

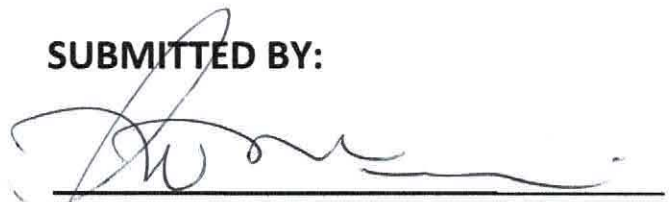
ENVIRONMENTAL DATA REVIEW, SUMMARY & PHASE I ESA
UPDATE

VACANT PROPERTY LOCATED AT
SOUTHEAST CORNER LANCASTER BLVD. & 35TH ST. EAST
44800 35th ST. EAST, APNs 3150-021-28, 29

PREPARED FOR:
MR. DANIEL SAPARZADEH
11930 SAN VICENTE BLVD.
LOS ANGELES, CA 90049

PREPARED BY:
E.W. MILNES, CEM, CHMM
CONSULTING ENVIRONMENTAL MGR. & ASSESSOR
240 CHESTNUT AVE., #705
LONG BEACH, CA 90802

SUBMITTED BY:



E. W. MILNES, CEM, CHMM

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	Page 3
1.0 Summary Review of Site Description, Hydrogeology, Occupant, Physical Setting.....	Page 5
2.0 Property Reconnaissance.....	Page 7
3.0 Adjacent Properties.....	Page 8
4.0 Summary of ERS Data Search.....	Page 9
5.0 Other Research Sources.....	Page 10
6.0 Conclusions and Recommendations.....	Page 10
Appendix A: ERS Environmental Data Summary	
Appendix B: Aerial & Topographical Maps	
Appendix C: City Directory Research	
Appendix D: Fire Insurance Map Search	
Appendix E: Site Photos	

EXECUTIVE SUMMARY

In September 2004, a Phase I ESA was performed by Robin Environmental Management of San Dimas, California. That report found no environmental risk/condition existed at the property. 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 .

No Phase II investigation has been performed on the subject property.

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 30-property is vacant and covered with brown, high desert grasses and other scrub vegetation.

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 the property, per ERS, and no

reported historical environmental incidents on the property. There is residential development several parcels north on E Street and a farm several parcels east. The property is surrounded by vacant property on the other side of Lancaster Blvd., south, and 35th St., west.

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 30-acre rectangular shaped site in the east-central portion of Lancaster. It is located at the NE corner of the Lancaster Blvd. and 35th Street intersection. 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 approximately 2395 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 site. No hazardous materials incidents have been recorded for the property by reporting agencies at the city, county or state level. No hazardous materials dumping was observed during the assessor's site reconnaissance.

1.7 Permits, Licenses and Registrations

There is no record of environmental related permit, licenses or registrations found relating to this 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.

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.

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 review;
- 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
- b. South—Lancaster Blvd., then vacant land
- c. East—Vacant land
- d. West—35th Street, then vacant land

3.2 Hazardous Materials Useage on Adjacent Properties

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>
DRC	3604 Ave. I E	LUST	Closed	0.38N	-9
Best Envi.	3301 Ave I E	CoAct	Open	0.36NW	-10
Environmental Lancaster Baptist Church	No Address	EGRID-US	Listed, Not Active	0.47SE	5

None of the above off-site properties should have an environmental impact on the subject site. DRC Pumping (closed case) and Best Environmental are both downgradient, and Lancaster Baptist Church is an unidentified incident almost 0.5 miles to the SE.

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 residential, commercial, industrial or retail addresses listed by ERS in their 44000 Block of 35th St. East. All other listings on 35th 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 (APNs 3150-021-028, 029) is reported to be historically vacant and is not occupied currently. It is surrounded by other, similar vacant land. There are no reported hazardous materials incidents, permit violations, or other environmental concerns related to the property. No reported threats exist from nearby off-site properties. It is surrounded on all sides by

vacant properties, with residential development beginning to encroach on the immediate area.

