

ENVIRONMENTAL DATA REVIEW, SUMMARY & PHASE I ESA
UPDATE

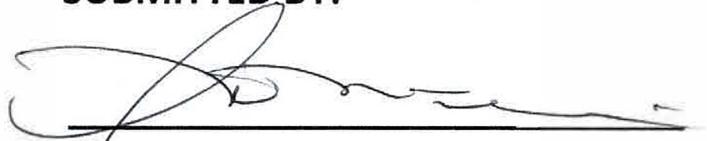
VACANT PROPERTY LOCATED AT
SOUTHEAST CORNER 30TH ST. EAST & LANCASTER @ NUGENT
STREET

APN 3150-028-005

PREPARED FOR:
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A handwritten signature in black ink, appearing to read 'E. W. Milnes', written over a solid horizontal line.

E. W. MILNES, CEM, CHMM

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EXECUTIVE SUMMARY

In December 2004, a Phase I ESA was performed by California Environmental Geologists & Engineers. A Phase II survey was performed at a former agricultural site adjacent North of the current target site by Cal Env. Engineers in April 2005. That investigation found no pesticide or herbicide contaminants in collected samples that exceeded acceptable levels for residential development.

There are at least two fresh water wells on the property identified in the 2004 report, and confirmed in data researched for this report. This report is intended to update that site assessment with environmental data covering the interim period between 2004 and 2020. The 2004 report was used as source material to avoid duplication, excessive labor hours and expense. The database generated for this project was sourced from Environmental Research Services (ERS). A site overview reconnaissance and relevant, readily available information from various public agencies on the internet are included.

The principal aquifer is found from 200-350 feet below ground surface (BGS). The elevation of the property is approximately 2395 feet above mean seal level (MSL).

The approximately 26-acre property is largely vacant and covered with brown, high desert grasses and other scrub vegetation. Currently, the subject property is bounded on the east, west and south by vacant land, with residential development adjacent to the north.

There was no evidence of hazardous materials dumping, use, generation or storage observed during the site reconnaissance on 27 October 2020. No UST files for the property were found in electronic records at the Los Angeles County Public Works Department. There are no reported environmental risks located nearby or on the property, per ERS.

Issues such as air quality, Asbestos, PCBs, Radon and Lead are not considered in this summary update, as the property is, and has been, historically vacant.

Conclusions & Recommendations

The assessor found that the property was free of environmental issues on site or threats from offsite activities within the limits of the research options readily available and observable on site. No further

environmental investigation should be needed at this property at this time.

1.0 Summary Review of Site Description, Hydrogeology, Occupancy & Physical Setting

1.1 Geography & General Description

Property is a 26-acre rectangular shaped site in the east-central portion of Lancaster. It is located at the SE corner of the Lancaster Blvd. and 30th Street intersection. A partially installed street, Nugent Street, extends E-W from 30th Street, providing access to the subject property and properties to the West. See Appendix B for recent aerial photos and USGS mapping.

1.2 Present Tenants

The property is vacant.

1.3 Past Tenants/Businesses

The property is believed to have been historically vacant. No available sources document otherwise.

1.4 Regional Physical Setting

The surface elevation is a approximately 2400 feet above MSL, sloping slightly to the north. See Appendix A for USGS Mapping.

1.5 Hydrogeological Information

The site is semi-arid with average rainfall of about 10 inches per annum. The site resides in the central portion of the Antelope Valley Groundwater Basin where the principal aquifer is unconfined at 200-350 feet BGS. The groundwater generally flows slightly to the west-northwest at approximately 220 feet BGS.

1.6 Historical Hazardous Material Storage or Usage on Site

No records were found indicating any hazardous materials storage or use on the surveyed site. No hazardous materials incidents have been recorded for the property by reporting agencies at the city, county or state level. No dumping of hazardous materials was observed during the assessor's site reconnaissance. There was evidence of scattered trash dumping observed.

1.7 Permits, Licenses and Registrations

There is no record of environmental related permit, licenses or registrations found relating to the surveyed vacant site.

1.8 Non-Compliance or Violation Notices

No violations have been cited under current environmental regulations, per research performed in 2004 or reported by ERS in their current data

report. No environmental liens or judgements have occurred with regard to the property.

2.0 Property Reconnaissance

2.1 Underground Storage Tanks (USTs) & Above Ground Storage Tanks (ASTs)

No observable indications of USTs or ASTs, currently or historically, on the property were noted by this assessor and the assessors in 2004. There was no fuel island or hydraulic hoist residual structures, fill pipes or signs of excavations observed.

2.2 Petroleum Products/Hazardous Waste

There was no sign of any use, storage or dumping of containers containing or previously containing petroleum products on site. There were no visible signs of petroleum spills or liquid dumping during this assessor's site visit. There was no dumping of other types of materials or containers potentially harmful to the environment observed either. There was no sign of any of history of hazardous waste operations or dumping on site. There were no unusual stains noted.

2.3 Clearance of Various Potential Environmental Concerns

None of the following potential environmental concerns were observed to be present on the property during the site reconnaissance:

- a. Distressed vegetation from environmental sources;
- b. Stockpiled soil;
- c. Wastewater treatment systems;
- d. Clarifiers;
- e. Solid waste disposal, with the exception of small amounts of household rubbish.
- f. Wells of any type were not observed during the site visit, but at least two water wells have been identified by USGS on site;
- g. Underground pipelines;
- h. Ponds, pits and lagoons were not observed on site;
- i. Use of herbicides or pesticides was not observable.

3.0 Adjacent Properties

3.1 Adjacent properties include:

- a. North—Vacant land, Lancaster Blvd., residential development
- b. South—Vacant land
- c. East—Vacant land
- d. West—30th Street, then vacant land

3.2 Hazardous Materials Usage on Adjacent Properties

Although there is recent residential development north of Lancaster Blvd. and to the NW from the surveyed vacant property, the adjacent properties are historically vacant and there are no reports of dumping, illegal drug production or other such activities.

4.0 Summary of ERS Data Search Findings

4.1 Off-Site Occurrences Listed by ERS

<u>Site</u>	<u>Address</u>	<u>Database</u>	<u>Status</u>	<u>Distance</u>	<u>Elev.</u>
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No occurrences relating to this site, adjacent to this site, or within 1.0 mile of this site are listed in the ERS Data Search Report. See Appendix A.

4.2 On-Site Occurrences Listed by ERS

The subject site is not listed in the ERS environmental data search.

Please see Appendix A for the ERS Radius Map and records searched for this project.

