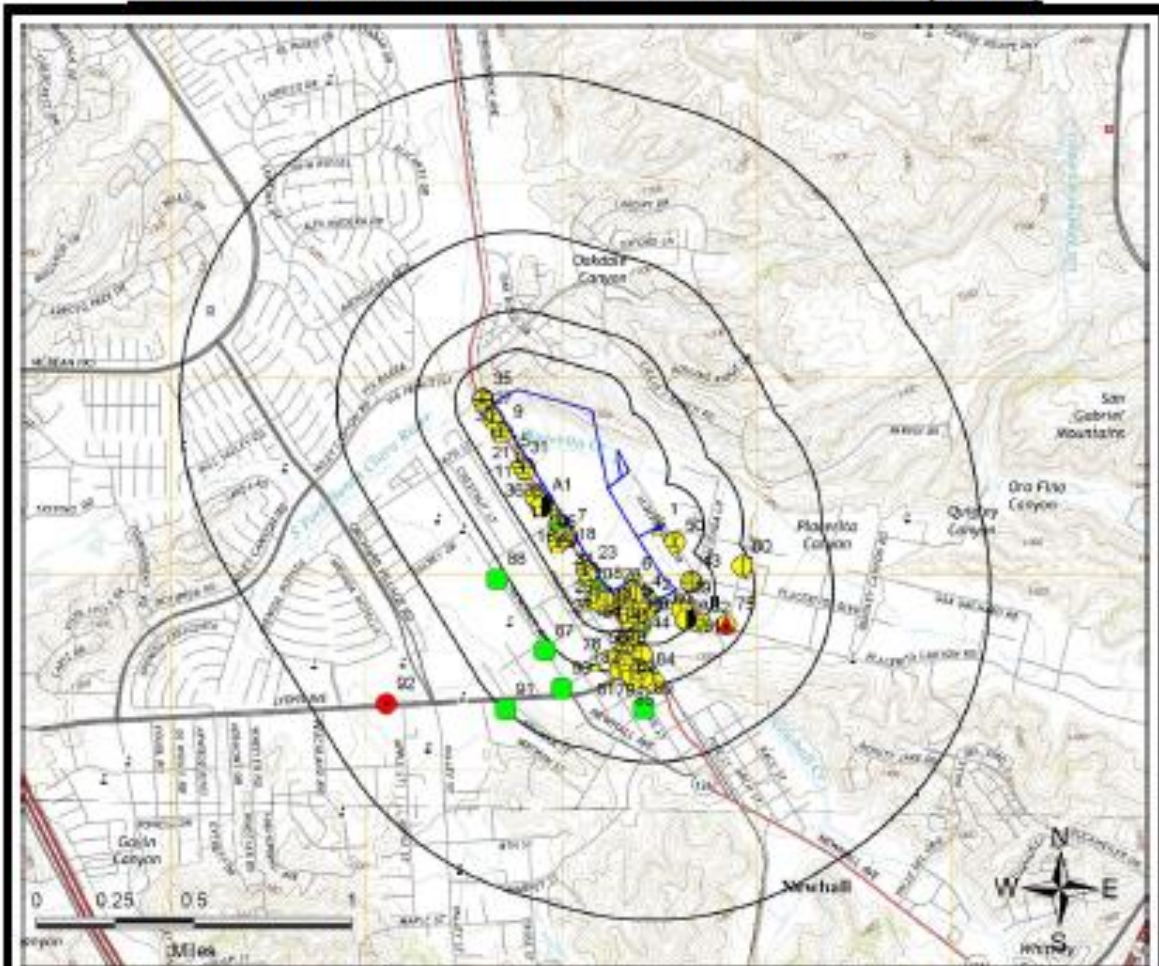


Legend

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in red are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in yellow have been listed by the respective Agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in green are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.



1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



Legend			
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
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	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA
	Phase I CERCLA/CLUFTA		Phase I CERCLA/CLUFTA

All plotted occurrences represent approximate locations based on geographic information provided by the respective Agency. Actual locations may vary due to numerous factors such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "close closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective Agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "close closed" or "no further action" status and therefore, do not likely present an environmental risk.



Appendix A.6 Photos



Facing West – Cable Fence Along 13th Street Severed
(Allowing Unobstructed Access to the Property)



Looking East – Locked Gate at Corner of 13th and Arch Streets.
One of Two Gates Along Arch Street Used by City for Cowboy
Poetry Festival Parking



Looking Southwest – Construction Debris Pile (No Obvious
Environmental Concerns = Simple Sanitary Waste)



Looking Northwest – Construction Debris Pile (Mostly Rock with
Some Disaggregated Asphalt, Appears to Be Staged Rip-Rap)



Looking South – Heritage Oak in Southwestern Portion of Property



Looking North – Stand of Trees, Including Heritage Oak(s), North Central Portion of Property



Sewer Manhole Indicating Direction of Flow (North); Under Western Boundary of Target Property



Abandoned Water Heater Shell Serving as Part of Rip-Rap Bordering Metropolitan Water District R-O-W (Which Tracks Eastern Boundary of Target Property). Drainage is Along Eastern Border and Flows North to join *Placerita Creek*.