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

APPENDIX A
ERS ENVIRONMENTAL DATA SUMMARY

EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

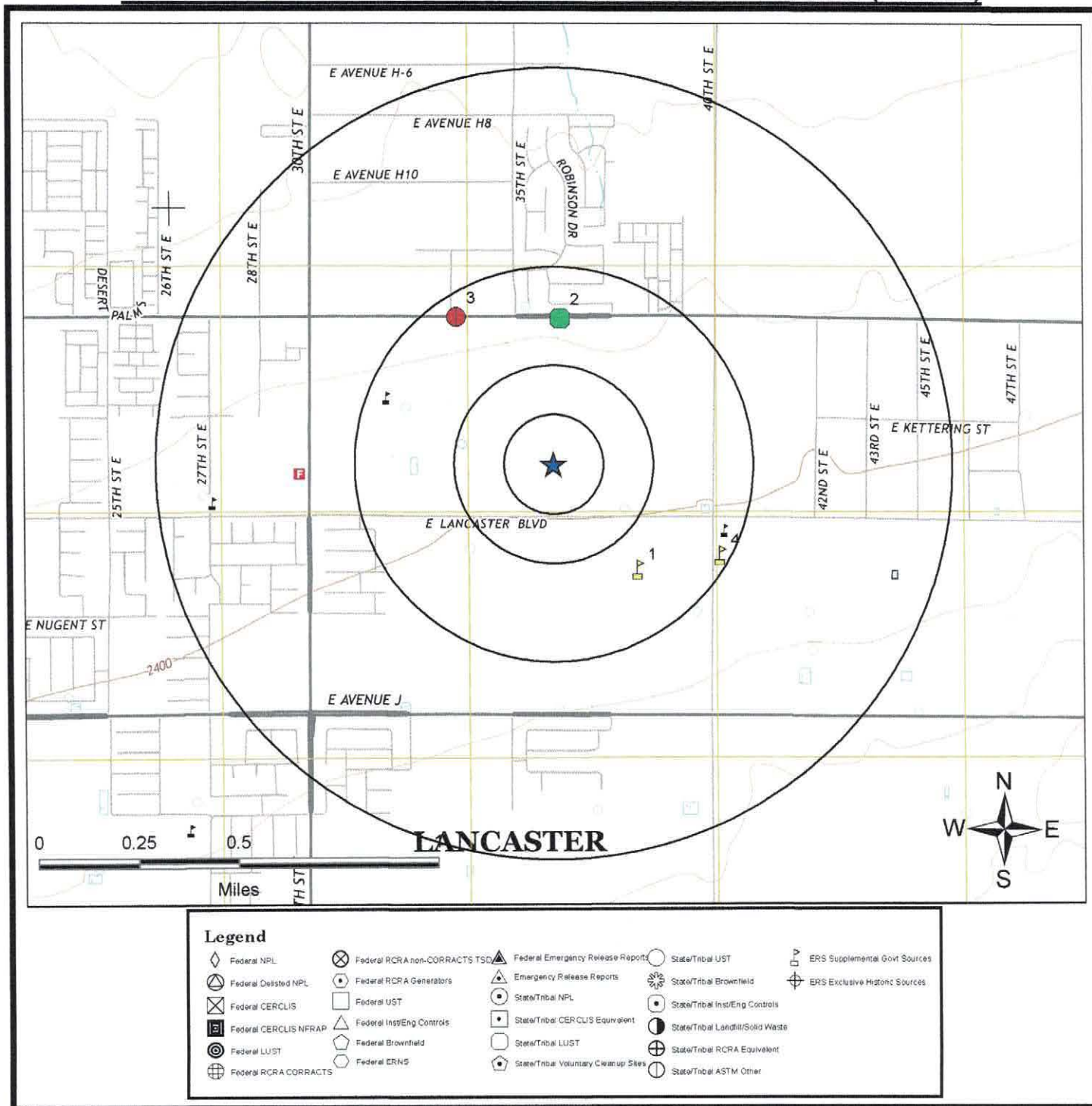
Site Address:	44800 35Th St. East Lancaster, CA 93535
Client Project Name/Number:	APN 3150-021-028, -029 2104727481
Coordinates:	N 34-41-56, W 118-3-59 (NAD 83) 34.69898, -118.066287
Date of Report	November 4, 2020
ERS Project Number:	2104727481
Subject Site Listed on the following lists:	Not Listed
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)	2397
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: Rosamond loam Map Unit Type: Consociation Drainage Class - Dominant Condition: Well drained General Information: Fine-loamy, mixed (calcareous), thermic Typic Torrifuvents Top 3 Map Unit Components are below (if available): Component Name: Hesperia, Cajon, Rosamond Component Percentage: 5%, 5%, 85% Hydric: No, No, No
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	4

SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
<u>1</u> Maps: <u>1, 4</u>	58451 Ma	Not Reported by Agency	EGRID-US	Listed	0.33 SE	5
<u>2</u> Maps: <u>1, 4</u>	T0603700295 DRC PUMP SYSTEMS	3604 AVE I E LANCASTER	LUST-Closed-CA	Completed - Case Closed	0.38 N	-9
<u>3</u> Maps: <u>1, 4</u>	60002043 BEST ENVIRONMENTAL LLC	3301 AVENUE I EAST LANCASTER	CorAct-Open-CA	Active	0.45 NW	-10
<u>4</u> Maps: <u>1, 4</u>	58634 Lancaster Baptist Church	Not Reported by Agency	EGRID-US	Listed	0.47 SE	5

1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



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.

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	1
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
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	County-LUST-CA	0	None Listed
		County-LUST-Closed-CA	0	None Listed
		County-LUST-Open-CA	0	None Listed
		Hist-UST-Cleanup-CA	0	None Listed
		LUST-Closed-CA	1	<u>2</u>
		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
		Liens-CA	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	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
		VCP-Other-CA	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	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	1	-	1
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	1	-	1
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	2	-	2
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

SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Historical-CA	0.5	0	0	0	0	-	0
Hist-Prop65-CA	0.25	0	0	0	-	-	0
Hist-RCRIS-US	0.25	0	0	0	-	-	0
Hist-Regional-LUST-CA	0.25	0	0	0	-	-	0
Hist-Regional-Other-CA	0.25	0	0	0	-	-	0
Hist-Regional-SLIC-CA	0.25	0	0	0	-	-	0
Hist-Regional-Spills-CA	0.25	0	0	0	-	-	0
Hist-Regional-SWLF-CA	0.25	0	0	0	-	-	0
Hist-Regional-UST-CA	0.25	0	0	0	-	-	0
Hist-SCL-CA	0.25	0	0	0	-	-	0
Hist-SWIS-CA	0.25	0	0	0	-	-	0
Hist-ToxicPits-CA	0.25	0	0	0	-	-	0
Hist-TRIS-US	0.25	0	0	0	-	-	0
Hist-US	0.0625	0	0	-	-	-	0
Hist-USGS-WaterWells-CA	0.0625	0	0	-	-	-	0
Hist-USTReg-CA	0.25	0	0	0	-	-	0
Hist-WaterWells-US	0.0625	0	0	-	-	-	0
Hist-WMUDS-CA	0.25	0	0	0	-	-	0
HWT-CA	0.25	0	0	0	-	-	0
ICIS-Air-US	0.0625	0	0	-	-	-	0
ICIS-FEC-US	0.0625	0	0	-	-	-	0
ICIS-NPDES-US	0.0625	0	0	-	-	-	0
LA-Waste-Haulers-CA	0.0625	0	0	-	-	-	0
Lead-Smelter-2-US	0.25	0	0	0	-	-	0
Lead-US	0.25	0	0	0	-	-	0
LMOP-US	0.5	0	0	0	0	-	0
Mines2-CA	0.0625	0	0	-	-	-	0
Mines-CA	0.0625	0	0	-	-	-	0
Mines-CDMG-CA	0.0625	0	0	-	-	-	0
MINES-US	0.0625	0	0	-	-	-	0
MLTS-US	0.0625	0	0	-	-	-	0
Mortgage-CA	0.25	0	0	0	-	-	0
MRDS-US	0.25	0	0	0	-	-	0
MWMP-CA	0.25	0	0	0	-	-	0
NCI-CA	0.25	0	0	0	-	-	0
NEI-LF-CA	0.25	0	0	0	-	-	0
NPDES-CA	0.0625	0	0	-	-	-	0
NPDES-SW-CA	0.0625	0	0	-	-	-	0
OGM-CA	0.0625	0	0	-	-	-	0
OGW-CA	0.0625	0	0	-	-	-	0
OSCF-CA	0.5	0	0	0	0	-	0
PCS-US	0.25	0	0	0	-	-	0
Perch1-CA	0.25	0	0	0	-	-	0
Perch2-CA	0.25	0	0	0	-	-	0
Project-CA	0.25	0	0	0	-	-	0
RADINFO-US	0.0625	0	0	-	-	-	0
RFG-Lab-US	0.25	0	0	0	-	-	0
RMP-US	0.0625	0	0	-	-	-	0
ROD-US	0.5	0	0	0	0	-	0
SDWIS-US	0.25	0	0	0	-	-	0
SP-CA	0.25	0	0	0	-	-	0
Spills-SSO-CA	0.25	0	0	0	-	-	0
SSTS-US	0.0625	0	0	-	-	-	0
TierPer-CA	0.25	0	0	0	-	-	0
TOMS-CA	0.0625	0	0	-	-	-	0

SUPPLEMENTAL DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Tribal-Air-US	0.25	0	0	0	-	-	0
TRIS2000-US	0.0625	0	0	-	-	-	0
TRIS2010-US	0.0625	0	0	-	-	-	0
TRIS80-US	0.0625	0	0	-	-	-	0
TRIS90-US	0.0625	0	0	-	-	-	0
TSCA-US	0.0625	0	0	-	-	-	0
UIC2-CA	0.0625	0	0	-	-	-	0
UIC-CA	0.0625	0	0	-	-	-	0
UMTRA-US	0.0625	0	0	-	-	-	0
USGS-Waterwells-US	0.0625	0	0	-	-	-	0
Vapor-Intrusions-US	0.5	0	0	0	0	-	0
WDR-CA	0.25	0	0	0	-	-	0

PROPRIETARY HISTORIC DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Hist-Agriculture	0.0625	0	0	-	-	-	0
Hist-Auto Dealers	0.0625	0	0	-	-	-	0
Hist-Auto Repair	0.125	0	0	-	-	-	0
Hist-Chemical Manufacturing	0.0625	0	0	-	-	-	0
Hist-Chemical-Storage	0.0625	0	0	-	-	-	0
Hist-Cleaners	0.25	0	0	0	-	-	0
Hist-Convenience	0.0625	0	0	-	-	-	0
Hist-Disposal-Recycle	0.0625	0	0	-	-	-	0
Hist-Food-Processors	0.0625	0	0	-	-	-	0
Hist-Gun-Ranges	0.0625	0	0	-	-	-	0
Hist-Machine Shop	0.0625	0	0	-	-	-	0
Hist-Manufacturing	0.0625	0	0	-	-	-	0
Hist-Metal Plating	0.0625	0	0	-	-	-	0
Hist-Mining	0.0625	0	0	-	-	-	0
Hist-Mortuaries	0.0625	0	0	-	-	-	0
Hist-Oil-Gas	0.0625	0	0	-	-	-	0
Hist-OilGas-Refiners	0.0625	0	0	-	-	-	0
Hist-Other	0.0625	0	0	-	-	-	0
Hist-Paint-Stores	0.0625	0	0	-	-	-	0
Hist-Petroleum	0.0625	0	0	-	-	-	0
Hist-Post-Offices	0.0625	0	0	-	-	-	0
Hist-Printers	0.0625	0	0	-	-	-	0
Hist-Rental	0.0625	0	0	-	-	-	0
Hist-RV-Dealers	0.0625	0	0	-	-	-	0
Hist-Salvage	0.0625	0	0	-	-	-	0
Hist-Service Stations	0.25	0	0	0	-	-	0
Hist-Steel-Metals	0.0625	0	0	-	-	-	0
Hist-Textile	0.0625	0	0	-	-	-	0
Hist-Transportation	0.0625	0	0	-	-	-	0
Hist-Trucking	0.0625	0	0	-	-	-	0
Hist-Vehicle-Parts	0.0625	0	0	-	-	-	0
Hist-Vehicle-Washing	0.0625	0	0	-	-	-	0