5.0 Other Sources Reviewed

5.1 City Directory Research

There are no commercial or industrial addresses listed by ERS in their City Directory listings for adjacent and nearby streets.. All other listings on 30th St. E or nearby Lancaster Blvd. development is either residential or churches. See Appendix C for the City Directories.

5.2 Fire Insurance Maps

ERS found that no fire insurance maps were available for this site. The letter from ERS stating so is found in Appendix D.

5.3 Site Photos

The assessor has included site photos in Appendix E.

6.0 Conclusions & Recommendations

As reported in this summary, the subject site (APN 3150-028-005) is reported to be historically vacant and is not occupied currently. There is residential development at the SE corner of Lancaster Blvd. & 30th St. East, immediately adjacent to the vacant property surveyed. It is surrounded on the East, West and South by other vacant land. There are no reported hazardous materials incidents, permit violations, or other environmental concerns related to the property. No reported threats exist from off-site properties within a mile radius, according to EDR research data. It is surrounded on three sides by vacant properties, with residential development to the north.

This assessor/reviewer concludes that no further environmental investigation should be necessary at this time.

APPENDIX A
ERS ENVIRONMENTAL DATA SUMMARY

RecCheck

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

Area Report Results

REPORT RESULTS

Site Location:

Sec Nugent St. And 30Th St. E
Lancaster, CA 93535
(N 34-41-34, W 118-4-27) NAD83

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Sec Nugent St. And 30Th St. E Lancaster, CA 93535
Client Project Name/Number:	2104727567
Coordinates:	N 34-41-34, W 118-4-27 (NAD 83) 34.692678499928, -118.074027845732
Date of Report	October 19, 2020
ERS Project Number:	2104727567
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Lancaster East (2015-02-23)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Township: 07N Range: 11W Section: 17 Baseline: San Bernardino
Site Elevation: (feet above or below (-) mean sea level)	Approximately 2404 ft near the center of the area.
Flood Zone: (Digital Flood Insurance Rate Maps - DFIRMs) Only available digital data is provided	Panel: 06037C0450F, Effective Date: 9/26/2008 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	Coverage May Exist in Lancaster. Years: 1910, 1918, 1923, 1927, 1934. Sources: ERS; California State Univ., Northridge ; California State Univ., Northridge, Stanford Univ.
Radon Information:	EPA Radon Zone: 2 (Predicted avg for county: 2 to 4 pCi/L)For zip code 93535: Number of tests per zip code: 6 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)	Map Unit Name: Hesperia loamy fine sand, 0 to 2 percent slopes Map Unit Type: Consociation Drainage Class - Dominant Condition: Well drained General Information: Coarse-loamy, mixed, nonacid, thermic Xeric Torriorthents Top 3 Map Unit Components are below (if available): Component Name: Greenfield, Unnamed, Hesperia Component Percentage: 5%, 9%, 85% Hydric: No, No, No
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	2

SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
<u>1</u> Maps: <u>1, 4</u>	77262 007N011W17P001S	Not Reported by Agency	USGS-Waterwells-US	Listed	0.05 S	N/A
<u>2</u> Maps: <u>1, 4</u>	77261 007N011W17P002S	Not Reported by Agency	USGS-Waterwells-US	Listed	0.06 SE	N/A

POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
NPL-R9-US	No	0
MethaneLF-CA	No	0
LA-LF-CA	No	0
Military-Bases-US	No	0
SGV-Deep-Plumes-CA	No	0
SGV-Shallow-Plumes-Puente-Valley-CA	No	0
SGV-Shallow-Plumes-CA	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
CERCLIS-US	0.5	0
CorAct-Open-CA	0.5	0
County-LUST-Open-CA	0.5	0
County-SLIC-Open-CA	0.5	0
Eval-Hist-Active-CA	0.5	0
Hist-UST-Cleanup-CA	0.5	0
LUST-Open-CA	0.5	0
Military-Active-CA	1	0
NPL-US	1	0
Proposed-NPL-US	1	0
Response-CA	1	0
SAA-Agreements-US	1	0
School-Active-CA	0.5	0
SLIC-Open-CA	0.5	0
State-Response-Active-CA	1	0
Superfund-Active-CA	1	0
Tribal-LUST-Open-Reg9	0.5	0
VCP-Active-CA	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY

STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #'S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed

Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	0	None Listed
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	0	None Listed
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control registries	Property Only / 0.25	Controls-RCRA-US	0	None Listed
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Response-CA	0	None Listed
		State-Response-Active-CA	0	None Listed
		State-Response-NFA-CA	0	None Listed
		State-Response-Other-CA	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	Superfund-Active-CA	0	None Listed
		Superfund-NFA-CA	0	None Listed
		Superfund-Other-CA	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	County-SWF-CA	0	None Listed
		Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		Land-Disposal-CA	0	None Listed
		SWIS-CA	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
		County-LUST-CA	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	County-LUST-Closed-CA	0	None Listed
		County-LUST-Open-CA	0	None Listed
		Hist-UST-Cleanup-CA	0	None Listed
		LUST-Closed-CA	0	None Listed
		LUST-Open-CA	0	None Listed
		Tribal-LUST-Closed-Reg9	0	None Listed

		Tribal-LUST-Open-Reg9	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	AST-CA	0	None Listed
		AST-CRSP-CA	0	None Listed
		City-AST-CA	0	None Listed
		City-UST-CA	0	None Listed
		County-AST-CA	0	None Listed
		County-UST-CA	0	None Listed
		FEMA-UST-US	0	None Listed
		Hist-UST-CA	0	None Listed
		Tribal-UST-Reg9	0	None Listed
		UST-Abandoned-CA	0	None Listed
		UST-CA	0	None Listed
		UST-Closed-CA	0	None Listed
		USTComp-CA	0	None Listed
		UST-CRSP-CA	0	None Listed
UST-Priority-CA	0	None Listed		
UST-Proposed-CA	0	None Listed		
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	Controls-CA	0	None Listed
		Deed-CA	0	None Listed
		Hist-Controls-CA	0	None Listed
		HWMP-Controls-CA	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	Liens-CA	0	None Listed
		Military-Active-CA	0	None Listed
		Military-NFA-CA	0	None Listed
		Military-Other-CA	0	None Listed
		School-Active-CA	0	None Listed
		School-NFA-CA	0	None Listed
		School-Other-CA	0	None Listed
		Tribal-VCP-US	0	None Listed
		VCP-Active-CA	0	None Listed
VCP-NFA-CA	0	None Listed		
State and Tribal Brownfield Sites	0.5 / 0.5	VCP-Other-CA	0	None Listed
		BF-MOA-CA	0	None Listed
		BF-Tribal-US	0	None Listed

