

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

Conducted at:

**Calleja Road and Bellflower Street
Assessor Parcel Numbers 0460-161-31, 32, and 33
Adelanto, San Bernardino County, California**

June 22, 2017

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EXECUTIVE SUMMARY

Apex Companies, LLC (Apex) performed a Phase I Environmental Site Assessment (ESA) of the vacant property located to the west of the intersection of Calleja Road and Bellflower Street (Site), assigned Assessor Parcel Numbers 0460-161-31, 32, and 33 and located in Adelanto, San Bernardino County, California in general conformance with the scope and limitations of ASTM International (ASTM) Practice E1527-13 and additional terms and conditions in accordance with the Scope of Work (SOW) outlined in the Phase I Task Order with LKQ Corporation (LKQ) dated June 2017.

The Site totals approximately 44.35 acres and is currently undeveloped land. Based on review of historical sources, the Site appears to have been vacant land since at least 1948.

The Findings and Conclusions of our Phase I ESA are summarized below. Please refer to the entire report and appropriate Report Section for additional details regarding our findings.

**TABLE ES-1
FINDINGS AND CONCLUSIONS SUMMARY**

Report Section		Further Action?	De Minimis Condition	Recognized Environmental Condition (REC)	Historical REC (HREC)	Controlled REC (CREC)	ASTM Non-Scope Condition	Comments
3.0	User Provided Information	No						
4.1	Standard Environmental Record Sources (Databases)	No						
4.2	Additional Environmental Record Sources	No						
4.5	Historical Records Sources	No						
5.0	Site Reconnaissance	No	Yes					Discolored soil
6.0	Interviews and Regulatory Agency Files	No						
9.0	Non-ASTM Considerations	No						

Apex performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site located to the west of the intersection of Calleja Road and Bellflower Street (Site), assigned Assessor Parcel Numbers 0460-161-31, 32, and 33 in Adelanto, San Bernardino County, California. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no RECs in connection with the Site; however, Apex identified the following *de minimis* condition:

- An area of discolored soil was also noted on the southern portion of the Site along the southern boundary. The discolored area was noted to be less than an inch in thickness and comprise approximately 25,000 square-feet. The source of the discoloration appears to be stormwater runoff originating from the adjacent LKQ automotive salvage yard. Apex considers the discolored soil to be a *de minimis* condition.

Vapor Migration

In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion). ASTM E1527-13 defines “migrate” and “migration” as referring to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600 – Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction; however, nothing in ASTM E1527-13 should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries.

Subject to the above limitations, as part of Apex’s evaluation of the property for the presence of RECs, the potential presence of hazardous substances or petroleum products in any form, including soil vapor, was evaluated. Based on all resources evaluated as part of this ESA, a no evidence of a vapor intrusion concern was found.

Data Gaps

The ASTM Standard requires that the report identify the following: 1) *obvious* uses of the Site since 1940 or first development, whichever is *earlier*; and 2) significant “data gaps” which affect the ability of the Environmental Professional to identify RECs. A data gap by itself is not inherently significant. The report is also to include information on the sources consulted to address the data gaps.

The User Questionnaire and agency response were not received. These data gaps are not considered to be significant.

Available historical information enabled Apex to identify the first developed use of the Site and at approximately five year intervals to the present, such that data gaps were not encountered.

1.0 INTRODUCTION

1.1 Purpose

Apex Companies, LLC (Apex) has prepared this Phase I Environmental Site Assessment (ESA) of the approximately 44.35 acres of undeveloped land located to the west of the intersection of Calleja Road and Bellflower Street and assigned Assessor Parcel Numbers 0460-161-31, 32, and 33 in Adelanto, San Bernardino County, California (Site). This Phase I ESA was performed at the request of LKQ Corporation (LKQ) for due diligence purposes. The purpose of this ESA is to identify the potential for recognized environmental conditions (RECs) to exist at the Site.

1.2 Scope of Services

This ESA complies with the general scope and limitations of the ASTM International (ASTM) Standard Practice for ESAs: The Phase I ESA Process, Designation E1527-13 and the U.S. Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries, 40 Code of Federal Regulations (CFR), Part 312.

The scope of services comprising this Phase I ESA was conducted to provide a reasonable level of investigation to identify RECs. This term, as well as the associated terms Historical REC (HREC), Controlled REC (CREC), and de minimis condition, are defined by ASTM E1527-13 and these definitions are provided in **Section 10.0** of this report.