APPENDIX B
AERIAL PHOTOS & TOPO MAPS

B



Historical Aerial Photo
Year 2017

**44800 35TH St. East
Lancaster, CA**



Target Site: 34.698980, -118.066287 Job #: 2104727481

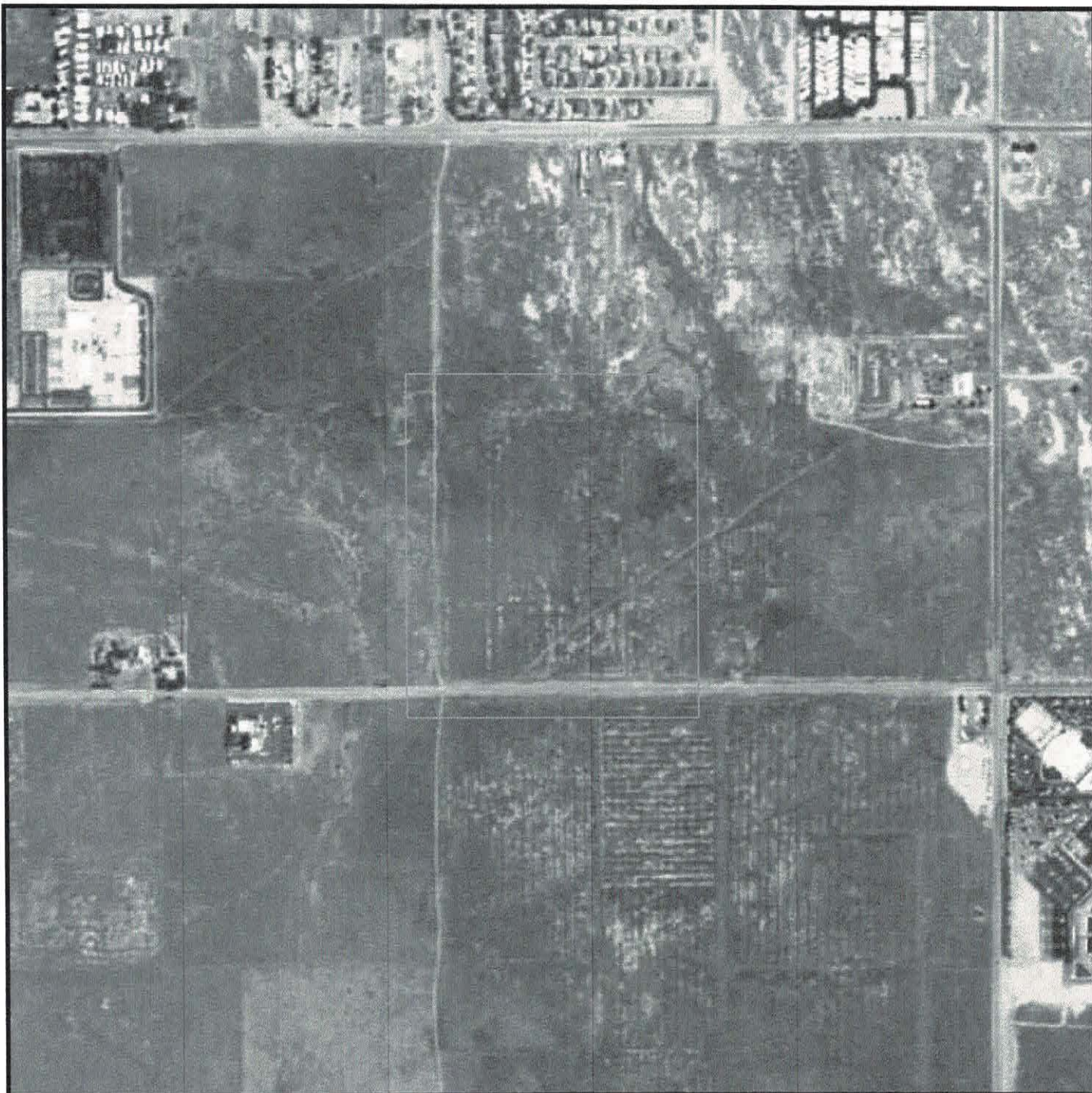


Historical Aerial Photo
Year 2012

**44800 35TH St. East
Lancaster, CA**



Target Site: 34.698980, -118.066287 Job #: 2104727481

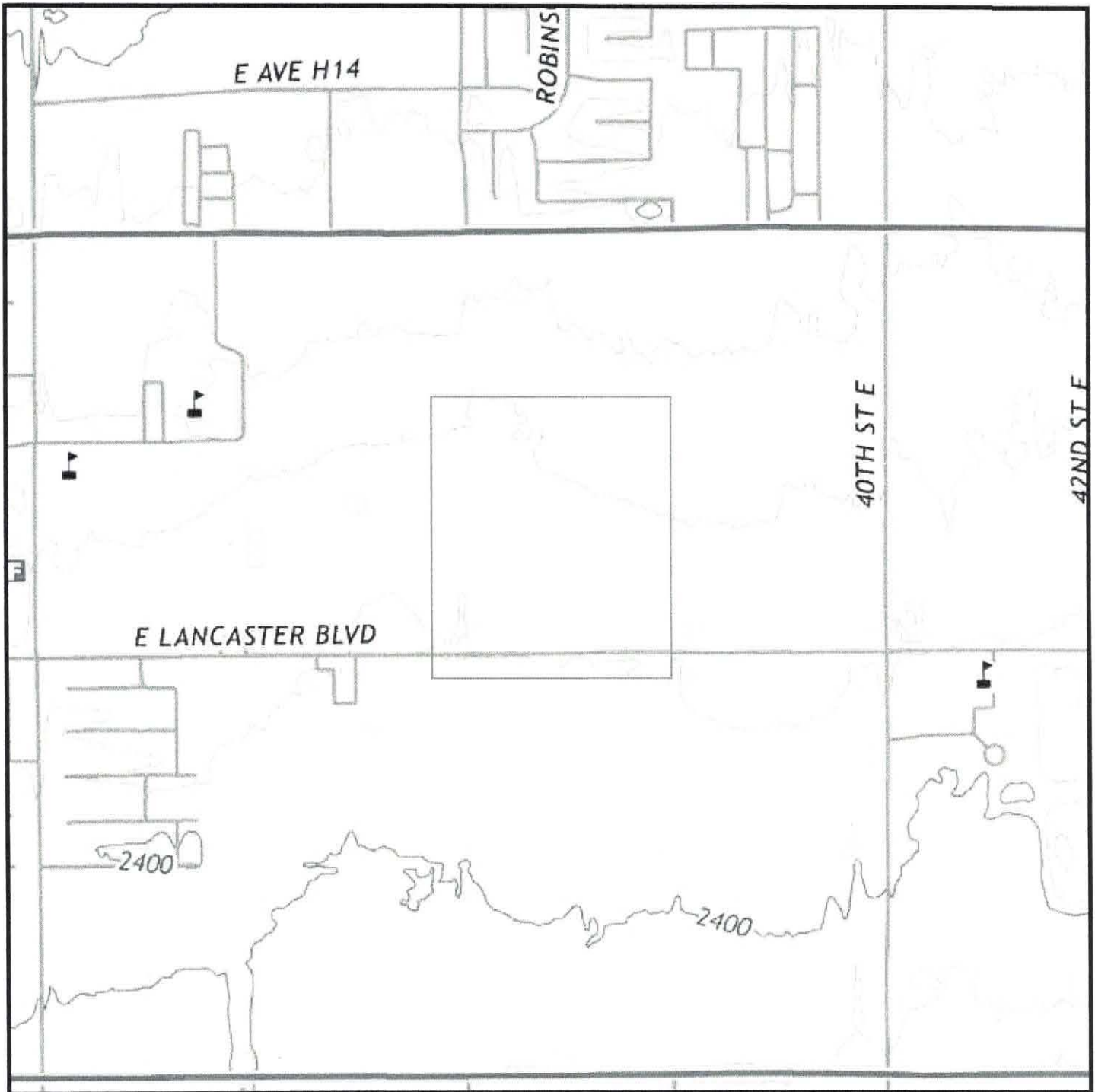


Historical Aerial Photo
Year 2005

**44800 35TH St. East
Lancaster, CA**



Target Site: 34.698980, -118.066287 Job #: 2104727481

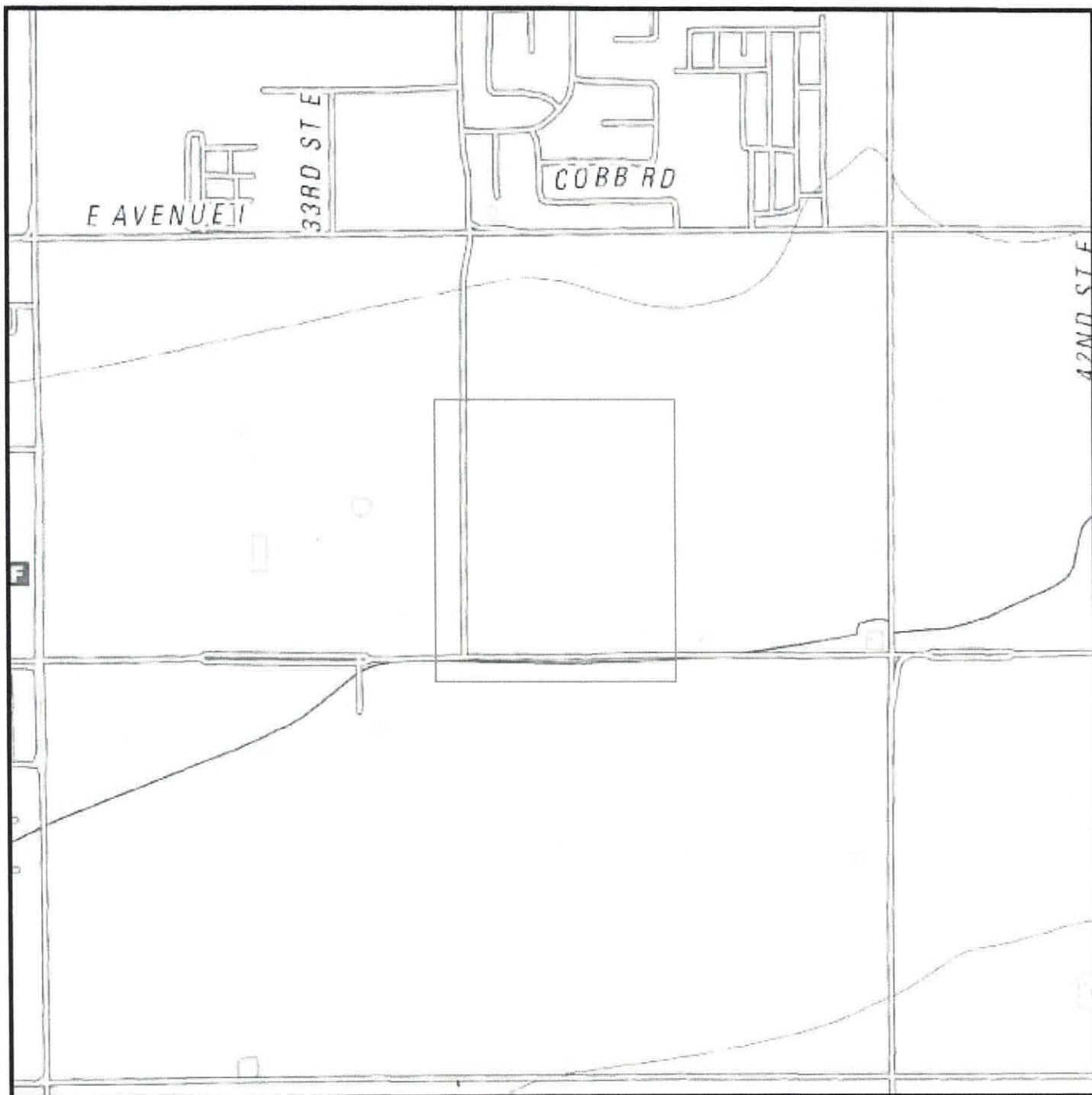


Historical Topographic Map
Year 2018

**44800 35TH St. East
Lancaster, CA**



Target Site: 34.698980, -118.066287 Job #: 2104727481



Historical Topographic Map
Year 2012

**44800 35TH St. East
Lancaster, CA**



Target Site: 34.698980, -118.066287 Job #: 2104727481

APPENDIX C
CITY DIRECTORY RESEARCH

C

ERS

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

City Directory Research

REPORT RESULTS



Report Results for:

Ed Milnes
The Assessor
240 Chestnut Ave #705
