



Commercial



Multi-family



Highrise



Industrial



Retail

Phase I Environmental Site Assessment Report

APN: 3121-034-025
Lancaster, California 93535

Prepared For:

Investment Concepts, Inc.
1667 East Lincoln Avenue
Orange, California 92865

CASE NO.

TPM 082243

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Prepared By:

EFI Global, Inc.
5261 West Imperial Highway
Los Angeles, California 90045
T: 310-854-6300
F: 310-854-0199
TF: 888-705-6300

EFI Global

Engineering, Fire &
Environmental Services

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EXECUTIVE SUMMARY

EFI Global, Inc. has performed a Phase I Environmental Site Assessment (Phase I) for Investment Concepts, Inc. (Client) for an undeveloped property located on the west side of West 20th Street, 485 feet south of West Avenue I, in Los Angeles County and the City of Lancaster, California, Assessor's Parcel Number: 3121-034-025. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

Site Description

According to our research and information provided by the Client, the subject property, identified as Assessor Parcel Number: 3121-034-025, does not have an assigned address. The subject property is located on the west side of West 20th Street, approximately 485 feet south of West Avenue I, in the City of Lancaster. The subject property is approximately 26 acres in size and is currently undeveloped land. The surrounding area is used for residential and commercial purposes. Groundwater is estimated to be approximately 50 feet below ground surface in the area of the site and is assumed to flow toward the north-northwest.

- No significant hazardous material storage or recognized environmental conditions were observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to EFI Global, Inc.'s interpretation of the historical research data, the subject property has been undeveloped sometime prior to 1928 through the present (2017).

- Based on our review of the historical data, no significant data gaps were encountered during our research.

Environmental Data Search

- The subject property is not listed on any of the regulatory databases researched.
- There are no properties within 100-feet of the subject property where a release is considered likely or a known release has occurred.
- In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.
- The regional offices of the Lahontan Regional Water Quality Control Board (LRWQCB), Department of Toxic Substance Control (DTSC), and Antelope Valley Air Quality Management District (AVAQMD) were contacted regarding permits and site investigation files for the subject property. The Los Angeles County Fire Department Health Hazardous Materials Division (HHMD), Los Angeles County Sanitation District (LACSD), and the City of Lancaster City Clerk (CLCC) were contacted regarding hazardous materials, underground storage tank, and industrial waste discharge records for the subject property. Additionally, the State Water Resources Control Board (SWRCB) GeoTracker and EnviroStor database

were researched for information pertaining to the subject property. According to responses to our requests and our review of the online databases, there are no files for the subject property.

- No significant data gaps were encountered during our agency file reviews.
- The Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property. No oil wells were identified within 500 feet of the subject property.
- The User did not provide EFI Global any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property. An environmental lien search was not requested by the User; however, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

Additional Issues

- As there are no permanent onsite structures on the subject property, the potential for asbestos containing building materials (ACMs) and lead based paint is considered to be low.
- According to research the potential for radon at this property is low.
- Based on no permanent structures currently on the subject property, no mold observations were made during this assessment.
- The Los Angeles County Department of Public Works, Solid Waste Information System was reviewed to determine if the property is within 1,000 feet of a landfill or 300 feet of an oil well. According to the information reviewed, the subject property is not located within 1,000 feet of a landfill or 300 feet of an oil well. Therefore, the presence of methane beneath the property is considered low.

CONCLUSIONS

EFI Global, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, for Assessor's Parcel Number: 3121-034-025, located on the west side of West 20th Street, 485 feet south of West Avenue I, Lancaster, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions or *de minimis* conditions in connection with the subject property.

Recognized Environmental Conditions (REC)

In our opinion, no RECs were identified during the course of this assessment.

Historical Recognized Environmental Conditions (HREC)

In our opinion, no HRECs were identified during the course of this assessment.

Controlled Recognized Environmental Conditions (CREC)

In our opinion, no CRECs were identified during the course of this assessment.

De Minimis Conditions

In our opinion, no *de minimis* conditions were identified during the course of this assessment.

RECOMMENDATIONS

Based on the foregoing, no additional investigation is recommended at this time.

1.0 INTRODUCTION

EFI Global, Inc. has performed a Phase I Environmental Site Assessment (Phase I) for the undeveloped property located on the west side of West 20th Street, 485 feet south of West Avenue I, in Los Angeles County and the City of Lancaster, California (Subject Property). This report has been prepared for the sole use of Investment Concepts, Inc. (Client).

The research conducted for this study and the report prepared are in general conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-13 "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The primary purpose for performing a Phase I ESA is to "...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability." (ASTM, 2013) An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the User also has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." (ASTM, 2013) Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions. This investigation is not an environmental compliance audit and is not designed to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations.

The goal of this process is to identify any (1) recognized environmental conditions (RECs), (2) historic recognized environmental conditions (HRECs), (3) controlled recognized environmental conditions (CRECs), and/or (4) *de minimis* conditions associated with the subject property.

- A **recognized environmental condition** is defined as "...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." This definition does not include *de minimis* conditions defined as "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" (ASTM, 2013).
- A **historical recognized environmental condition** is defined as "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, 2013). The HREC designation requires the comparison of residual contamination concentrations, if any, to current regulatory standards.
- A **controlled recognized environmental condition** is defined as "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, 2013).

- A ***de minimis condition*** is defined as "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, 2013).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and an environmental records search with regard to the subject property, adjoining and immediately surrounding properties, and the surrounding area. In addition, EFI Global, Inc. provides an opinion regarding the potential for asbestos containing materials, lead-based paints, mold, radon, oil and gas exploration, and methane as they relate to the subject property. Reviewing those documents that are publicly available, reasonably ascertainable, and practically reviewable controls the completeness of this assessment. The inability to review documents which do not exist or are not publicly available, reasonably ascertainable, or practically reviewable may result in a data gap.

1.1 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.2 Limitations and Exceptions

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-2013, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of EFI Global, Inc. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.3 Reliance

This report has been prepared for the sole use of Investment Concepts, Inc.. The contents should not be relied upon by any other parties without the express written consent of Investment Concepts, Inc. and EFI Global, Inc.

1.4 User Responsibilities

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM E 1527-13 Phase I Standards require that the User conduct independent research and consider certain information before purchasing a property:

- Obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations (AULs) with regard to the subject property. If environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (EFI Global, Inc.). If the User has actual knowledge of environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (EFI Global, Inc.).
- The User should provide the Environmental Professional (EFI Global, Inc.) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.
- If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (EFI Global, Inc.).
- If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

2.0 SITE DESCRIPTION

EFI Global, Inc. has performed a Phase I for an undeveloped property located on the west side of West 20th Street, 485 feet south of West Avenue I, in Los Angeles County and the City of Lancaster, California. The subject property is located on the west side of West 20th Street, approximately 485 feet south of West Avenue I, in the City of Lancaster. The subject property is approximately 26 acres in size and is currently undeveloped land. The surrounding area is used for residential and commercial purposes.

Natural gas and electrical services are provided to the area of the subject property by Southern California Gas Company. Potable water and sewer services to the area of the subject property are provided by the City of Lancaster.

2.1 Current and Historical Addresses

According to our research and information provided by the Client, the subject property is undeveloped, no structures have been built, and no street address is associated with the subject property.

2.2 Legal Description

According to the Los Angeles County Assessor's Office, the subject property is located in the City of Lancaster, and is described by the Assessor's Parcel Number: 3121-034-025.

2.3 Physical Setting

The elevation of the subject property is approximately 2,330 feet above sea level (United States Geological Survey Lancaster West, California 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the Environmental Data Resources, Inc. (EDR) Radius report, the subject property is not situated within a 100-year Federal Environmental Management Agency (FEMA) Flood Zone. No wetlands were identified at the property or adjoining/immediately surrounding properties. Based on our review of groundwater data presented in the State Water Resources Control Board (SWRCB) GeoTracker website, groundwater was detected at a leaking underground storage tank site (2008 West Avenue I) approximately 0.05 mile north of the subject property at approximately 50 feet below ground surface. However, perched and semi-perched aquifers may be present beneath the site. Based on topographic map interpretation, regional groundwater flow direction is estimated to be towards the north-northwest; however, local groundwater flow direction may vary.