A copy of the agreed upon scope of work between LKQ and Apex Companies, LLC is included as **Appendix 1**.

1.3 Significant Assumptions

Apex has performed the historical and environmental record searches in accordance with ASTM E1527-13 and current industry practice. The data, findings, and conclusions presented in this Phase I ESA are based upon a search, review, and analysis of documents and interviews.

Conclusions reached regarding the conditions of the Site do not represent a warranty that all areas within the Site are of a similar quality as may be inferred from observable site conditions and available Site history. As stated in the ASTM standard, no Phase I ESA can wholly eliminate uncertainty regarding the potential for environmental liability in connection with the Site. Apex's evaluation and

analysis are intended to reduce, not eliminate, the potential for conditions that result in liability for the end user of this Phase I ESA.

1.4 Limitations and Exceptions

This report was prepared as a result of a contractual agreement that defined the approach and scope of services to be employed during the course of the investigation. The opinions and conclusions expressed in this study have been based strictly on the results of these contracted services. The scope of this Phase I ESA is intended to aid in the evaluation of RECs. Findings contained within this report are based on information collected from observations made on the day of the Site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources. The services provided by Apex should not be construed as a warranty or guarantee that no RECs exist at the Site or that all RECs have been uncovered. No conclusions are stated or implied concerning the suitability of the Site for its eventual use. This document is not intended for purposes other than those expressly set forth herein or for use by parties other than for whom it has been prepared.

As limited by the ASTM Standard for Phase I ESAs, and Apex's scope of work, this project was non-intrusive in nature and did not include sampling or testing of soils, groundwater, surface water, building materials, or other materials. Additionally, unless specifically described in this report, Apex's scope of work explicitly excluded issues that are outside the scope of ASTM E1527-13 and may constitute a business environmental risk as defined by ASTM (see **Section 10.0**, Terminology).

ASTM Standard Practice E1527-13 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- **Uncertainty Not Eliminated** - No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, and this practice recognizes reasonable limits of time and cost.
- **Not Exhaustive** - All Appropriate Inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.
- **Level of Inquiry Is Variable** - Not every property will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion). ASTM E1527-13 defines “migrate” and “migration” as referring to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600 – Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction; however, nothing in ASTM E1527-13 requires application of the Guide E2600 standard to achieve compliance with all appropriate inquiries.

A Phase I ESA meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction, is presumed to be valid. A Phase I ESA meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of the intended transaction may be used provided that the following components of the ESA were conducted or updated within 180 days of the date of purchase or the date of the intended transaction:

- interviews with owners, operators, and occupants;
- searches for recorded environmental cleanup liens;
- reviews of federal, tribal, state, and local government records;
- visual inspections of the property and of adjoining properties; and,
- the declaration by the environmental professional responsible for the assessment or update.

1.5 Special Terms and Conditions

There are no other special terms or conditions concerning this project other than those specifically described in **Section 1.2**.

1.6 User Reliance

This report documents the Phase I ESA of the Site performed by Apex at the explicit request and direction of LKQ and in general accordance with ASTM E1527-13 and the US EPA Standards and Practices for All Appropriate Inquiries, 40 CFR 312. This report documents the findings of the services performed by Apex in accordance with our contractual agreement with LKQ. The findings, opinions, and conclusions of this report are for the exclusive use of LKQ and its assigns. This report shall not be provided to any other person, entity, or public or governmental agency (unless otherwise mandated by law) without LKQ’s written consent. Reliance on this report for any use or by parties other than specifically stated herein is prohibited without the expressed written consent of both Apex and LKQ. This document

is not intended for any purposes other than those expressly set forth herein or as described in Apex's proposal or for use by parties other than for whom it has been prepared.

2.0 SITE DESCRIPTION

2.1 Site Location and Ownership

The Site consists of 44.35 acres of undeveloped vacant land and is located approximately 100 feet to the west of the intersection of Calleja Road and Bellflower Street in Adelanto, San Bernardino County, California. According to the San Bernardino County Assessor's Office, the Site has been assigned the Assessor Parcel Numbers 0460-161-31, 32, and 33. According to information provided by the San Bernardino County Assessor the Site is owned by Parvin Cohen, Naser Rabizabeth, and Soheila Younesi. A Site Location Map is included as **Figure 1** and a Site Plan is included as **Figure 2**.