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
CERCLIS-Archived-US	0.5	0	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0

FEDERAL ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	0	0
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.125	0	0	-	-	-	0
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg9	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg9	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg9	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
AST-CA	0.25	0	0	0	-	-	0
AST-CRSP-CA	0.25	0	0	0	-	-	0
BF-MOA-CA	0.5	0	0	0	0	-	0
BZ-HazWaste-CA	0.5	0	0	0	0	-	0
CERS-CA	0.25	0	0	0	-	-	0
CHMIRS-CA	0.0625	0	0	-	-	-	0
City-AST-CA	0.25	0	0	0	-	-	0
City-CUPA-CA	0.25	0	0	0	-	-	0
City-Others-CA	0.25	0	0	0	-	-	0
City-UST-CA	0.25	0	0	0	-	-	0
Controls-CA	0.5	0	0	0	0	-	0
CorAct-Closed-CA	0.5	0	0	0	0	-	0
CorAct-Open-CA	0.5	0	0	0	0	-	0
CorAct-Other-CA	0.5	0	0	0	0	-	0
CORTESE-CA	0.25	0	0	0	-	-	0
County-AST-CA	0.25	0	0	0	-	-	0
County-Hist-CA	0.25	0	0	0	-	-	0
County-LUST-CA	0.5	0	0	0	0	-	0
County-LUST-Closed-CA	0.5	0	0	0	0	-	0
County-LUST-Open-CA	0.5	0	0	0	0	-	0
County-Others-CA	0.25	0	0	0	-	-	0
County-SLIC-Closed-CA	0.25	0	0	0	-	-	0
County-SLIC-Open-CA	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
County-SML-CA	0.5	0	0	0	0	-	0
County-SWF-CA	0.5	0	0	0	0	-	0
County-UST-CA	0.25	0	0	0	-	-	0
CRSP-CA	0.25	0	0	0	-	-	0
CUPA-CA	0.25	0	0	0	-	-	0
Deed-CA	0.5	0	0	0	0	-	0
ENF-CA	0.25	0	0	0	-	-	0
ENF-SMARTS-CA	0.25	0	0	0	-	-	0
ENF-Wastewater-CA	0.25	0	0	0	-	-	0
Eval-Hist-Active-CA	0.5	0	0	0	0	-	0
Eval-Hist-NFA-CA	0.5	0	0	0	0	-	0
Eval-Hist-Other-CA	0.5	0	0	0	0	-	0
HazWaste-CA	0.25	0	0	0	-	-	0
Hist-Controls-CA	0.5	0	0	0	0	-	0
Hist-Cort-CA	0.25	0	0	0	-	-	0
HIST-R4-CA	0.25	0	0	0	-	-	0
HIST-SLIC-CV-CLOSED-CA	0.5	0	0	0	0	-	0
HIST-SLIC-CV-OPEN-CA	0.5	0	0	0	0	-	0
Hist-UST-CA	0.25	0	0	0	-	-	0
Hist-UST-Cleanup-CA	0.5	0	0	0	0	-	0
Hist-WIP-Active-CA	0.5	0	0	0	0	-	0
Hist-WIP-Backlog-CA	0.5	0	0	0	0	-	0
Hist-WIP-Historical-CA	0.5	0	0	0	0	-	0
HWIS-CA	0.0625	0	0	-	-	-	0
HWMP-Controls-CA	0.5	0	0	0	0	-	0
ICE-CA	0.25	0	0	0	-	-	0
Land-Disposal-CA	0.5	0	0	0	0	-	0
Liens-CA	0.0625	0	0	-	-	-	0
LUST-Closed-CA	0.5	0	0	0	0	-	0
LUST-Open-CA	0.5	0	0	0	0	-	0
Manifest2-RI	0.0625	0	0	-	-	-	0
Military-Active-CA	1	0	0	0	0	0	0
Military-NFA-CA	0.5	0	0	0	0	-	0
Military-Other-CA	1	0	0	0	0	0	0
PR-MOA-CA	0.25	0	0	0	-	-	0
Response-CA	1	0	0	0	0	0	0
School-Active-CA	0.5	0	0	0	0	-	0
School-NFA-CA	0.5	0	0	0	0	-	0
School-Other-CA	0.5	0	0	0	0	-	0
SLIC-Closed-CA	0.5	0	0	0	0	-	0
SLIC-Open-CA	0.5	0	0	0	0	-	0
SML-CA	0.5	0	0	0	0	-	0
State-Response-Active-CA	1	0	0	0	0	0	0
State-Response-NFA-CA	0.5	0	0	0	0	-	0
State-Response-Other-CA	0.5	0	0	0	0	-	0
Superfund-Active-CA	1	0	0	0	0	0	0
Superfund-NFA-CA	1	0	0	0	0	0	0
Superfund-Other-CA	1	0	0	0	0	0	0
SWIS-CA	0.5	0	0	0	0	-	0
SWRCY-CA	0.5	0	0	0	0	-	0
UST-Abandoned-CA	0.25	0	0	0	-	-	0
UST-CA	0.25	0	0	0	-	-	0
UST-Closed-CA	0.25	0	0	0	-	-	0
USTComp-CA	0.25	0	0	0	-	-	0
UST-CRSP-CA	0.25	0	0	0	-	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
UST-Priority-CA	0.5	0	0	0	0	-	0
UST-Proposed-CA	0.25	0	0	0	-	-	0
VCP-Active-CA	0.5	0	0	0	0	-	0
VCP-NFA-CA	0.5	0	0	0	0	-	0
VCP-Other-CA	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Air-CA	0.25	0	0	0	-	-	0
AIR-DIST-CA	0.25	0	0	0	-	-	0
BioFuel-US	0.25	0	0	0	-	-	0
CAF-CA	0.25	0	0	0	-	-	0
CDL-CA	0.0625	0	0	-	-	-	0
CDL-US	0.0625	0	0	-	-	-	0
CHWF-CA	0.5	0	0	0	0	-	0
Cleaners-CA	0.25	0	0	0	-	-	0
Coal-Ash-Dams-US	0.5	0	0	0	0	-	0
County-BI-CA	0.25	0	0	0	-	-	0
Dams-CA	0.25	0	0	0	-	-	0
DPR-CA	0.25	0	0	0	-	-	0
DryCleaners-CA	0.25	0	0	0	-	-	0
EGRID-US	0.5	0	0	0	0	-	0
EPA-Watch-List-US	0.25	0	0	0	-	-	0
FA-HW-CA	0.0625	0	0	-	-	-	0
FA-HW-US	0.0625	0	0	-	-	-	0
FA-SWF-CA	0.0625	0	0	-	-	-	0
FRS-US	0.0625	0	0	-	-	-	0
FTTS-INSP-US	0.0625	0	0	-	-	-	0
FUDS-US	1	0	0	0	0	0	0
FUSRAP-US	0.25	0	0	0	-	-	0
Haulers-CA	0.0625	0	0	-	-	-	0
Hist-AFS2-US	0.25	0	0	0	-	-	0
Hist-AFS-US	0.25	0	0	0	-	-	0
Hist-AST-CA	0.25	0	0	0	-	-	0
Hist-AWS-CA	0.25	0	0	0	-	-	0
Hist-CA	0.0625	0	0	-	-	-	0
Hist-CalFID-CA	0.25	0	0	0	-	-	0
Hist-CALSITES-CA	0.25	0	0	0	-	-	0
Hist-CERCLIS-NFRAP-US	0.25	0	0	0	-	-	0
Hist-CERCLIS-US	0.25	0	0	0	-	-	0
Hist-City-UST-CA	0.25	0	0	0	-	-	0
Hist-Deed-CA	0.25	0	0	0	-	-	0
Hist-DTG-CA	0.25	0	0	0	-	-	0
Hist-ERNS-US	0.0625	0	0	-	-	-	0
Hist-FIFRA-US	0.25	0	0	0	-	-	0
Hist-FINDS-US	0.0625	0	0	-	-	-	0
Hist-HWS-CA	0.25	0	0	0	-	-	0
Hist-LUSTIS-CA	0.25	0	0	0	-	-	0
HIST-MLTS-US	0.25	0	0	0	-	-	0
HIST-MTBE-CA	0.25	0	0	0	-	-	0
Hist-NPL-US	0.25	0	0	0	-	-	0
Hist-Orange-County-LF-CA	0.25	0	0	0	-	-	0