3.0 SITE RECONNAISSANCE/INTERVIEWS

3.1 Site Reconnaissance

On November 19, 2017, Heather Nilson conducted a site reconnaissance of the subject property. The site inspection was conducted to attempt to identify current site use(s), current hazardous materials storage, and evidence of past site uses and hazardous material storage and to identify evidence of other recognized environmental conditions. The following table summarizes our Site Reconnaissance observations:

Yes	No	Observed Feature(s)
	✓	Hazardous Substances and Petroleum Products Containers
	✓	Underground and/or Aboveground Storage Tanks
	✓	Drains/Sumps/Clarifiers/Sewer Interceptors/Septic Systems
	✓	Stained or Corroded Surfaces/Stained Soil or Stressed Vegetation
	✓	Pits/Ponds/Lagoons/Wetlands
	✓	Electrical Equipment with the Potential to contain Fluids
	✓	Production or Monitoring Wells
✓		Evidence of Solid Waste Disposal/Dumping/Fill Areas

3.1.1 Exterior Observations

The exterior portions of the site consist of undeveloped land that is sandy in nature with desert vegetation throughout. A gravel covered dirt road was located near the southeast corner of the property which extended without gravel to the west side of the subject property. Along this area, several areas of concrete and asphalt debris were observed. In the northeast corner, several dirt piles were observed of unknown origin, however are suspected to be from dirt movement due to development on the north adjoining property. The dirt appears to not include other material and has some vegetative growth on the surface, although EFI Global is unable to comment on materials present beyond visual observations. Various debris was observed in areas across the subject property, rubbish in nature, with no hazardous materials or substances observed.

No pole or pad mounted transformers or PCB-containing equipment were observed on-site.

No recognized environmental conditions were observed in the exterior portions of the subject property.

3.1.2 Interior Observations

The subject property is currently vacant undeveloped land. No structures were observed during the site reconnaissance.

3.1.3 Reconnaissance Limitations

No significant limitations were encountered during our reconnaissance of the subject property.

3.2 Adjoining and Immediately Surrounding Properties

The adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) were visually and physically observed from public right-of ways and the subject property in an attempt to identify recognized environmental conditions. Our observations are summarized in the following table:

Location	Address(es)	Uses/Observations
North	2038 West Avenue I	Best Western Plus Desert Poppy Inn, and vacant land
East	44903-44941 (Odd) Laszlo Street	Residential and vacant land
West	N/A	Drainage system and vacant
South	2006 Westwood Court	Residential

No recognized environmental conditions were readily observable at the adjoining/immediately surrounding properties.

3.3 Surrounding Area Observations

3.3.1 Surrounding Property Uses

The surrounding area is developed with commercial and residential structures.

3.3.2 Surrounding Geography

The surrounding area has slight overall topographic variations with an overall topographic slope to the west-southwest toward the adjoining drainage channel. No nearby hills or bedrock outcroppings were observed in the area of the site. No lakes, ponds, rivers or streams were observed in the surrounding area.

3.4 Interviews

3.4.1 Property Owner

The property owner was provided an environmental questionnaire, which has not been returned prior to issuance of the report. Based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.

3.4.2 Key Site Manager

A key site manager was not available for interview during the completion of this report.

3.4.3 Property Occupants

No occupants were available for interview during the completion of this report.

3.4.4 Past Owners, Operators and Occupants

Past owners, operators and occupants were not able to be identified for an interview for this report.

3.4.5 Prospective Purchaser

Mr. Russell Khouri, the senior vice president of Investment Concepts, Inc. completed a potential purchaser questionnaire for the purpose of this report, dated December 4, 2017. Mr. Khouri was unaware of any recognized environmental conditions such as underground storage tanks or any generated hazardous materials associated with the property.

3.4.6 Neighboring Property Owners/Tenants

Per ASTM, an attempt to interview neighboring property owners/tenants should be conducted when the subject property is vacant and unsecured land.

No owners/tenants of adjoining properties were available for interview during the site reconnaissance as the properties are also vacant land and residential in nature. At the commercial property to the north, a hotel, no one would agree to an interview.

3.5 User Provided Information

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM 1527-13 Phase I Standards require that the Report User conduct independent research and consider certain information before purchasing a property. EFI Global, Inc. recommends that the User documents completion of the following items:

3.5.1 Lien Search

The User is required to obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations with regard to the subject property. If environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (EFI Global, Inc.). If the User has actual knowledge of environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (EFI Global, Inc.).

- The User did not provide EFI Global any information either verbally or in writing (i.e. Title Report) regarding environmental cleanup liens or activity and use limitations encumbering the subject property. An environmental lien search was not requested by the User; however, based on our review of the DTSC EnviroStor Database, no environmental liens enforced by the DTSC were identified.

3.5.2 Specialized Knowledge

The User should provide the Environmental Professional (EFI Global, Inc.) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.

- The User has no specialized knowledge with respect to recognized environmental conditions in connection with the property.

3.5.3 Commonly Known or Reasonably Ascertainable Information

If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (EFI Global, Inc.).

- The User is not aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions.

3.5.4 Property Valuation

If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

- The User of the report did not indicate if the purchase price is comparable to the fair market value.

3.5.5 Purpose of Performing Phase I ESA

- According to the User, the User is a prospective purchaser of the subject property and the Phase I is being performed to qualify for landowner liability protections under CERCLA as well as identify business risks related to the property associated with environmental conditions.

3.6 User Provided Documents

- No documents were provided to EFI Global, Inc. by the Report User.

4.0 HISTORICAL LAND USE

A review of historical data derived from standard historical resources is provided in this section. The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. During our historical review, acute attention is paid to the subject property. Data relating to the adjoining and immediately surrounding properties (within 100-feet of the subject property boundary) and the surrounding area is reviewed to the extent that it is revealed in the course of researching the property itself.

4.1 Aerial Photography Review

Aerial Photography of many portions of the United States dates back to the 1920's. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, et cetera.

Aerial Photograph Coverage was available from EDR for the years: 1928, 1940, 1948, 1953, 1968, 1974, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2010, and 2012. A summary of our observations is presented in the following table.

Year	Subject Property	Notable Adjoining Property Observations	Notable Observations of the Surrounding Area
1928	The subject property appears to be undeveloped land.	North: Undeveloped East: Undeveloped (across West 20th Street) South: Undeveloped West: Undeveloped	The surrounding area appears to be undeveloped land.
1940, 1948, and 1953	The subject property appears to be undeveloped land.	North: Undeveloped East: Undeveloped (across West 20th Street) South: Undeveloped West: Undeveloped	The surrounding area appears to be developed with sparse residential structures and undeveloped land.
1968	The subject property appears to be undeveloped land.	North: Undeveloped East: Undeveloped (across West 20th Street) South: Undeveloped West: Undeveloped	The surrounding area appears to be developed with residential and commercial structures and undeveloped land.
1974, 1977, and 1981	The subject property appears to be undeveloped land.	North: Undeveloped East: Undeveloped (across West 20th Street) South: Undeveloped West: Drainage system	The surrounding area appears to be developed with residential and commercial structures and undeveloped land.

Year	Subject Property	Notable Adjoining Property Observations	Notable Observations of the Surrounding Area
1989, 1994, 2002, 2005, 2009, 2010, and 2012	The subject property appears to be undeveloped land.	North: Undeveloped East: Residential and undeveloped land (across West 20th Street) South: Residential West: Drainage system	The surrounding area appears to be developed with residential and commercial structures and undeveloped land.

4.2 Building Department Records Review

The addresses identified as current and historical addresses for the subject property were researched at the City of Lancaster Building and Safety. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property.

- There were no building permits identified for the subject property as no addresses have been associated with the property based on our research. Per the City of Lancaster, due to the parcel being vacant land, they have no responsive documents.

4.3 City Directory Review

City directories have been published since the 1800's and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the subject property.

- There were no city directory listings identified for the subject property as no addresses have been associated with the property based on our research.
- Listings for adjoining and immediately surrounding properties reviewed during the course of researching the subject property did not reveal any uses of concern.

4.4 Sanborn Map Review

Originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage, today Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more rural communities.

- Sanborn Map Coverage was not available for the subject property. The remaining Historical Land Use data in our opinion is sufficient to accurately ascertain the historical site use.

4.5 Historical Summary

4.5.1 Subject Property

According to EFI Global, Inc.'s interpretation of the historical research data, the subject property has been undeveloped sometime prior to 1928 through the present (2017).

4.5.2 Adjoining and Immediately Surrounding Properties

According to EFI Global, Inc.'s interpretation of the historical research data, the adjoining and immediately surrounding properties were undeveloped sometime prior to 1928 through 1968. By at least 1974, the west adjoining property was developed with a drainage channel. By at least 1989, the south adjoining and a portion of the east adjacent properties were developed for residential purposes. By at least 2012 through 2017, the north adjoining property was developed for commercial purposes. The immediately surrounding properties have remained in this configuration to the present.