2.2 Site and Vicinity General Characteristics

The Site is located on the north side of Calleja Street and to the west of Bellflower Street. The overall Site vicinity consists of vacant land, an automotive salvage yard, and a religious compound. Details regarding adjoining properties are provided in **Section 2.4**. Photographs of the Site vicinity are provided in **Appendix 2**.

2.3 Current Site Use and Improvements

The Site consists of 44.45 acres of undeveloped land partially covered with native vegetation. No structures are located on the Site.

2.4 Current Use of Adjoining Properties

Adjacent properties are defined as those sharing borders with the Site or separated only by a street, alley or other public right-of-way. A summary of adjacent land use as determined from aerial photographs and the site reconnaissance is as follows:

TABLE 2-1 ADJOINING PROPERTY INFORMATION	
Direction	Properties
North	Vacant land
East	Vacant land followed by Bellflower Street
South	LKQ Lakenor Auto & Truck Salvage (addressed as 1120 Alden Road) and vacant land
West	Chan Nguyen Buddhist Temple (addressed as 20635 US Highway 395) and vacant land

Nearby properties of potential environmental concern are discussed further in **Sections 4.0** of this report.

3.0 USER PROVIDED INFORMATION

ASTM E1527-13 defines “User” as the party seeking to use Practice E1527 to complete an ESA of the Site. Apex understands that the Client is the User as defined by ASTM E1527-13. ASTM E1527-13 specifies that certain tasks associated with identifying potential RECs at the Site should be performed by the User and provided to the Environmental Professional (i.e., User Responsibilities). Accordingly, Apex provided a Questionnaire to LKQ. The Questionnaire was not returned to Apex and is considered to be a data gap.

**TABLE 3-1
USER PROVIDED INFORMATION**

Data Type	Information Provided
Environmental Liens, AUL, Title Records	Apex was not provided with environmental lien or AUL information or title reports covering the Site.
Specialized User Knowledge	Specialized knowledge associated with the Site was not provided to Apex.
Commonly Known or Reasonably Ascertainable Information	User did not provide commonly known or reasonably ascertainable information material to RECs.
Valuation Reduction for Environmental Issues	The User did not provide information on any adjustments from fair market value.
Reason for Performing Phase I ESA	This Phase I ESA was performed at the request of LKQ for due diligence purposes.
Other User Provided Information	The User did not provide Apex with historical environmental reports for the Site.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Consistent with ASTM E1527-13, Apex obtained and reviewed environmental databases and records to characterize the obvious and apparent uses of the Site. Apex retained Environmental Risk Information Services (ERIS) to provide a database and records search report. Apex has reviewed the listings provided by the database report and evaluated whether these listings should be considered RECs, and discusses listings pertaining to the Site, adjoining properties, or that are considered to be RECs in the sections below.

Environmental record sources required by the ASTM standard, and included in Apex's review, are listed below in **Table 4-1**. Other, supplemental (non-ASTM) databases were included in the review as well. A copy of the environmental records search report is presented in **Appendix 4**.

TABLE 4-1 SUMMARY OF ENVIRONMENTAL DATABASE INFORMATION			
Environmental Record	Search Distance (Miles)	No. of Facilities Listed	Site Listed?
Federal National Priorities Facilities List (NPL)	1.0	0	
Federal Delisted NPL Facilities	1.0	0	
Federal SEMS (Former CERCLIS) Facilities	0.5	0	
Federal SEMS-Archive (former CERCLIS NFRAP) Facilities	0.5	0	
Federal RCRA CORRACTS Facilities	1.0	0	
Federal RCRA Non-CORRACTS TSD Facilities List	0.5	0	
Federal RCRA Generators List	0.25	0	
Federal Institutional Control / Engineering Control Registries (IC/EC)	0.5	0	
Federal Emergency Response Notification System (ERNS) List	Site	0	
State / Tribal-Equivalent NPL Facilities	1.0	0	
State / Tribal-Equivalent CERCLIS Facilities	0.5	0	
State / Tribal-Equivalent Landfill and Solid Waste Disposal Facilities (SWLF)	0.5	0	
State / Tribal-Equivalent Leaking Storage Tank (LUST) Facilities	0.5	0	
State / Tribal Spill Leaks Investigations and Cleanups (SLIC)	0.5	0	

**TABLE 4-1
SUMMARY OF ENVIRONMENTAL DATABASE INFORMATION**

Environmental Record	Search Distance (Miles)	No. of Facilities Listed	Site Listed?
State / Tribal Registers Storage Tank List	0.25	1	
State / Tribal Voluntary Cleanup Sites (VCP)	0.5	0	
State / Tribal Brownfields Facilities	0.5	0	
State / Tribal Institutional Control / Engineering Control Registries (IC/EC)	0.25	0	

The ERIS environmental database report did not identify the Site on any databases.