APPENDIX B
AERIAL PHOTOS & TOPO MAPS



Historical Aerial Photo
Year 2017

**SEC Nugent St. and 30th St. E
Lancaster, CA**



Target Site: 34.692619, -118.073680 Job #: 2104727567

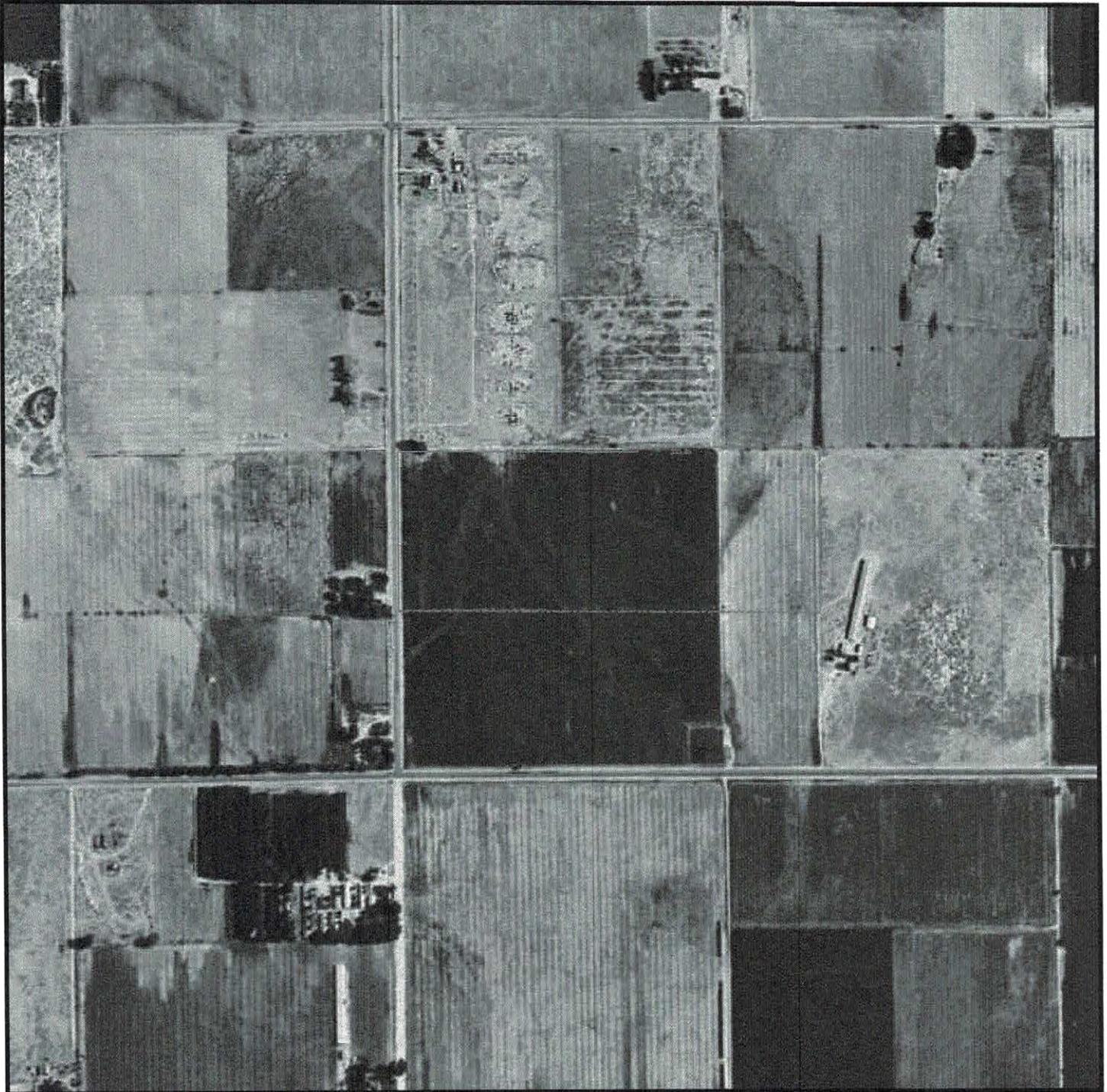


Historical Aerial Photo
Year 2009

**SEC Nugent St. and 30th St. E
Lancaster, CA**



Target Site: 34.692619, -118.073680 Job #: 2104727567



Historical Aerial Photo
Year 1956

**SEC Nugent St. and 30th St. E
Lancaster, CA**



Target Site: 34.692619, -118.073680 Job #: 2104727567



Historical Aerial Photo
Year 1948

**SEC Nugent St. and 30th St. E
Lancaster, CA**



Target Site: 34.692619, -118.073680 Job #: 2104727567

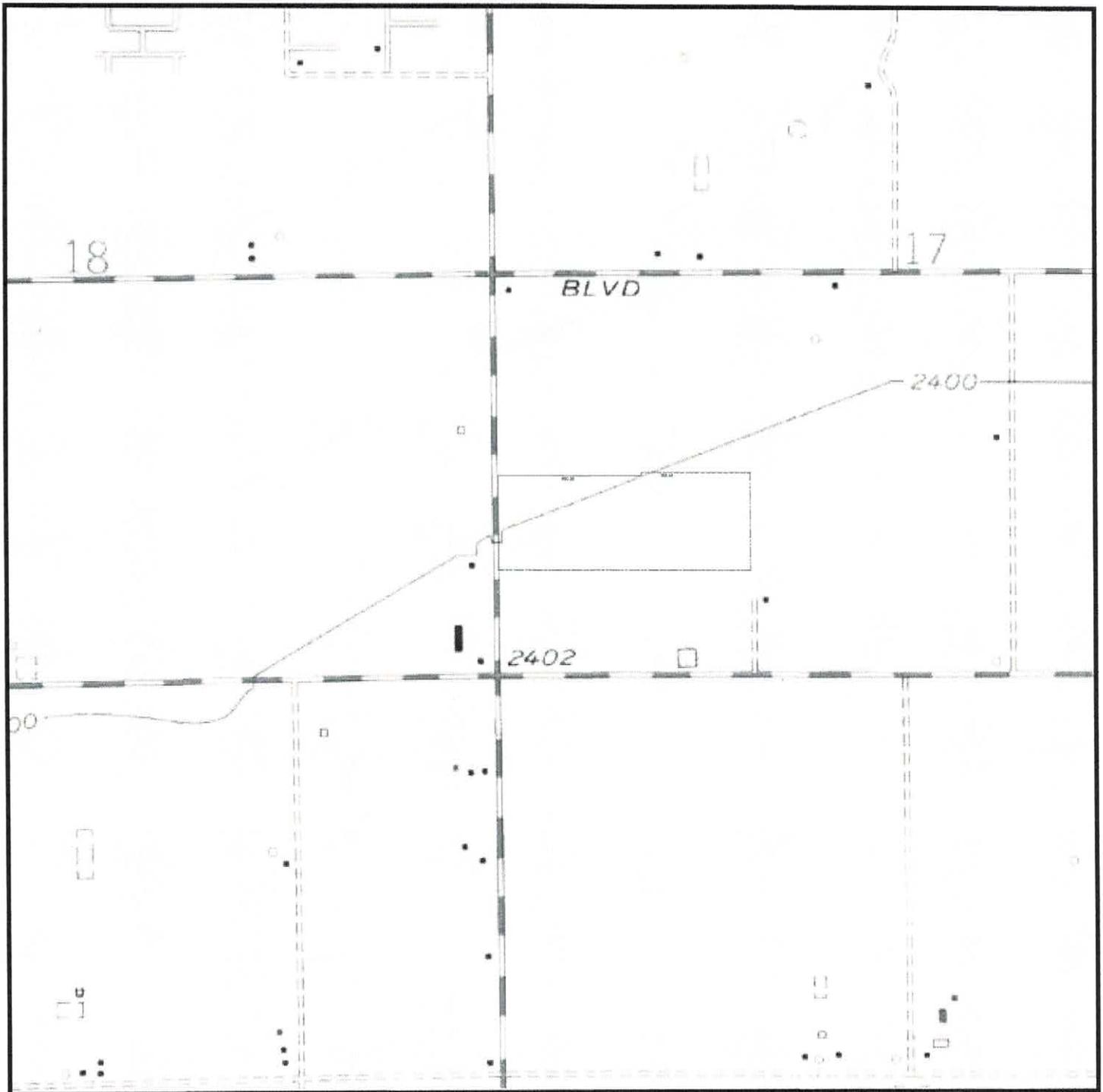


Historical Topographic Map
Year 2018

**SEC Nugent St. and 30th St. E
Lancaster, CA**



Target Site: 34.692619, -118.073680 Job #: 2104727567



Historical Topographic Map
Year 1975

SEC Nugent St. and 30th St. E
Lancaster, CA



Target Site: 34.692619, -118.073680 Job #: 2104727567