4.5.3 Surrounding Area

According to EFI Global, Inc.'s interpretation of the historical research data, the surrounding area was undeveloped sometime prior to 1928. By at least 1940, the surrounding area consisted of residential development and undeveloped land. By at least 1989, the surrounding area was developed for residential and commercial purposes, with some undeveloped land remaining. The surrounding area has remained in this configuration to the present.

4.6 Historical Data Gaps

Based on our review of the historical data, no significant data gaps were encountered during our research.

5.0 REGULATORY DATABASE REPORT

A radial database search was conducted in accordance with the specifications defined in ASTM E 1527-13 which sets the radial search distances for each regulatory database. The radial database search was conducted by EDR on November 21, 2017. A copy of the database report is presented in Appendix II of this report. The following table summarizes required databases reviewed, the approximate search distances, and indicates if the subject site, adjoining/immediately surrounding properties or surrounding sites are listed on the respective database.

Following the table are summaries of the information found in the relevant database listings and our opinion regarding the potential for the subject property to be impacted. Our opinion is based on the information found in the database listings, through other historical and regulatory resources, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E2600-15), and assumed groundwater flow direction. As discussed in Section 2.3, groundwater is estimated to be approximately 50 feet below ground surface in the area of the site and is assumed to flow towards the north-northwest.

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Total Listings (#)
Federal National Priorities List (NPL)	1.0	No	No	0
Federal De-listed NPL	1.0	No	No	0
Federal CERCLIS	0.5	No	No	0
Federal CERCLIS NFRAP	0.5	No	No	0
Federal RCRA CORRACTS	1.0	No	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	No	0
Federal RCRA Generators	0.25	No	No	2
Federal Institutional/Engineering Controls	0.5	No	No	0
Federal ERNS	Property	No	No	0
State/Tribal Equivalent NPL	1.0	No	No	0
State/Tribal Equivalent CERCLIS	1.0	No	No	2
State/Tribal Landfill	0.5	No	No	1
State/Tribal Underground Storage Tank (UST)	0.25	No	No	17
State/Tribal Leaking Underground Storage Tank (LUST/SLIC)	0.5	No	No	4
State/Tribal Institutional/Engineering Controls	0.5	No	No	0
State/Tribal Voluntary Clean-up Sites	0.5	No	No	0
State/Tribal Brownfield Sites	0.5	No	No	0

5.1 Subject Property

The subject property is not listed on any of the regulatory databases researched.

5.2 Adjoining and Immediately Surrounding Properties

No adjoining/immediately surrounding properties (within 100-feet) were listed on any of the regulatory databases researched.

5.3 Surrounding Area

Neeraj Investments Inc. / Arco #05678 / Prestige Stations 5337 (2008 West Avenue I) – The surrounding property located 270 feet north of the subject property (hydrologically down-gradient) is listed on the Underground Storage Tank (UST), Resource Conservation and Recovery Act-Small Quantity Generators (RCRA-SQG), Facility Index Systems/Facility registry System (FINDS), Enforcement and Compliance History Information (ECHO), EDR Exclusive Historic Gas Stations (EDR HIST AUTO), Leaking Underground Storage Tank (LUST), and Hazardous Waste and Substance Site List (HIST CORTESE) databases. According to the LUST listing and information from the State Water Resource Control Board's GeoTracker database, an unauthorized release of gasoline that impacted soil was discovered on February 2, 1992. Abatement measures completed thus far include free product removal from the water table. According to the Annual Groundwater Monitoring Report of 2006, the closest monitoring well is MW-4, which is located approximately 280 feet north from the subject property. Groundwater samples collected from MW-4 on January 12, 2006 indicated non-detect concentrations of benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tert-butyl ether (MtBE). The case was issued closure by the Lahontan Regional Water Quality Control Board (LRWQCB) on March 14, 2007. No further information is provided. Based on the case closure issued by the overseeing regulatory agency, low to non-detect concentrations of the contaminants of concern, relative distance from the subject property (in excess of 270 feet), and down-gradient location with regard to the subject property, this former release is not expected to represent a significant environmental concern for the subject property.

In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

5.4 Orphan Sites

Orphan sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. One orphan site was identified in the Radius Map Report prepared for this site. The sites were manually mapped to determine the location of the site relative to the subject property and groundwater gradient. The following conclusions were made:

In our opinion, the orphan site listed does not pose a significant threat to the subject property as there is no indication of a release at the respective site, a release has occurred but groundwater has not been impacted, a release has occurred but the case is closed, or the site is located cross or down gradient of the subject property and in excess of 1/10 mile from the subject property.

6.0 AGENCY FILE REVIEWS

6.1 State Agencies

The regional offices of the Lahontan Regional Water Quality Control Board (LRWQCB), Department of Toxic Substance Control (DTSC), and Antelope Valley Air Quality Management District (AVAQMD) were contacted regarding permits, site investigation files, hazardous materials, and air emissions for the subject property. Additionally, the State Water Resources Control Board (SWRCB) GeoTracker and EnviroStor database were researched for information pertaining to the subject property.

- According to responses from LARWQCB, DTSC, and AVAQMD and review of the aforementioned databases, there are no files for the subject property.

The Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property.

- No oil wells were identified within 500 feet of the subject property.

6.2 City/County Agencies

The Los Angeles County Sanitation District (LACSD), and the City of Lancaster City Clerk (CLCC) were contacted regarding hazardous materials, underground storage tank, and industrial waste discharge records for the subject property.

- According to responses from LACSD and CLCC, there are no files for the subject property.

6.3 Agency File Review Limitations

No significant data gaps were encountered during our agency file reviews.

7.0 NON-SCOPE ENVIRONMENTAL RISKS

ASTM Standard E1527-13 identifies additional conditions which, should they exist at the subject property, may create a human health risk to the occupants of the site. These risks may also create additional costs to the property owner in the form of identification, operations & maintenance, and cleanup or remediation.

7.1 Asbestos Containing Building Materials

Asbestos is a group of naturally occurring minerals used in many products, including building materials vehicle brakes, insulation and other products that require resistance to heat and corrosion. Asbestos includes: chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause cancer and other serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include decorative and acoustical plaster texture, fire-proofing (Monokote), joint compound, attic and wall insulation, resilient floor covering, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, pipe insulation, pipe gaskets, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, asphalt underlayment (Petromat) and plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- As there are no permanent onsite structures on the subject property, the potential for asbestos containing building materials (ACMs) is considered to be low.

7.2 Lead-Based Paint

Although the use of lead-based paint in residential structures has been prohibited since 1978, it may still be used in commercial and industrial buildings. It is approximated that 80 percent of buildings built prior to 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children under 6 years old being most at risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from friction surfaces of windows and doors that are painted with lead-based paint and from building components coated with lead-based paint that has begun peeling, flaking and chalking. There is also the potential for soil to have elevated lead levels due to leaching from lead based paint on nearby structures and deposition of airborne lead when leaded fuel was in use prior to the 1976 ban and phase out.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the local, State and Federal agencies, including the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA) and the California Department of Public Health (CDPH), each state has various action limits that have been enacted with the intent to prevent human exposure and contamination of the surrounding environment.

- As there are no permanent onsite structures on the subject property, the potential for lead based paint is considered to be low.

7.3 Radon

Radon is a radioactive gas that has been found in structures all over the United States. Radon is produced from the natural breakdown of uranium in soil, rock, and water. Radon typically moves up through the ground and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity, and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today after smoking.

Testing for the presence of radon is fairly inexpensive, simple and is the only way to be certain of the on-site concentrations. Various types of sampling methods exist to determine the concentration. On-site radon sampling was not performed during the completion of this assessment.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Los Angeles County are between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. However, according to the California Geological Survey *Radon Potential Radon Zone Map for Southern California*, dated January 2005, shows no concentrations of radon in the vicinity of the subject property. Site specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the radon levels at the subject property.

7.4 Wetlands

According to the Clean Water Act, a wetland is "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetland areas have been identified as ecologically diverse and sensitive areas and are generally subject to more stringent development, re-development, and building regulations.

- The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory was reviewed to determine if the subject property is situated within an identified wetland. According to the USFWS, the subject property is located within a wetland area.

7.5 Mold

Mold and mildew are simple, microscopic organisms in the Fungi kingdom that can grow virtually anywhere if they have adequate moisture, nutrients, air and appropriate temperatures. Depending on the particular mold or fungus, growing colonies can be almost any color. Most household molds and fungi (mildews) are white, black, grey, or brown colored. Spores of dozens of kinds of mold and fungus (mildew) are present at all times in indoor and outdoor air. These spores can settle, germinate and grow wherever good growth conditions are found. They can grow on soil, plants, dead plant materials, foods, fabrics, paper, wood and many other materials found within buildings. Many molds are not harmful and actually have a beneficial role in the environment and in living systems. In soil, molds play a crucial part in decomposition of organic matter and in making nutrients available to plants.