Off-Site Facilities

Ecology Auto Wrecking (currently LKQ) addressed as 11200 Alden Road, located immediately to the south at an upgradient position, is listed on the AST database. According to the database report, no releases were reported to be associated with this listing. This facility is also listed on the San Bernardino County Certified Unified Program Agency (CUPA) database. The CUPA listing was for use of hazardous materials and being a large quantity waste generator. The status of Ecology Auto Wrecking was listed as "inactive." Based upon no reported releases or violations, this listing is not considered to be a REC.

LKQ Keystone Automotive Industries addressed as 11200 Alden Road, located immediately south at an upgradient position. This facility is listed on the San Bernardino County CUPA database. The CUPA listing was for use of hazardous materials and being a large quantity waste generator. No violations were listed on the database. Based upon the status, this listing is not considered to be a REC.

No other listings were included in the database report.

Three facilities were listed that could not be mapped due to incomplete or incorrect address/geocoding information were listed in the database report. However, based upon further review, the listings do lie within specified search radii for their database listings.

4.2 Additional Environmental Record Sources

The ASTM E1527-13 standard provides for review and analysis of additional environmental record sources during the performance of a Phase I ESA at the discretion of the environmental professional. Relevant factors in determining whether additional environmental records sources should be reviewed include, but are not limited to:

- the completeness of data provided by standard environmental record sources;
- whether additional environmental records sources are reasonably ascertainable;
- whether additional environmental record sources are useful, accurate, and complete in light of the records review objectives, and;
- whether additional environmental record sources are customarily obtained pursuant to the type of commercial real estate transaction involved.

4.3 Environmental Liens and AULs

Environmental liens and AULs can commonly be found within recorded land title records (e.g., County Recorder/Registry of Deeds). The types of title reports that may disclose environmental liens and AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain of title reports will not normally disclose environmental liens or AULs. Environmental liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records only.

Conducting an environmental lien and AUL search was beyond the scope of this ESA.

4.4 Physical Setting Sources

According to the United States Geological Survey (USGS) 7.5-minute topographic maps of the area (Adelanto and Victorville California 2015), the Site gently slopes to the north and is located at an approximate elevation of 2,780 feet above mean sea level (MSL).

Per the United States Fish and Wildlife Services (USFWS) National Wetlands Inventory wetlands mapper, there are no wetlands on the Site.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) indicates the Site is not located in the 500-year flood zone.

Subsurface conditions for the Site vicinity was obtained from the State Water Resources Control

Board GEOTRACKER webpage.

The Site is located in the northeastern portion of the Victor Valley, a small intermountain basin bounded by the San Gabriel Mountains to the south and southeast, the Shadow Mountains to the north, and the Silver Mountains to the east. The Victor Valley floor is underlain by Quaternary alluvium derived from erosion from the surrounding mountains. Groundwater depth in the Site vicinity was reported to be approximately 100 to 120 feet below ground surface (bgs). The reported groundwater gradient in the Site vicinity was to be to the north.

4.5 Historical Use Information

Apex collected information from historical data sources consisting of aerial photographs, topographic maps, and city directories for the Site and vicinity. Copies of historical resources are included as **Appendix 5, 6, 7, and 8** to this report.

A summary of the Site history from the above sources is presented below.

TABLE 4-2 SUMMARY OF SITE HISTORY		
Period	Source	Description
1940s	1948 Aerial Photo	The Site and adjoining properties appear to be vacant land in the aerial photo.
1950s	1952 Aerial Photo 1956 Topo Map	The Site and adjoining properties appear to be vacant land in the aerial photo. The Site and adjoining properties are depicted as undeveloped land on the 1956 topo map.
1960s	1968 Aerial Photo 1968 Topo Map	The Site and adjoining properties appear to be vacant land in the aerial photo. The southern portion of the Site as well as the property to the south are depicted as undeveloped land in the 1968 topo map. Properties to the north are not depicted
1970s	1978 Aerial Photo	The Site and adjoining properties to the north, east, and west appear to be vacant land. The adjoining property to the south appears to be used as an automotive salvage yard in the aerial photo.
1980s	1980 Topo Map 1985 Aerial Photo	The southern portion of the Site as well as the property to the south are depicted as undeveloped land in the 1980 topo map. Properties to the north are not depicted. The Site and adjoining properties to the north, east, and west appear to be vacant land in the 1985 aerial photo. Vacant land and an automotive salvage yard are apparent to the south in the aerial photo.