APPENDIX C
CITY DIRECTORY RESEARCH

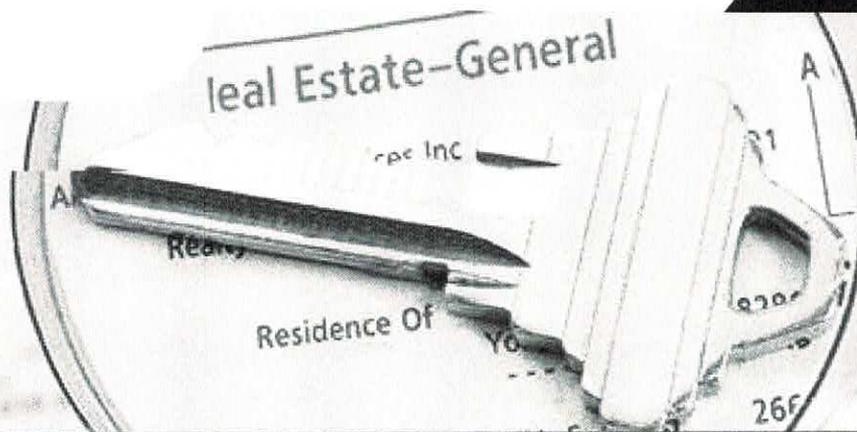
ERS

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

City Directory Research

REPORT RESULTS



Report Results for:

Ed Milnes

240 Chestnut Ave #705
Long Beach, CA 90802
2104727567 CDA
October 22, 2020

Site Information:

SEC Nugent St. and 30th St. E
Lancaster, CA 93535

Subject Site:

Client's Project #:
 Address: **SEC Nugent St. and 30th St. E**
 City, State Zip: **Lancaster, CA 93535**

ERS Order #:

2104727567 CDAL

Prepared For:

Name: **Ed Milnes**
 Company:
 Address: **240 Chestnut Ave #705**
 City, State Zip: **Long Beach, CA 90802**

Date:

October 22, 2020

Prepared By:

Name: **Daniel Johnson**
 Phone #: **(714) 669-8096**
Ext. 1003

Enclosed are the results of our:

City Directory Research

Thank you for selecting *Environmental Record Search!*

Included are the findings of our research of the subject site and immediate adjacent sites.