When mold and fungi (mildews) growth occurs in buildings, it can be very destructive to the materials on which they grow and cause high levels of airborne mold spores and volatile organic compounds associated with the characteristic musty / moldy odor. They cause staining, decomposition (rotting of materials) and objectionable, musty odors. Where colonies are extensive they can also produce enough spores, and by-products to be harmful to health. Many of the by-products of mold and fungus (mildew) are irritating to skin, eyes and respiratory tracts. Some molds produce true allergic sensitization and allergic reactions in susceptible people. Some molds produce toxic by-products that could be harmful to skin, and poisonous if ingested or inhaled in quantity. Persons with compromised immune systems may even experience systemic fungal infections of the respiratory tract.

- Based on no permanent structures currently on the subject property, no mold observations were made during this assessment.

7.6 Methane Gas

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, certain municipalities have established methane requirements for structures based on the proximity to oil wells and landfills. If a subject property is located in the proximity of active or abandoned oil wells or landfills, methane mitigation devices installed prior to construction activities at a subject property may be necessary.

- The Los Angeles County Department of Public Works, Solid Waste Information System was reviewed to determine if the property is within 1,000 feet of a landfill or 300 feet of an oil well. According to the information reviewed, the subject property is not located within 1,000 feet of a landfill or 300 feet of an oil well. Therefore, the presence of methane beneath the property is considered low.

8.0 FINDINGS

EFI Global, Inc. has performed a Phase I Environmental Site Assessment (Phase I) for Investment Concepts, Inc. (Client) for an undeveloped property located on the west side of West 20th Street, 485 feet south of West Avenue I, in Los Angeles County and the City of Lancaster, California, Assessor's Parcel Number: 3121-034-025. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-13 scope of work.

8.1 CONCLUSIONS

EFI Global, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13, for Assessor's Parcel Number: 3121-034-025, located on the west side of West 20th Street, 485 feet south of West Avenue I, Lancaster, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions or *de minimis* conditions in connection with the subject property.

Recognized Environmental Condition (REC)

In our opinion, no RECs were identified during the course of this assessment.

Historical Recognized Environmental Condition (HREC)

In our opinion, no HRECs were identified during the course of this assessment.

Controlled Recognized Environmental Condition (CREC)

In our opinion, no CRECs were identified during the course of this assessment.

De Minimis Condition

In our opinion, no *de minimis* conditions were identified during the course of this assessment.

8.2 RECOMMENDATIONS

Based on the foregoing, no additional investigation is recommended at this time.

9.0 SIGNATURES

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

Prepared By:

Date: December 26, 2017



Diana Arellano
Project Manager

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

Reviewed By:

Date: December 26, 2017



Nicole Rivera
Senior Project Manager

10.0 REFERENCES

ASTM, 2013. Subcommittee E50.2 Commercial Real Estate Transactions, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13, West Conshohocken, PA 35pp.

ASTM, 2015. Subcommittee E50.2 on Real Estate Assessment and Management, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions", Designation E2600-15, West Conshohocken, PA 34pp.

Environmental Data Resources, Inc., 2017. The EDR – Radius Map with GeoCheck®, Inquiry No. 5114789.2s, Shelton CT, 164 pp.

Environmental Data Resources, Inc., 2017. The EDR – City Directory Abstract, Inquiry No. 5114789.5, Shelton CT, 9 pp.

Environmental Data Resources, Inc., 2017. Certified Sanborn® Map Report, Inquiry No. 5114789.3, Shelton CT 2 pp.

Environmental Data Resources, Inc., 2017. The EDR Aerial Photo Decade Package, Inquiry No. 5114789.9, Shelton CT, 17 pp.

California Department of Conservation, Division of Mines and Geology - <http://gmw.consrv.ca.gov>

California Department of Conservation, California Geologic Survey - <http://www.consrv.ca.gov/CGS>

California Department of Water Resources, Individual Basin Descriptions
-<http://www.groundwater.water.ca.gov/bulletin118>

EnviroStor- <http://www.envirostor.dtsc.ca.gov/public/>

GeoTracker - <http://geotracker.waterboards.ca.gov/>

Google Earth - <http://earth.google.com/>

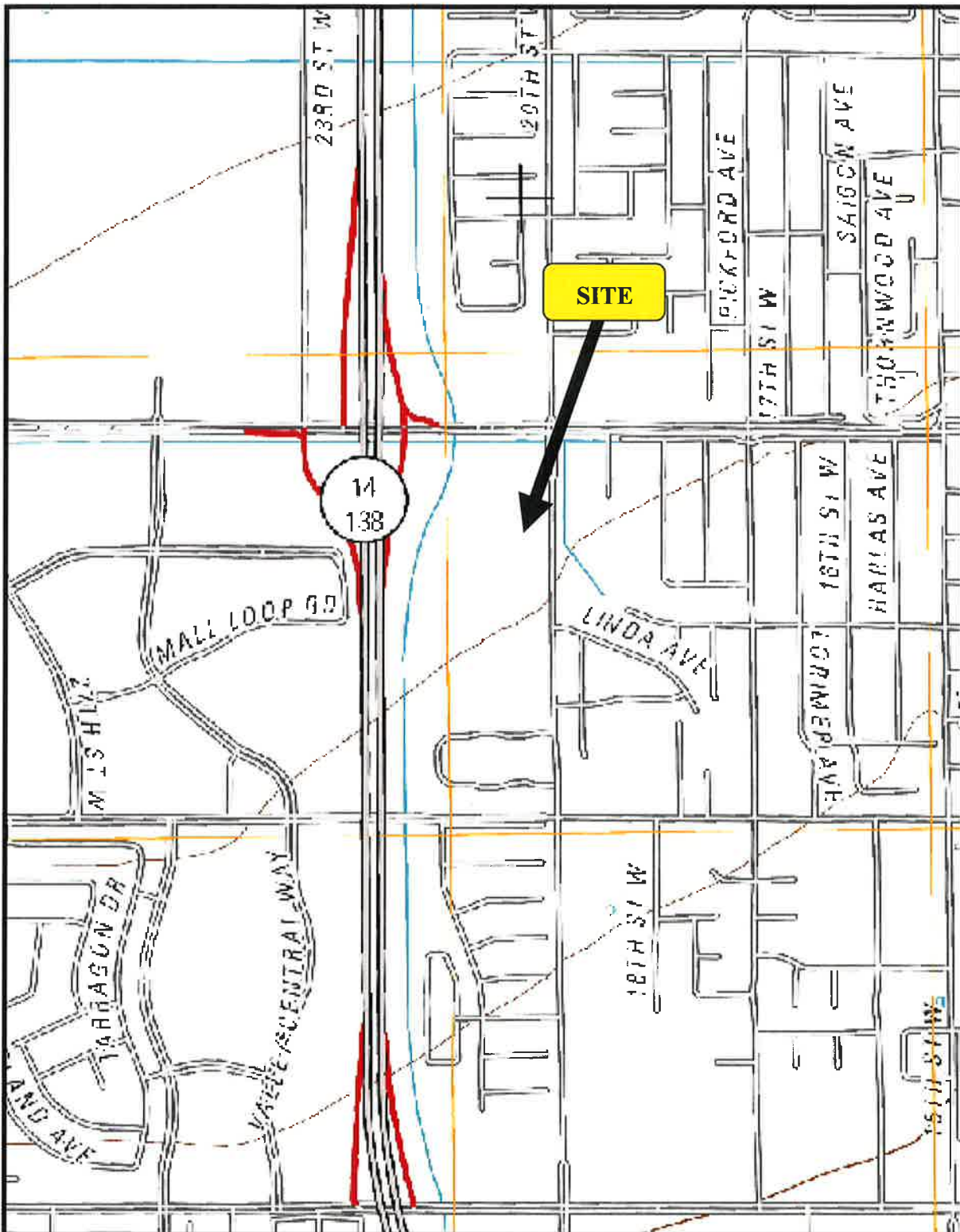
Los Angeles County Office of the Assessor - <http://maps.assessor.lacounty.gov/>

RealQuest- <http://www.realquest.com/jsp/rq.jsp?action=switch&page=main>

APPENDIX I

ILLUSTRATIONS

Figure 1: TOPOGRAPHIC MAP



SOURCE: USGS LANCASTER WEST, CA 7.5 MINUTE QUADRANGLE MAP

Figure 2: SITE LOCATION MAP



SOURCE: GOOGLE ©

Figure 4: SITE PHOTOGRAPHS



Photo 1: View of subject property, looking northwest.