Long Beach, CA 90802
2104727481 CDA
October 22, 2020

Site Information:

APN 3150-021-028, -029
44800 35TH St. East
Lancaster, CA

Subject Site:

Client's Project #:
 Address: **44800 35TH St. East**
 City, State Zip: **Lancaster, CA**

ERS Order #:

2104727481 CDAL

Prepared For:

Name: **Ed Milnes**
 Company: **The Assessor**
 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: (Subject) 44800 35th Street East
 (Adjacent) 3200 Block of East Lancaster Boulevard**

Years researched which did cover your site or adjacent sites:

2011	2009	2000	
-------------	-------------	-------------	--

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

1967-2011	1967-1987	1992	
No	No	Image not	
44800 Block	3200 Block of	available for	
of 35th Street	East	East	
East	Lancaster	Lancaster	
	Boulevard	Boulevard	

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.

Subject Street:	44800 35th St E	
Year	Description	
2011	43916 43932 43946 45243 45437 45515	KREUTEL RICHARD KILLE BRIAN PARR KAREN WALKER ARTHUR BARNEY PEARL MEJIA MARIA NOTT PRESTON
2009	43916 43932 43946 45243 45437 45515	KREUTEL RICHARD XXXX WALKER ARTHUR BARNEY PEARL MEJIA MARIA NOTT PRESTON
2000	43916 43932 45243 45437 45515	TOLLE LOWELL CHAPPELL PAUL BARNEY PEARL (PENNY) SMOCK JOHN HORNE JANE
1967-1992	Range Not Listed	

Adjacent Street:	3200 Block of E Lancaster Blvd
Year	Description
2011	<p>X 3147 3177 3250</p> <p>30TH ST E TIEDE EUGENE GINN THERESA CHRISTIAN LIFE ASSEMBLY ORIENTAL MISSIONARY CRUSADE</p> <p>X 4010 4020</p> <p>40TH ST E APARTMENTS LANCASTER BAPTIST CHURCH LANCASTER BAPTIST SCHOOL PENA AMY SUMMY WILLIAM WEST COAST BAPTIST COLLEGE WHITMAN JASON</p>
2009	<p>X 3147 3177 3250</p> <p>30TH ST E TIEDE EUGENE ELLIOTT FRANKLIN CHRISTIAN LIFE ASSEMBLY ORIENTAL MISSIONARY CRUSADE</p> <p>X 4020</p> <p>40TH ST E LANCASTER BAPTIST CHURCH LANCASTER BAPTIST SCHOOL WEST COAST BAPTIST COLLEGE</p>
2000	<p>X 3147 3177 3250</p> <p>30TH ST E TIEDE EUGENE ELLIOTT FRANKLIN CHRISTIAN LIFE ASSEMBLY</p> <p>X</p> <p>35TH E</p> <p>X 3703 4020</p> <p>40TH ST E MCDERMOTT HAL LANCSTR BAPTIST CHURCH</p>
1992	Image Not Available