**TABLE 4-2
SUMMARY OF SITE HISTORY**

Period	Source	Description
1990s	1993 Topo Map 1994 Aerial Photo	The Site and adjoining properties are depicted as undeveloped land on the 1993 topo map. The Site and adjoining properties to the north, east, and west appear to be vacant land in the 1994 aerial photo. Vacant land and an automotive salvage yard are apparent to the south.
2000s	2005 Aerial Photo	The Site and adjoining properties appear as they did in the 2005 aerial photo.
2010s	2012 Aerial Photo 2016 Aerial Photo 2015 Topo Map	The Site and adjoining properties appear generally in their current configuration in the 2012 and 2016 aerial photos. An area of apparent surface discoloration is apparent along the southern Site boundary in the 2016 aerial photo. Vacant land is to the north, vacant land and the current automotive salvage yard is to the south, vacant land is to the east, and the Buddhist temple is to the west. The Site and adjoining properties are depicted as undeveloped land on the 2015 topo map.

Based on review of historical sources, the Site appears to have been undeveloped land since the 1940s. Surface discoloration was apparent on the southern portion of the Site in the 2016 aerial photo. The discolored area is further discussed in **Section 5.0**.

Historical Site use is not considered to be a REC.

Per ASTM E1527-13, review of standard historical sources at less than approximately five year intervals is not required by this practice. If the specific use of the property appears unchanged over a period longer than five years, then it is not required to research the use during that period.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Apex representative, Mr. Dana Williams, inspected the Site on June 7, 2017, at approximately 11:00 a.m. Weather conditions at the time of the reconnaissance were clear with a temperature of approximately 100 degrees Fahrenheit, with no weather-related limitations on Site observations. Mr. Williams was unaccompanied during the Site reconnaissance. The Site reconnaissance consisted of a walk-through of the Site. Apex was provided access to the entire Site. Representative photographs are provided in **Appendix 2**.

5.2 Observations

The following is a summary of Site observations:

TABLE 5-1 SITE RECONNAISSANCE SUMMARY			
Observation	Observed		Comments
	Yes	No	
Structures (existing)		X	
Structures (evidence of former)		X	
Aboveground Storage Tanks (ASTs)		X	
Underground Storage Tanks (USTs)		X	
Drums or Other Containers		X	
Leaks, Spills, or Releases Around ASTs, USTs, and/or Chemical Storage Areas		X	
Stained or Corroded Floors, Walls, or Drains		X	
Pipes of Unknown Origin or Use		X	
Hydraulic Lifts or Elevators		X	
Transformers		X	
Hazardous Waste Disposal Areas		X	
Uncontained Debris, Refuse, or Unidentified Waste Materials	X		Roofing material dumped on the southern portion of the Site.
Standing Water or Other Liquids		X	
Floor Drains or Sumps		X	
Catch Basins, Dry Wells, and Storm Water Drainage		X	

**TABLE 5-1
SITE RECONNAISSANCE SUMMARY**

Observation	Observed		Comments
	Yes	No	
Pits/Ponds/Lagoons		X	
Waste or Wastewater Discharges		X	
Oil/Water Separators		X	
On-Site Septic System		X	
Unusual Odors		X	
Stressed Vegetation/Stained Soil	X		Discolored soil along the southern Site boundary
Fill Material		X	
Wells		X	
Other Observations		X	

Uncontained Debris, Refuse, or Unidentified Waste Materials

Roofing material was noted on the southern portion of the Site. The roofing material appears to have been dumped onto the Site and its origin is not known. Approximately 1,000 square feet of the material was noted. The presence of the dumped roofing material is considered to be Business Environmental Risk.

Stressed Vegetation/Stained Soil

An area of discolored soil appearing to be slightly darker in color than the surrounding native soils was noted along the southern Site boundary. The area of discoloration appears to be a low-lying area and encompasses approximately 25,000 square feet. The depth of the discoloration appears to be less than one inch. The discolored area was also apparent on the 2016 aerial photograph. Consideration the location of the discoloration, the source appears to be from stormwater runoff originating on the LKQ facility located immediately to the south and at a slightly higher elevation. Apex considers the discolored soil to be a *de minimis* condition.