Photo 2: View of subject property, looking west.

Figure 4: SITE PHOTOGRAPHS



Photo 3: View of northeast boundary of subject property.



Photo 4: View of subject property, looking west.

Figure 4: SITE PHOTOGRAPHS



Photo 5: View of dirt piles on subject property.



Photo 6: View of subject property, looking north.

Figure 4: SITE PHOTOGRAPHS



Photo 7: View of subject property, looking southwest.



Photo 8: View of tire tracks on subject property.

Figure 4: SITE PHOTOGRAPHS



Photo 9: Recent movement of dirt on the northern portion of the subject property.



Photo 10: View of subject property, looking southwest.

Figure 4: SITE PHOTOGRAPHS



Photo 11: Asphalt debris on subject property.



Photo 12: View of subject property, looking south.

Figure 4: SITE PHOTOGRAPHS



Photo 13: View of trash bin on subject property.



Photo 14: View of debris on subject property.

Figure 4: SITE PHOTOGRAPHS



Photo 15: View of debris on subject property.



Photo 16: View of debris on subject property.

Figure 4: SITE PHOTOGRAPHS



Photo 17: Concrete debris on subject property.



Photo 18: View of unpaved road on subject property.

Figure 4: SITE PHOTOGRAPHS



Photo 19: View of subject property, looking north.



Photo 20: View of west adjoining property.

Figure 4: SITE PHOTOGRAPHS



Photo 21: View of north adjoining property.



Photo 22: View of south adjoining property.

Figure 4: SITE PHOTOGRAPHS



Photo 23: View of west adjoining property.



Photo 24: View of east adjacent property.

APPENDIX II

RADIUS MAP REPORT

9836002964_APN 3121-034-025, Lancaster

APN 3121-034-025

Lancaster, CA 93535

Inquiry Number: 5114789.2s

November 21, 2017

The EDR Radius Map™ Report with GeoCheck®



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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

APN 3121-034-025
LANCASTER, CA 93535

COORDINATES

Latitude (North):	34.7006460 - 34° 42' 2.32"
Longitude (West):	118.1673950 - 118° 10' 2.62"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	393081.7
UTM Y (Meters):	3840270.2
Elevation:	2329 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630747 LANCASTER WEST, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
APN 3121-034-025
LANCASTER, CA 93536

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	91274	1860 W AVENUE I	HIST UST	Lower	398, 0.075, NNE
A2	TOV CHEVRON	1860 W AVENUE I	UST	Lower	398, 0.075, NNE
B3	NEERAJ INVESTMENTS I	2008 W AVENUE I	UST	Lower	405, 0.077, NNE
B4	ARCO FACILITY NO 056	2008 W AVE I	RCRA-SQG, FINDS, ECHO	Lower	405, 0.077, NNE
B5	ARCO PRODUCTS #05678	2008 W AVENUE I	UST	Lower	405, 0.077, NNE
B6	PRESTIGE STATIONS 53	2008 W AVENUE I	EDR Hist Auto	Lower	405, 0.077, NNE
A7	CHEVRON STATION 9127	1860 W AVE I	HIST UST, HAZNET	Lower	461, 0.087, NNE
A8	B&H 26 INC	1860 W AVENUE I	EDR Hist Auto	Lower	461, 0.087, NNE
A9	CHEVRON USA SS 09127	1860 W AVENUE I	UST	Lower	461, 0.087, NNE
A10	STANDARD SERVICE STA	1860 W AVENUE I	SWEEPS UST, LOS ANGELES CO. HMS	Lower	461, 0.087, NNE
A11	CHEVRON STA NO 91274	1860 W AVENUE I	RCRA NonGen / NLR, FINDS	Lower	461, 0.087, NNE
A12	ARCO #5678	2008 AVE I W	LUST, HIST CORTESE	Lower	472, 0.089, NNE
13	HARBOR FREIGHT TOOLS	2330 MALL LOOP RD	RCRA-SQG, FINDS, ECHO	Lower	534, 0.101, West
B14	M&M MUFFLER	2003 W AVENUE I	SWEEPS UST, HIST UST, LOS ANGELES CO. HMS	Lower	626, 0.119, NNE
B15	A V MUFFLER & AUTO R	2003 W AVENUE I	EDR Hist Auto	Lower	626, 0.119, NNE
B16	SHEPPARD MUFFLER SER	2003 AVE I W	LUST	Lower	626, 0.119, NNE
B17	M&M MUFFLER	2003 W AVENUE I	HIST UST	Lower	626, 0.119, NNE
B18	SHEPPARD MUFFLER SER	2003 AVE I W	LUST, HIST CORTESE	Lower	626, 0.119, NNE
C19	CALIFORNIA HIGHWAY P	2041 W AVENUE I	HIST UST	Lower	700, 0.133, North
C20	CA HIGHWAY PATROL AN	2041 W AVENUE I	UST	Lower	700, 0.133, North
C21	CALIFORNIA HIGHWAY P	2041 W AVENUE I	SWEEPS UST, LOS ANGELES CO. HMS	Lower	700, 0.133, North
C22	CHP-ANTELOPE VALLEY	2041 WEST AVE I	HIST UST, EMI	Lower	700, 0.133, North
C23	CALIFORNIA HIGHWAY P	2041 W AVENUE I	HIST UST	Lower	700, 0.133, North
C24	CALIF HIGHWAY PATROL	2041 W AVENUE I	UST	Lower	700, 0.133, North
25	D #39;LA ROSA RECYCL	44830 VALLEY CENTRAL	SWRCY	Higher	1030, 0.195, SW
D26	CHEVRON USA SS 20567	2301 W LANCASTER BLV	UST	Higher	1302, 0.247, SW
D27	CHEVRON (G&M #190)	2301 W LANCASTER BLV	RCRA NonGen / NLR, FINDS, ECHO, HAZNET	Higher	1302, 0.247, SW
28	DEWEY PEST CONTROL	45440 23RD	LUST, HIST CORTESE	Lower	2391, 0.453, NNW
29	PROPOSED ANTELOPE VA	W. 17TH STREET & W.	ENVIROSTOR, SCH	Higher	3656, 0.692, SSE
30	ELEMENTARY SCHOOL NO	LANCASTER BOULEVARD/	ENVIROSTOR, SCH	Higher	4993, 0.946, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

EXECUTIVE SUMMARY

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN..... San Gabriel Valley Areas of Concern
US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program

EXECUTIVE SUMMARY

CDL.....	Clandestine Drug Labs
Toxic Pits.....	Toxic Pits Cleanup Act Sites
US CDL.....	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST.....	Facility Inventory Database
-----------------	-----------------------------

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File

EXECUTIVE SUMMARY

ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
LOS ANGELES CO. HMS.....	HMS: Street Number List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
LA Co. Site Mitigation.....	Site Mitigation List
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2017 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO FACILITY NO 056	2008 W AVE I	NNE 0 - 1/8 (0.077 mi.)	B4	9
HARBOR FREIGHT TOOLS	2330 MALL LOOP RD	W 0 - 1/8 (0.101 mi.)	13	20

State- and tribal - equivalent CERCLIS

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/31/2017 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PROPOSED ANTELOPE VA Facility Id: 60000552 Status: Inactive - Withdrawn	W. 17TH STREET & W.	SSE 1/2 - 1 (0.692 mi.)	29	47
ELEMENTARY SCHOOL NO Facility Id: 19650015 Status: No Action Required	LANCASTER BOULEVARD/	E 1/2 - 1 (0.946 mi.)	30	49

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 4 LUST sites within

EXECUTIVE SUMMARY

approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #5678 Database: LUST REG 6V, Date of Government Version: 06/07/2005 Database: LUST, Date of Government Version: 09/11/2017 Status: Completed - Case Closed Global Id: T0603700331 Close Date: 6/2/1993 Status: Case Closed	2008 AVE I W	NNE 0 - 1/8 (0.089 mi.)	A12	17
SHEPPARD MUFFLER SER Database: LUST REG 4, Date of Government Version: 09/07/2004 Facility Id: R-02761 Status: Leak being confirmed Global ID: T0603704603	2003 AVE I W	NNE 0 - 1/8 (0.119 mi.)	B16	25
SHEPPARD MUFFLER SER Database: LUST REG 6V, Date of Government Version: 06/07/2005 Database: LUST, Date of Government Version: 09/11/2017 Status: Completed - Case Closed Global Id: T0603700239 Global Id: T0603704603 Close Date: 11/5/1998 Status: Case Closed	2003 AVE I W	NNE 0 - 1/8 (0.119 mi.)	B18	27
DEWEY PEST CONTROL Database: LUST REG 6V, Date of Government Version: 06/07/2005 Database: LUST, Date of Government Version: 09/11/2017 Status: Completed - Case Closed Global Id: T0603700356 Status: Remedial action (cleanup) Underway	45440 23RD	NNW 1/4 - 1/2 (0.453 mi.)	28	41