**Streets Researched: (Adjacent A) 3000-3100 Block of East Nugent Street
 (Adjacent B) 44700 Block of 30th Street East**

Years researched which did cover your site or adjacent sites:

2011	2000		
-------------	-------------	--	--

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

1967-2009 No 3000-3100 Block of East Nugent Street	1967-1973 No 44700 Block of 30th Street East	1981 Image not available for 30th Street East	1987-1992, 2009-2011 No 44700 Block of 30th Street East
---	---	--	--

ERS'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 ERS 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. ERS's research has only been based on these books; 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.

Adjacent A Street:	3000-3100 Block of E Nugent St	
Year	Description	
2011	2847 2849 3005 3011 3017 3023 3029 3035 3041 3047 3053 3059 3103 X	GARCIA JOSE MARTINEZ MERLIN SANCHEZ JOSE TRAVIS TIMOTHY MCGILL VERNON CLAYBON RHONDA HERNANDEZ NESTOR THOMPSON L MUNOZ ERICK PORRAS LAURIE ARNOLD R A STROHMER VU PATTERSON TIFFANEY DALUMPINES JAY MARTINEZ JANES 86TH ST E
2009	2847 2849 X	GARCIA JOSE MARTINEZ MERLIN 86TH ST E
2000	2638 2644 2650	POTTS DAIROLD FALLS DONALD MACEDO NATALIA
1992	2630 2650 8525	XXXX MURPHY MICHAEL XXXX
1967-1987	Range Not Listed	

Adjacent B Street:	44700 Block of 30th St E	
Year	Description	
2011	43933 43941 43947 X X 45006 45125	TAYLOR HANSEBY PHALEN BLANCHE STIGER JEFF FISHER W E NEWGROVE ST E LANCASTER BLVD COLE LIDO TRLR PK
2009	43933 43941 43947 X X 45006 45125	TAYLOR HANSEBY PHALEN BLANCHE CONKLIN MATTHEW E NEWGROVE ST E LANCASTER BLVD GIFFORD C COLE MIDDLE SCHOOL LIDO TRLR PK
2000	43927 43933 44760 44850 45024 45125	ESCOBAR ELIZABETH ESCOBAR RUDY XXXX XXXX XXXX LIDO TRLR PK
1992	43927 43933 44850 45024 45125	ESCOBAR ELIZABETH XXXX AGORA CONSTRUCTION XXXX LIDO TRLR PK
1987	43006 43101 45024 45125	GAUDI BERNARD S XXXX XXXX LIDO TRLR PK

Adjacent B Street:	44700 Block of 30th St E
1981	Image Not Available
1973	43219 SISK ELMER 43505 MILLER WM 43507 CROWL S 44101 EISEBRAUN O 45125 LIDO TRLR PRK
1967-1968	43006 GAUDI B 43101 FLETCHER EDW 43505 MILLER WM 44101 EISENBRAUN O 44207 STEWART E 44305 VACANT 44307 MARTIN GLENN 44411 HARDIMAN C 45225 HAMILTON K

APPENDIX D
FIRE INSURANCE MAP SEARCH/LETTER

Fire Insurance Map Results

REPORT RESULTS



Report Results for:

Ed Milnes

240 Chestnut Ave #705
Long Beach, CA 90802
2104727567 FIM
October 20, 2020

Site Information:

SEC Nugent St. and 30th St. E
Lancaster, CA 93535

Subject Site:

Client's Project #:
Address: **SEC Nugent St. and 30th St. E**
City, State Zip: **Lancaster, CA 93535**

ERS Order #:

2104727567 FIM

Prepared For:

Name: **Ed Milnes**
Company:
Address: **240 Chestnut Ave #705**
City, State Zip: **Long Beach, CA 90802**

Date:

October 20, 2020

Prepared By:

Name: **Daniel Johnson**
Phone #: **(714) 669-8096**
Ext. 1003

Years Reviewed:

Lancaster - 1910, 1918, 1923, 1927, 1934

Historical Fire Insurance Map Search Result:

The review of collections and indexes has determined that no historical fire insurance maps are available within these collections and indexes for the referenced site; therefore they are not available and are considered not "reasonably ascertainable" according to ASTM standards. Environmental Record Search (ERS) certifies that a thorough search of our holdings, various other collections and indexes has been completed.

Note: There was coverage for the city of Lancaster but it did not extend out far enough to reach the subject site.

Thank you for selecting ERS.

Researched by:

Eric Kieselbach

Eric Kieselbach



APPENDIX E
SITE PHOTOS

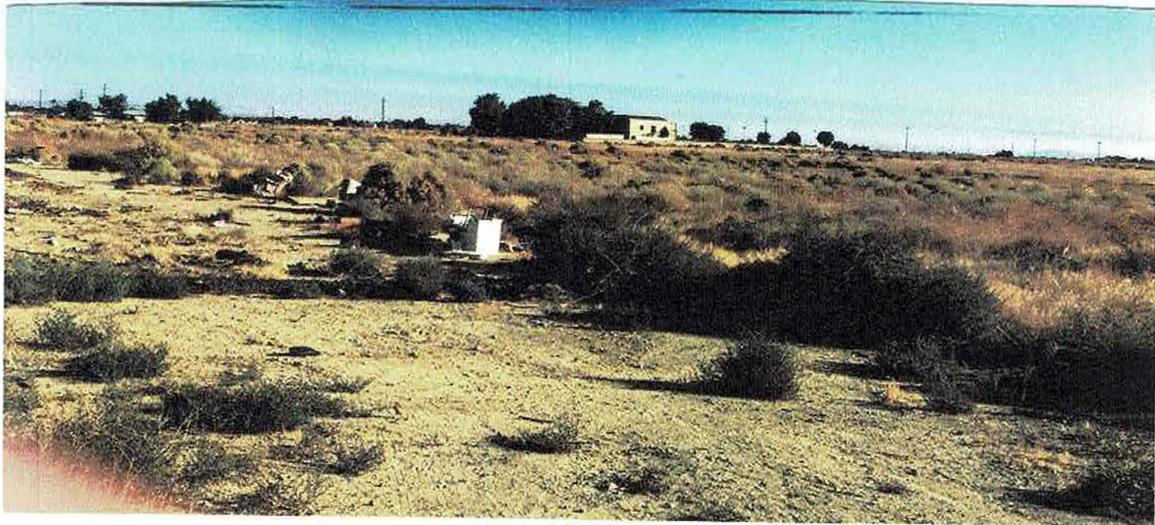


Photo #1: Property looking Northeast.