Adjacent Street:	3200 Block of E Lancaster Blvd	
1987	3147 3177 4307 4323	TIEDE EUGEND ELLIOTT FRANK HALLBERG DONALD L HANDLEY GLENIS HANDLEY NORMAN
1981	3147 3177 4307 4466	XXXX ELLIOTT FRANK HALLBERG DONALD L CLEMENTS GEO M
1973	3147 3177 4160 4307	LEWIS MERT ELLIOTT F HOUSE S HALLBERG D
1967-1968	Range Not Listed	

APPENDIX D
FIRE INSURANCE MAP SEARCH/LETTER



Fire Insurance Map Results

REPORT RESULTS



Report Results for:

Ed Milnes
The Assessor
240 Chestnut Ave #705
Long Beach, CA 90802
2104727481 FIM
October 13, 2020

Site Information:

APN 3150-021-028, -029
44800 35TH St. East
Lancaster, CA

Subject Site:

Client's Project #:
Address: **44800 35TH St. East**
City, State Zip: **Lancaster, CA**

ERS Order #:

2104727481 FIM

Prepared For:

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

Date:

October 13, 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 North.

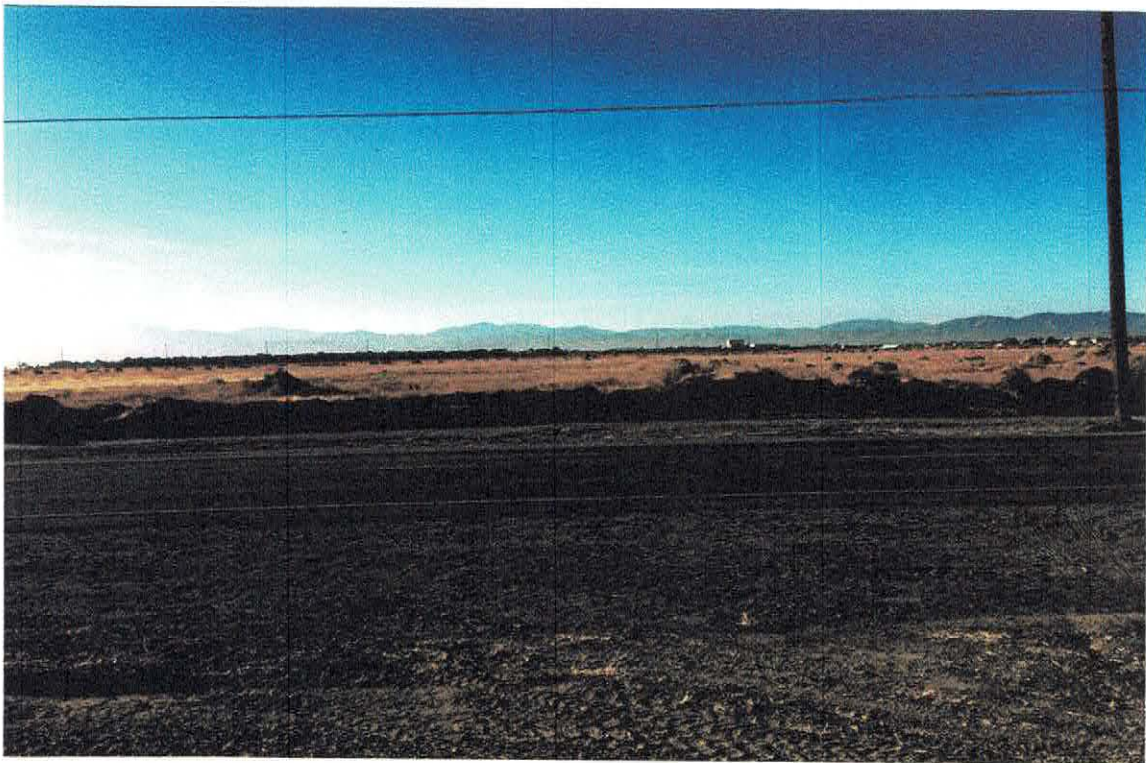


Photo #2: Property looking South

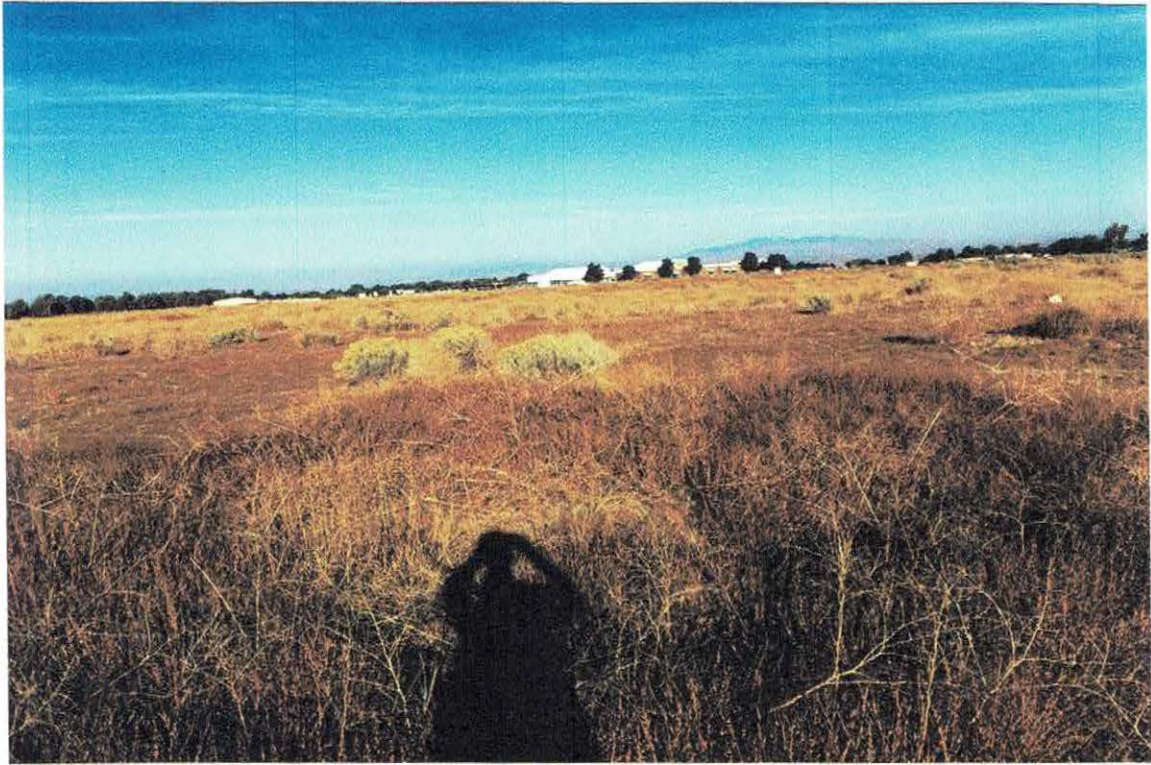


Photo #3: Property looking East

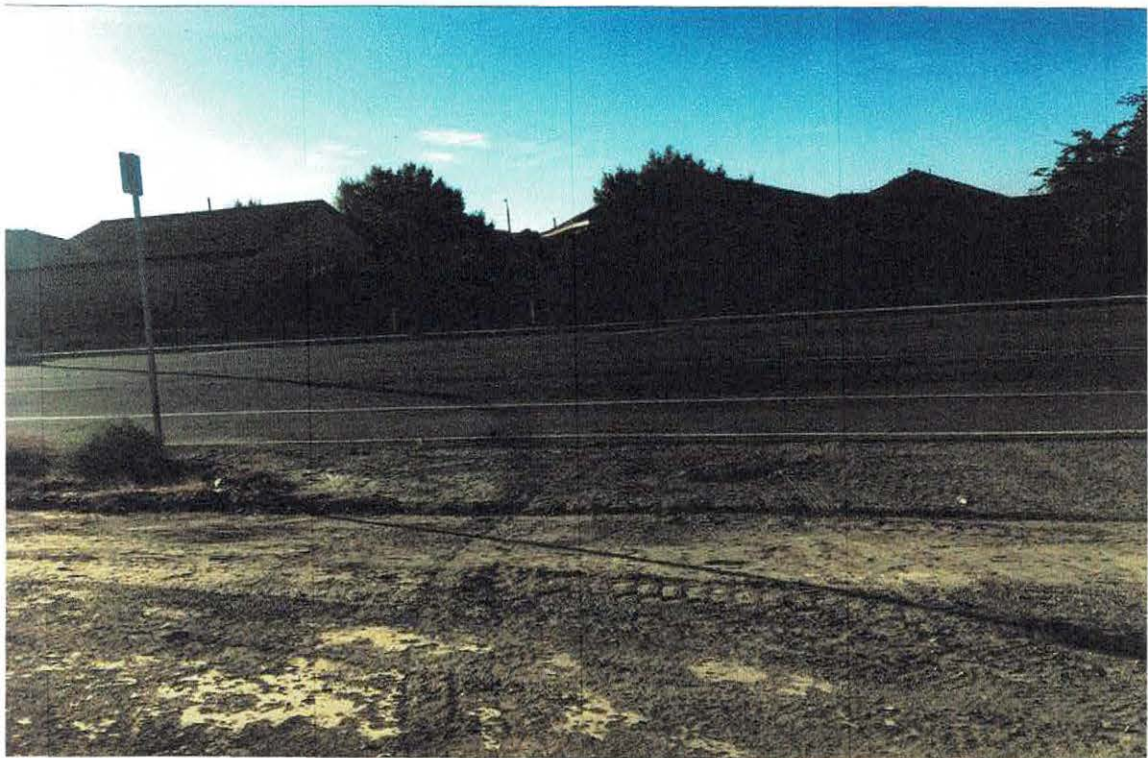


Photo #4: Property looking West