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 7 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON USA SS 20567 Database: UST, Date of Government Version: 09/11/2017 Facility Id: 23853 Facility Id: LACoFA0015669	2301 W LANCASTER BLV	SW 1/8 - 1/4 (0.247 mi.)	D26	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TOV CHEVRON Database: UST, Date of Government Version: 09/11/2017 Facility Id: LACoFA0004136	1860 W AVENUE I	NNE 0 - 1/8 (0.075 mi.)	A2	9
NEERAJ INVESTMENTS I Database: UST, Date of Government Version: 09/11/2017	2008 W AVENUE I	NNE 0 - 1/8 (0.077 mi.)	B3	9

EXECUTIVE SUMMARY

Facility Id: LACoFA0004170					
ARCO PRODUCTS #05678	2008 W AVENUE I	NNE 0 - 1/8 (0.077 mi.)	B5	11	
Database: UST, Date of Government Version: 09/11/2017					
Facility Id: 15178					
CHEVRON USA SS 09127	1860 W AVENUE I	NNE 0 - 1/8 (0.087 mi.)	A9	13	
Database: UST, Date of Government Version: 09/11/2017					
Facility Id: 787					
CA HIGHWAY PATROL AN	2041 W AVENUE I	N 1/8 - 1/4 (0.133 mi.)	C20	31	
Database: UST, Date of Government Version: 09/11/2017					
Facility Id: LACoFA0004158					
CALIF HIGHWAY PATROL	2041 W AVENUE I	N 1/8 - 1/4 (0.133 mi.)	C24	37	
Database: UST, Date of Government Version: 09/11/2017					
Facility Id: 5374					

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/11/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
D #39;LA ROSA RECYCL Cert Id: RC153933.001	44830 VALLEY CENTRAL	SW 1/8 - 1/4 (0.195 mi.)	25	37

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STANDARD SERVICE STA Status: A Tank Status: A Comp Number: 787	1860 W AVENUE I	NNE 0 - 1/8 (0.087 mi.)	A10	14
M&M MUFFLER Comp Number: 2761	2003 W AVENUE I	NNE 0 - 1/8 (0.119 mi.)	B14	22
CALIFORNIA HIGHWAY P Status: A	2041 W AVENUE I	N 1/8 - 1/4 (0.133 mi.)	C21	32

EXECUTIVE SUMMARY

Tank Status: A
Comp Number: 5374

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 7 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
91274 Facility Id: 00000062019	1860 W AVENUE I	NNE 0 - 1/8 (0.075 mi.)	A1	8
CHEVRON STATION 9127	1860 W AVE I	NNE 0 - 1/8 (0.087 mi.)	A7	12
M&M MUFLER	2003 W AVENUE I	NNE 0 - 1/8 (0.119 mi.)	B14	22
M&M MUFLER Facility Id: 00000055552	2003 W AVENUE I	NNE 0 - 1/8 (0.119 mi.)	B17	26
CALIFORNIA HIGHWAY P Facility Id: 00000035454	2041 W AVENUE I	N 1/8 - 1/4 (0.133 mi.)	C19	31
CHP-ANTELOPE VALLEY	2041 WEST AVE I	N 1/8 - 1/4 (0.133 mi.)	C22	32
CALIFORNIA HIGHWAY P Facility Id: 00000018018	2041 W AVENUE I	N 1/8 - 1/4 (0.133 mi.)	C23	36

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2017 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON (G&M #190)	2301 W LANCASTER BLV	SW 1/8 - 1/4 (0.247 mi.)	D27	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON STA NO 91274	1860 W AVENUE I	NNE 0 - 1/8 (0.087 mi.)	A11	15

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #5678	2008 AVE I W	NNE 0 - 1/8 (0.089 mi.)	A12	17

EXECUTIVE SUMMARY

Reg Id: 6B1900465T				
SHEPPARD MUFFLER SER	2003 AVE I W	NNE 0 - 1/8 (0.119 mi.)	B18	27
Reg Id: 6B1900115T				
Reg Id: R-02761				
DEWEY PEST CONTROL	45440 23RD	NNW 1/4 - 1/2 (0.453 mi.)	28	41
Reg Id: 6B1900677T				

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PRESTIGE STATIONS 53	2008 W AVENUE I	NNE 0 - 1/8 (0.077 mi.)	B6	11
B&H 26 INC	1860 W AVENUE I	NNE 0 - 1/8 (0.087 mi.)	A8	13
A V MUFFLER & AUTO R	2003 W AVENUE I	NNE 0 - 1/8 (0.119 mi.)	B15	24

EXECUTIVE SUMMARY

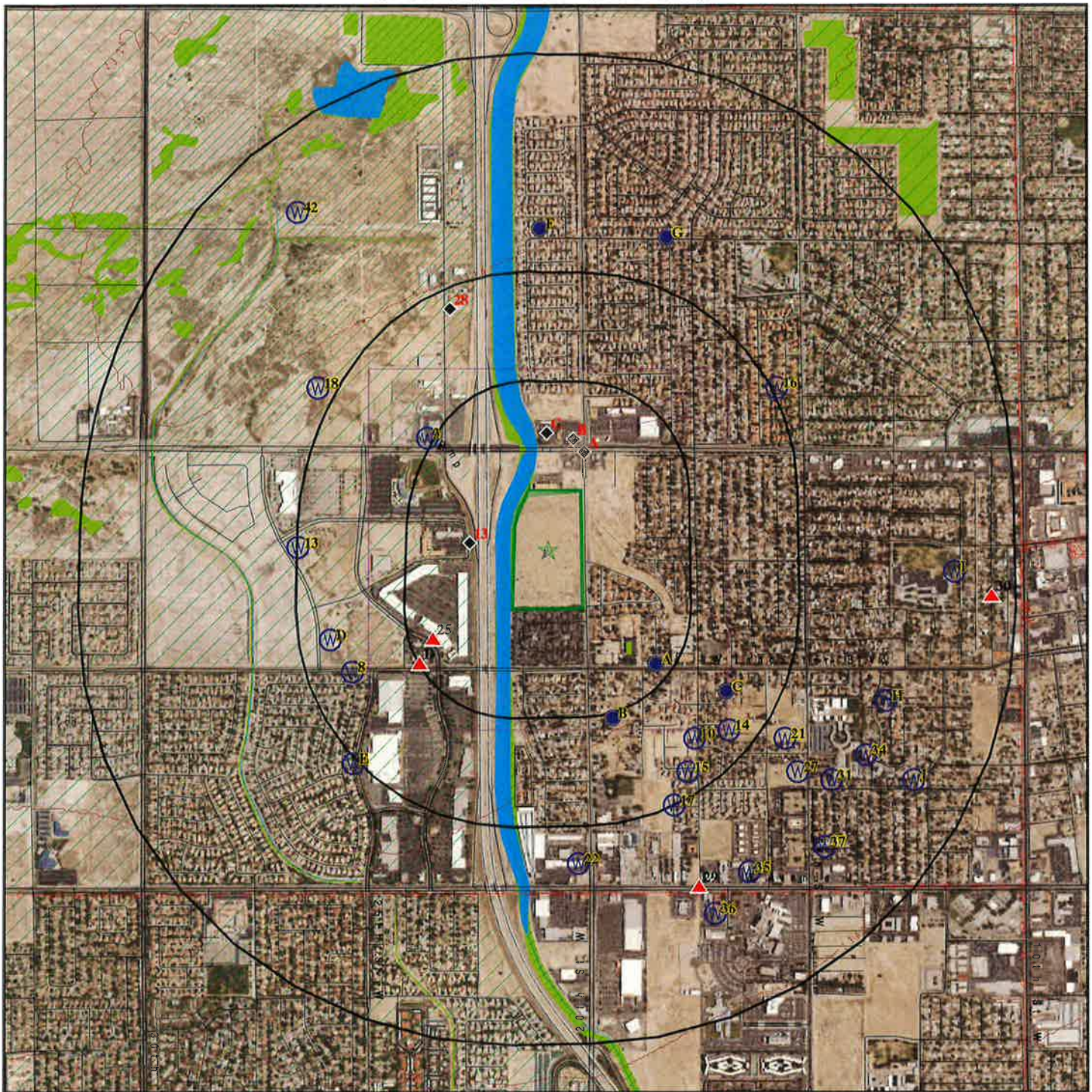
Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name