Photo #2: Property looking South

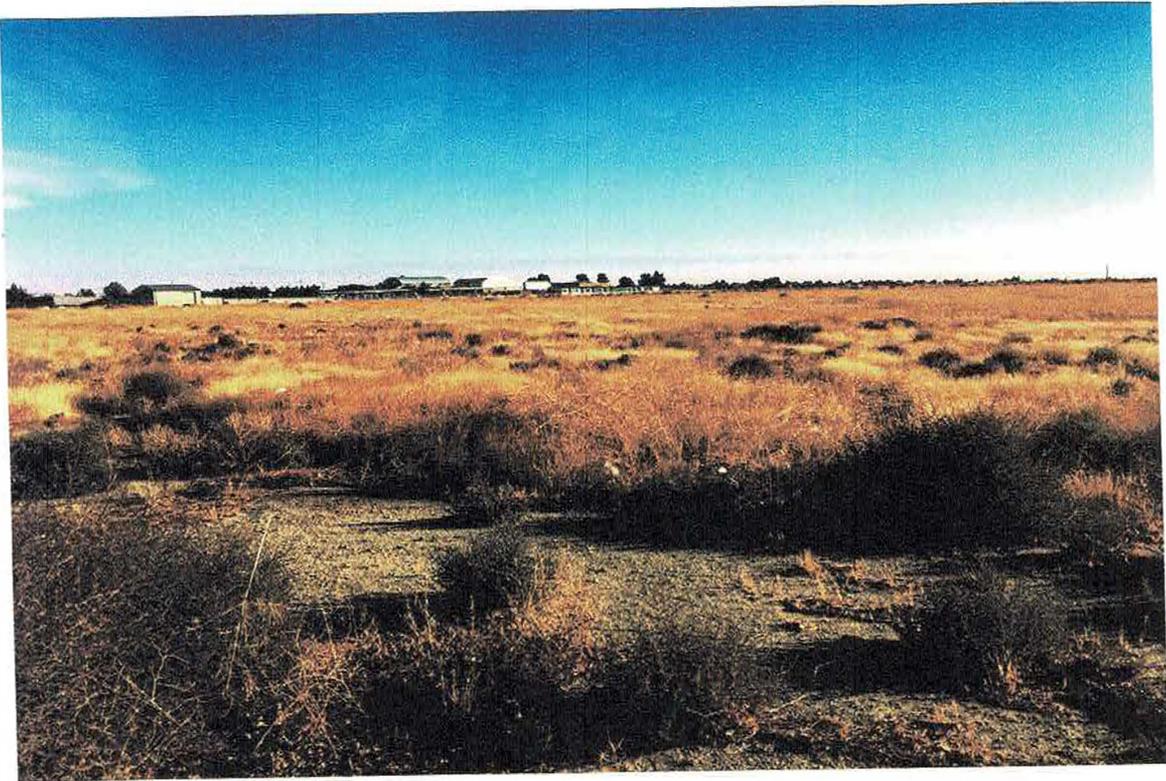


Photo #3: Property looking East

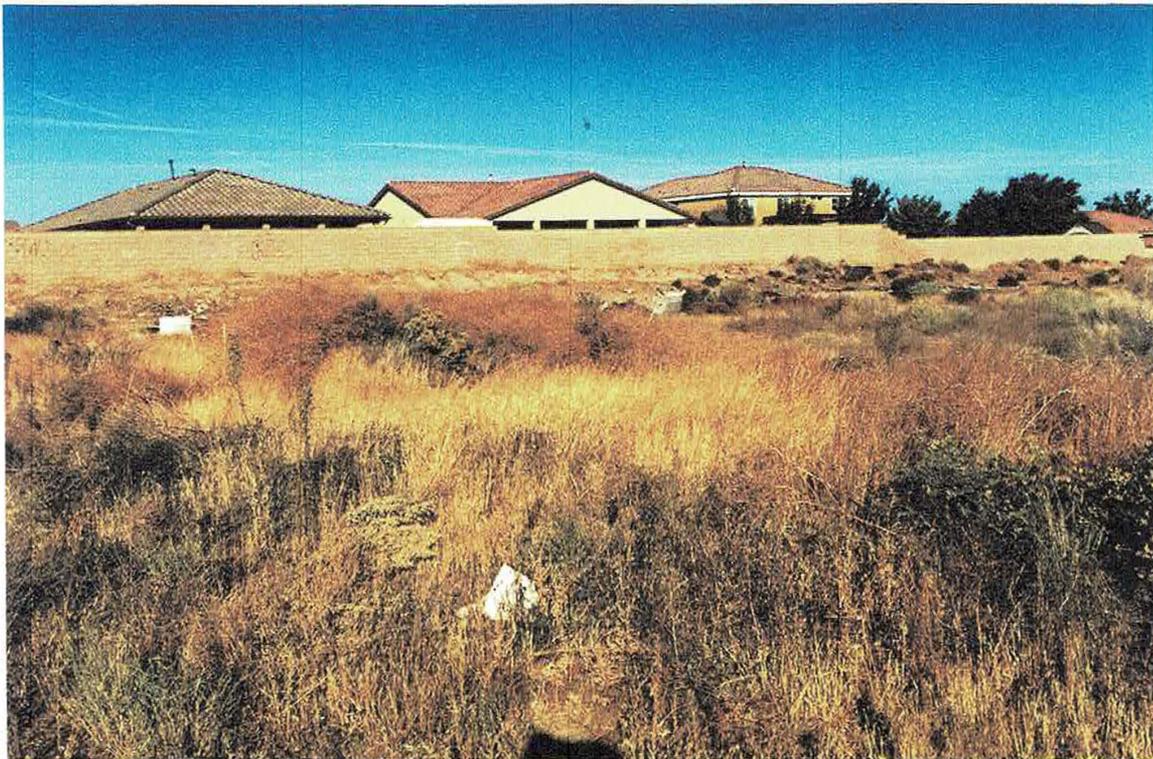


Photo #4: Residential Development Adjacent North

APPENDIX F

2005 PHASE II REPORT SUMMARY

TIM 060949

California



Environmental



May 4, 2005

CE Job No. EV1004-2643

Royal Investors Group, LLC
10100 Santa Monica Boulevard, Suite 2080
Los Angeles, California 90067

Attention: Mr. Orest Dolyniuk

Subject: Results of Analytical Testing on Soil Samples for Pesticide Residue, Southeast Corner of 30th Street East and Lancaster Boulevard, Lancaster, California 93534

Reference: Report by California Environmental, *Preliminary Environmental Site Assessment – Phase I*, dated December 2004.

Dear Mr. Dolyniuk:

California Environmental is pleased to present the results of the soil sampling conducted at the subject property. The referenced Phase I report identified historic farm structures and farming operations on the subject property. It was recommended that the site be screened for chlorinated pesticide residue in the areas of the former onsite structures.