Database(s)

CDL

OVERVIEW MAP - 5114789.2S



Target Property

- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

- Upgradient Area
- Areas of Concern

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

SITE NAME: 9836002964 APN 3121-034-025, Lancaster
ADDRESS: APN 3121-034-025
 Lancaster CA 93535
LAT/LONG: 34.700646 / 118.167395

CLIENT: EFI Global Inc.
CONTACT: Diana Arellano
INQUIRY #: 5114789.2s
DATE: November 21, 2017 12:39 pm

DETAIL MAP - 5114789.2S



Target Property

0 1/16 1/8 1/4 Miles

- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▲ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

Areas of Concern

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

SITE NAME: 9836002964 APN 3121-034-025, Lancaster
 ADDRESS: APN 3121-034-025
 Lancaster CA 93535
 LAT/LONG: 34.700646 / 118.167395

CLIENT: EFI Global Inc.
 CONTACT: Diana Arellano
 INQUIRY #: 5114789.2s
 DATE: November 21, 2017 12:41 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	0	NR	NR	NR	2
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	2	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		3	0	1	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		4	3	NR	NR	NR	7
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	1	0	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	1	NR	NR	NR	3
HIST UST	0.250		4	3	NR	NR	NR	7
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	1	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		2	0	1	NR	NR	3
LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --		0	21	9	2	2	0	34
-------------	--	---	----	---	---	---	---	----

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
NNE
< 1/8
0.075 mi.
398 ft.
91274
1860 W AVENUE I
LANCASTER, CA 93534
Site 1 of 8 in cluster A

HIST UST
U001586641
N/A

Relative:
Lower

Actual:
2328 ft.

HIST UST:

File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000062019
Facility Type: Gas Station
Other Type: Not reported
Contact Name: BALMER, J E
Telephone: 8059423917
Owner Name: CHEVRON U.S.A. INC.
Owner Address: 575 MARKET
Owner City, St, Zip: SAN FRANCISCO, CA 94105
Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: 0000250
Leak Detection: Stock Inventor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A2
NNE
< 1/8
0.075 mi.
398 ft.
TOV CHEVRON
1860 W AVENUE I
LANCASTER, CA 93534
Site 2 of 8 in cluster A

UST **U004265162**
N/A

Relative: **UST:**
Lower Facility ID: LACoFA0004136
Permitting Agency: Los Angeles County Fire Department
Actual: Latitude: 34.70363
2328 ft. Longitude: -118.16544

B3
NNE
< 1/8
0.077 mi.
405 ft.
NEERAJ INVESTMENTS INC.
2008 W AVENUE I
LANCASTER, CA 93536
Site 1 of 9 in cluster B

UST **U004265167**
N/A

Relative: **UST:**
Lower Facility ID: LACoFA0004170
Permitting Agency: Los Angeles County Fire Department
Actual: Latitude: 34.70365
2327 ft. Longitude: -118.1664

B4
NNE
< 1/8
0.077 mi.
405 ft.
ARCO FACILITY NO 05678
2008 W AVE I
LANCASTER, CA 93536
Site 2 of 9 in cluster B

RCRA-SQG **1004677714**
FINDS **CAR000100750**
ECHO

Relative: **RCRA-SQG:**
Lower Date form received by agency: 07/10/2002
Facility name: ARCO FACILITY NO 05678
Actual: Facility address: 2008 W AVE I
2327 ft. LANCASTER, CA 93534
EPA ID: CAR000100750
Mailing address: P O BOX 6038
ARTESIA, CA 90702-6038
Contact: JACK OMAN
Contact address: P O BOX 6038
ARTESIA, CA 90702-6038
Contact country: US
Contact telephone: 714-690-2425
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: B P W COAST PRODUCTS LLC
Owner/operator address: P O BOX 6038
ARTESIA, CA 90702
Owner/operator country: Not reported
Owner/operator telephone: 714-690-2425

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO FACILITY NO 05678 (Continued)

1004677714

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Waste code: D000
Waste name: Not Defined
Waste code: D001
Waste name: IGNITABLE WASTE
Waste code: D018
Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110012184929

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

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

Registry ID: 110055863025

Environmental Interest/Information System
STATE MASTER

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO FACILITY NO 05678 (Continued)

1004677714

[Click this hyperlink](#) while viewing on your computer to access
additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1004677714
Registry ID: 110012184929
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110012184929>

B5
NNE
< 1/8
0.077 mi.
405 ft.
ARCO PRODUCTS #05678
2008 W AVENUE I
LANCASTER, CA 93536
Site 3 of 9 in cluster B

UST U004049190
N/A

Relative: UST:
Lower Facility ID: 15178
Permitting Agency: LOS ANGELES COUNTY
Actual: Latitude: 34.7048857
2327 ft. Longitude: -118.1653117

B6
NNE
< 1/8
0.077 mi.
405 ft.
PRESTIGE STATIONS 5337
2008 W AVENUE I
LANCASTER, CA 93536
Site 4 of 9 in cluster B

EDR Hist Auto 1020650800
N/A

Relative: EDR Hist Auto
Lower

Actual:	Year:	Name:	Type:
2327 ft.	2001	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2002	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2003	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2004	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2005	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2006	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2007	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2007	AVE I ARCO 26	Gasoline Service Stations
	2008	AVE I ARCO 26	Gasoline Service Stations
	2008	BP NORTH AMERICA	Gasoline Service Stations, NEC
	2008	PRESTIGE STATIONS 5337	Gasoline Service Stations
	2009	BP NORTH AMERICA	Gasoline Service Stations, NEC
	2010	BP NORTH AMERICA	Gasoline Service Stations, NEC
	2010	AVE I ARCO 26	Gasoline Service Stations
	2011	BP NORTH AMERICA	Gasoline Service Stations, NEC
	2011	AVE I ARCO 26	Gasoline Service Stations
	2012	BP NORTH AMERICA	Gasoline Service Stations, NEC
	2012	AVE I ARCO 26	Gasoline Service Stations
	2013	AVE I ARCO 26	Gasoline Service Stations
	2014	AVE I ARCO 26	Gasoline Service Stations

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A7
NNE
< 1/8
0.087 mi.
461 ft.
CHEVRON STATION 91274
1860 W AVE I
LANCASTER, CA 93534
Site 3 of 8 in cluster A

HIST UST
HAZNET
S113176574
N/A

Relative:
Lower

Actual:
2328 ft.

HIST UST:

File Number: 00026C57
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026C57.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

HAZNET:

envid: S113176574
Year: 2003
GEPAID: CAR000117168
Contact: Kathy Norris
Telephone: 9258425931
Mailing Name: Not reported
Mailing Address: PO BOX 6004
Mailing City,St,Zip: San Ramon, CA 94583
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Recycler
Tons: 1.35
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A8
NNE
< 1/8
0.087 mi.
461 ft.
B&H 26 INC
1860 W AVENUE I
LANCASTER, CA 93534
Site 4 of 8 in cluster A

EDR Hist Auto **1008996589**
N/A

Relative:
Lower

EDR Hist Auto

Actual:
2328 ft.

Year:	Name:	Type:
1989	AVE I CHEVRON	Gasoline Service Stations
1991	AVE I CHEVRON	Gasoline Service Stations
1992	AVE I CHEVRON	Gasoline Service Stations
1993	AVE I CHEVRON	Gasoline Service Stations
1994	AVE 1 CHEVRON	Not reported
1994	AVE I CHEVRON	Gasoline Service Stations
1995	AVE I CHEVRON	Gasoline Service Stations
1996	AVE I CHEVRON	Gasoline Service Stations
1997	AVE I CHEVRON	Gasoline Service Stations
1998	AVE I CHEVRON	Gasoline Service Stations
1999	AVE I CHEVRON	Gasoline Service Stations
2000	AVE I CHEVRON	Gasoline Service Stations
2001	CAILLIER ROBERT	Gasoline Service Stations
2002	CAILLIER ROBERT	Gasoline Service Stations
2003	CAILLIER ROBERT	Gasoline Service Stations
2004	B&H 26 INC	Gasoline Service Stations
2005	B&H 26 INC	Gasoline Service Stations
2006	B&H 26 INC	Gasoline Service Stations
2007	B&H 26 INC	Gasoline Service Stations
2008	B&H 26 INC	Gasoline Service Stations
2008	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2009	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2009	B&H 26 INC	Gasoline Service Stations
2010	B&H 26 INC	Gasoline Service Stations
2010	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2011	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2011	B&H 26 INC	Gasoline Service Stations
2012	B&H 26 INC	Gasoline Service Stations
2012	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2013	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2013	B&H 26 INC	Gasoline Service Stations
2014	KIIS FGF CHEVRN LANCSTR KIIS	Gasoline Service Stations, NEC
2014	B&H 26 INC	Gasoline Service Stations, NEC

A9
NNE
< 1/8
0.087 mi.
461 ft.
CHEVRON USA SS 091274
1860 W AVENUE I
LANCASTER, CA 93534
Site 5 of 8 in cluster A

UST **U004050614**
N/A

Relative:
Lower

UST:

Facility ID: 787
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.704919
Longitude: -118.164074

Actual:
2328 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A10
NNE
< 1/8
0.087 mi.
461 ft.

STANDARD SERVICE STATION
1860 W AVENUE I
LANCASTER, CA 93534

Site 6 of 8 in cluster A

SWEEPS UST
LOS ANGELES CO. HMS

U003057221
N/A

Relative:
Lower

Actual:
2328 ft.

SWEEPS UST:

Status: Active
Comp Number: 787
Number: 9
Board Of Equalization: 44-007486
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-000787-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 4

Status: Active
Comp Number: 787
Number: 9
Board Of Equalization: 44-007486
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-000787-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 787
Number: 9
Board Of Equalization: 44-007486
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-000787-000003
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STANDARD SERVICE STATION (Continued)

U003057221

Comp Number: 787
Number: 9
Board Of Equalization: 44-007486
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-000787-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Permit Category: I
Facility Id: 000770-100787
Facility Type: 00
Facility Status: Closed
Area: 4B
Permit Number: 000001895
Permit Status: Closed

A11
NNE
< 1/8
0.087 mi.
461 ft.

CHEVRON STA NO 91274
1860 W AVENUE I
LANCASTER, CA 93534

Site 7 of 8 in cluster A

RCRA NonGen / NLR 1005441253
FINDS CAR000117168

Relative:
Lower

Actual:
2328 ft.

RCRA NonGen / NLR:

Date form received by agency: 03/13/2013
Facility name: CHEVRON STA NO 91274
Facility address: 1860 W AVENUE I
LANCASTER, CA 93534
EPA ID: CAR000117168
Mailing address: PO BOX 6004
SAN RAMON, CA 94583
Contact: KATHY NORRIS SLUSHER
Contact address: PO BOX 6004
SAN RAMON, CA 94583
Contact country: US
Contact telephone: 877-386-6044
Contact email: NAWTDESK@CHEVRON.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CHEVRON USA
Owner/operator address: PO BOX 6004
SAN RAMON, CA 94583
Owner/operator country: US
Owner/operator telephone: 877-386-6044
Owner/operator email: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON STA NO 91274 (Continued)

1005441253

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/15/1974
Owner/Op end date: Not reported

Owner/operator name: KATHY NORRIS SLUSHER
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 05/15/1974
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/23/2004
Site name: CHEVRON 92174
Classification: Small Quantity Generator

Date form received by agency: 02/23/2004
Site name: CHEVRON 92174
Classification: Large Quantity Generator

Waste code: D001
Waste name: IGNITABLE WASTE

Date form received by agency: 05/16/2002
Site name: CHEVRON STATION 91274
Classification: Small Quantity Generator

Waste code: D001
Waste name: IGNITABLE WASTE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON STA NO 91274 (Continued)

1005441253

Waste code: D018
Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110058258488

Environmental Interest/Information System
STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access
additional FINDS: detail in the EDR Site Report.

A12 **ARCO #5678**
NNE **2008 AVE I W**
< 1/8 **LANCASTER, CA 93534**
0.089 mi.
472 ft. **Site 8 of 8 in cluster A**

LUST **S104890829**
HIST CORTESE **N/A**

Relative:
Lower

Actual:
2328 ft.

LUST:

Lead Agency: LAHONTAN RWQCB (REGION 6V)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700331
Global Id: T0603700331
Latitude: 34.7039676
Longitude: -118.1659598
Status: Completed - Case Closed
Status Date: 03/14/2007
Case Worker: Not reported
RB Case Number: 6B1900465T
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700331
Contact Type: Local Agency Caseworker
Contact Name: Manual Regalado
Organization Name: LOS ANGELES COUNTY
Address: Not reported
City: Palmdale
Email: mregalado@dpw.lacounty.gov
Phone Number: Not reported

LUST:

Global Id: T0603700331
Action Type: Other
Date: 05/28/1993
Action: Leak Discovery

Global Id: T0603700331
Action Type: ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO #5678 (Continued)

S104890829

Date: 02/02/1992
Action: * Historical Enforcement

Global Id: T0603700331
Action Type: ENFORCEMENT
Date: 03/14/2007
Action: Closure/No Further Action Letter

Global Id: T0603700331
Action Type: ENFORCEMENT
Date: 11/01/2006
Action: Verbal Communication

Global Id: T0603700331
Action Type: Other
Date: 05/28/1993
Action: Leak Stopped

Global Id: T0603700331
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700331
Action Type: RESPONSE
Date: 10/20/2004
Action: Monitoring Report - Quarterly

Global Id: T0603700331
Action Type: Other
Date: 05/28/1993
Action: Leak Reported

Global Id: T0603700331
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

LUST:

Global Id: T0603700331
Status: Completed - Case Closed
Status Date: 03/14/2007

Global Id: T0603700331
Status: Open - Case Begin Date
Status Date: 02/02/1992

Global Id: T0603700331
Status: Open - Site Assessment
Status Date: 06/02/1993

LUST Region 6V:

Region: 6V
Case Number: 6B1900465T
Leak Record: 6/21/1993

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO #5678 (Continued)

S104890829

Report Date: 5/28/1993
Reported By Address: Not reported
Responsible Party: ARCO PRODUCTS CO
Operator: PSI #5337
Cross Street: 20TH
Local Agency: 19000
Regional Board: 6V
Chemical: Gasoline
Case Type: Soil only
Funding: Not reported
Enforce Type: N
How Found: OM
How Stopped: Not reported
Cause of Leak: Spill
Leak Source: Other Source
Global ID: T0603700331
Stop Date: 5/28/1993
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 6/2/1993
Discovered: 5/28/1993
Enforce Date: 1/1/1965
Review Date: 6/21/1993
GW Qualifier: =
Soil Qualifier: =
MTBE class: *
Max MTBE Grnd Wtr: 12
Max MTBE Soil: .34
MTBE Counts: 0
MTBE Fuel: 2
MTBE Tested: YES
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: No
Pilot Program: LUST
Lat/Long: 34.7039676 / -118.1659598
Staff Initials: KD
Local Agency Staff: UNK
Lead Agency: Local Agency
Summary: AT APPROX. 3:10PM A CUSTOMER DROVE OFF FROM PUMP #10 SPILLING APPROX. 10 GAL. OF GASOLINE. FIRE DEPT. RESPONDED AND CLEANED UP SPILL WITH ABSORBENT. REPAIRS MADE TO DISPENSER.
Basin Number: ANTELOPE VALLEY (6-4
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Remove Free Product - remove floating product from water table
Water System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO #5678 (Continued)

S104890829

Well Name: Not reported
Distance: 2821.255005
Wst Disch Reqrmt Global ID: Not reported
Wst Disch Reqrmt Name: Not reported

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 6B1900465T

13
West
< 1/8
0.101 mi.
534 ft.

HARBOR FREIGHT TOOLS USA INC
2330 MALL LOOP RD
LANCASTER, CA 93536

RCRA-SQG **1016675001**
FINDS **CAR000246405**
ECHO

Relative:
Lower

RCRA-SQG:

Actual:
2327 ft.

Date form received by agency: 04/29/2014
Facility name: HARBOR FREIGHT TOOLS USA INC
Facility address: 2330 MALL LOOP RD
STE 101
LANCASTER, CA 93536
EPA ID: CAR000246405
Mailing address: 26541 AGOURA RD
CALABASAS, CA 91302
Contact: MIKE WALLACE
Contact address: 26541 AGOURA RD
CALABASAS, CA 91302
Contact country: US
Contact telephone: 818-836-5137
Contact email: MWALLACE@HARBORFREIGHT.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: HARBOR FREIGHT TOOLS USA INC
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 03/01/2005
Owner/Op end date: Not reported

Owner/operator name: LANCASTER REALTY HOLDINGS LP
Owner/operator address: 8383 WILSHIRE BLVD STE 970
BEVERLY HILLS, CA 90211