On April 27, 2005, California Environmental mobilized to the site to obtain grab soil samples from the property. Sixteen soil samples were obtained from eight sampling locations. The approximate locations of the sample points are shown on the attached **Plot Plan**. Soil samples were obtained at a depth of 6 inches and 2 feet below the ground surface. The soil was transferred to clean laboratory supplied 6 oz. glass jars, capped, placed on ice, and transferred to the state certified laboratory for analysis. Each sample was analyzed using EPA Method 8081A for pesticide residue. One of the soil samples, CEHA-3 at 6 inches contained a slight detection of 4,4-DDE at 18 $\mu\text{g}/\text{Kg}$. The remaining soil samples were non detect for all constituents analyzed.

The compound 4,4-DDE is a breakdown product of DDT. The USEPA has established Preliminary Remediation Goals for pesticide compounds in residential soil. The recommended clean-up level for DDE is 1700 $\mu\text{g}/\text{Kg}$. This is well above the level detected at the subject property. The State of California CALEPA has also published California Human Health Screening Levels (CHHSL's) in January 2005. The soil level recommended for DDE by CALEPA is 1600 $\mu\text{g}/\text{Kg}$. Again, this is well above the very low detection found in one soil sample at the subject property.

A low level of the chlorinated pesticide breakdown product DDE was found in one soil sample at the subject property. The level detected is well below established clean-up levels for residential land use. The screening sampling conducted does not reveal evidence of significant levels of residual chlorinated pesticide at the subject property. The levels detected do not require remedial clean-up and additional assessment is not recommended.

Should you have any questions regarding this testing, please call the undersigned directly.

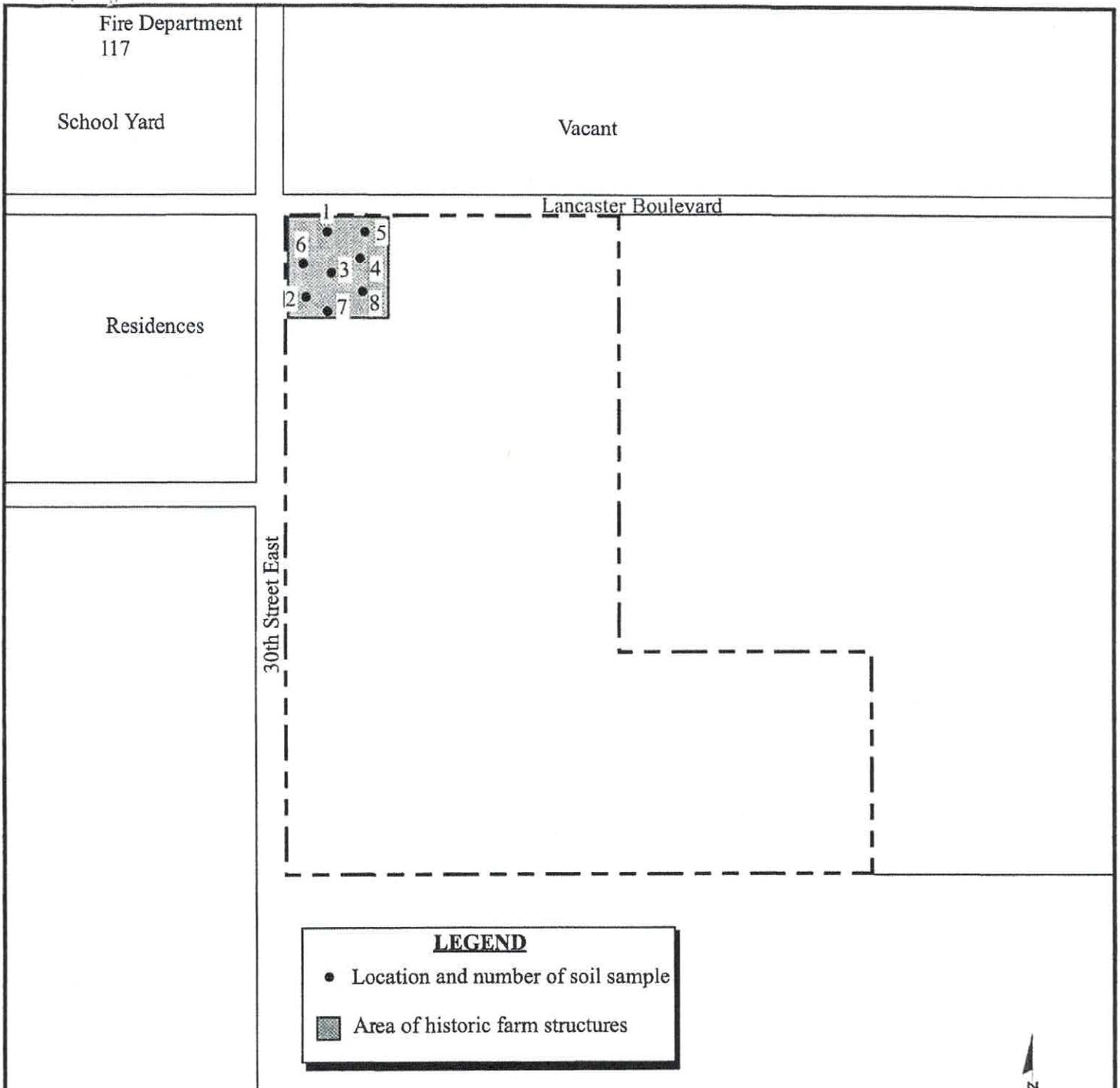
Respectfully submitted,



Charles I. Buckley
Certified Hydrogeologist No. 55
Registered Environmental Assessor II No. 20116

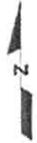


Encl. Plot Plan, Laboratory Test Report



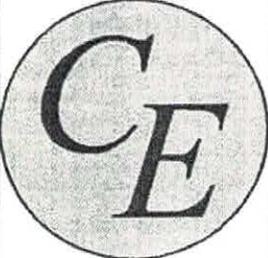
LEGEND

- Location and number of soil sample
- Area of historic farm structures



Scale
1 inch = 400 feet

Reference: Field Sketch

	PLOT PLAN SEC of 30th Street East and Lancaster Blvd., and SEC 30th Street East and Nugent Street Lancaster, California		<i>California Environmental</i>
	Drawn By: <p style="text-align: center;">CGL</p>	Job # <p style="text-align: center;">EV1004-2643</p>	
	Checked By: <p style="text-align: center;">CIB</p>	Date: <p style="text-align: center;">MAY 2005</p>	