6.0 INTERVIEWS AND REGULATORY AGENCY FILE REVIEWS_____

The following interviews and information requests were completed to obtain additional information regarding the Site and potential recognized environmental conditions:

TABLE 6-1 INTERVIEW SUMMARY				
Role	Name	Company	Years Assoc. With Property	Interview Type
LKQ General Manager	Nick Rodgers	LKQ	2 years	In Person

Pertinent information is discussed below or in other sections of this report.

Mr. Rodgers stated that LKQ is considering expanding their current operations to the north onto the Site. He was unaware of previous development activities at the Site. He was also unaware of any previous investigations or apparent environmental concerns associated with the Site.

A request for UST and hazardous material records for the Site was requested from San Bernardino County Fire Department (SBCFD). To date, no response has been received. This is considered to be a data gap.

Per ASTM E1527-13, if the property or any of the adjoining properties is identified on one or more of the standard environmental record sources in pertinent regulatory files and/or records associated with the listing should be reviewed to obtain sufficient information to assist in determining if a REC, CREC, HREC, or a *de minimis* condition exists at the property in connection with the listing. If, in the environmental professional's opinion, such a review is not warranted, the justification for not conducting the regulatory file review must be provided. As an alternative, files/records from an alternative source(s) (for example, on-site records, user provided records, records from local government agencies, interviews with regulatory officials or other individuals knowledgeable about the environmental conditions that resulted in the standard environmental record source listing, etc.) may be reviewed. Based upon information gathered during this assessment, review of additional regulatory documents for adjoining properties was not deemed necessary.

7.0 OPINIONS, CONCLUSIONS, AND DATA GAPS

Apex has performed a Phase I ESA of the Site located to the west of the intersection of Calleja Road and Bellflower Street in general conformance with the scope and limitations of ASTM Practice E1527-13 and additional terms and conditions required by contract with LKQ.

**TABLE ES-1
FINDINGS AND CONCLUSIONS SUMMARY**

Report Section		Further Action?	De Minimis Condition	Recognized Environmental Condition (REC)	Historical REC (HREC)	Controlled REC (CREC)	ASTM Non-Scope Condition	Comments
3.0	User Provided Information	No						
4.1	Standard Environmental Record Sources (Databases)	No						
4.2	Additional Environmental Record Sources	No						
4.5	Historical Records Sources	No						
5.0	Site Reconnaissance	No	Yes					Discolored soil
6.0	Interviews and Regulatory Agency Files	No						
9.0	Non-ASTM Considerations	No						

Apex performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site located to the west of the intersection of Calleja Road and Bellflower Street (Site), assigned Assessor Parcel Numbers 0460-161-31, 32, and 33 in Adelanto, San Bernardino County, California. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no RECs in connection with the Site; however, Apex identified the following *de minimis* condition:

- An area of discolored soil was also noted on the southern portion of the Site along the southern boundary. The discolored area was noted to be less than an inch in thickness and comprise approximately 25,000 square-feet. The source of the discoloration appears to be stormwater runoff originating from the adjacent LKQ automotive salvage yard. Apex considers the discolored soil to be a *de minimis* condition.

Vapor Migration

In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion). ASTM E1527-13 defines “migrate” and “migration” as referring to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600 – Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction; however, nothing in ASTM E1527-13 should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries.

Subject to the above limitations, as part of Apex’s evaluation of the property for the presence of RECs, the potential presence of hazardous substances or petroleum products in any form, including soil vapor, was evaluated. Based on all resources evaluated as part of this ESA, a vapor intrusion concern was not found.

Data Gaps

The ASTM Standard requires that the report identify the following: 1) *obvious* uses of the Site since 1940 or first development, whichever is *earlier*; and 2) significant “data gaps” which affect the ability of the Environmental Professional to identify RECs. A data gap by itself is not inherently significant. The report is also to include information on the sources consulted to address the data gaps.

Available historical information enabled Apex to identify the first developed use of the Site and at approximately five year intervals to the present, such that data gaps were not encountered.

The User Questionnaire was not returned and a response was not received from SBCFD. These are not considered significant data gaps.

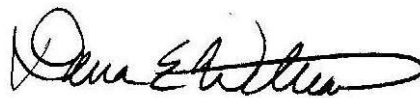
8.0 SIGNATURES AND EP STATEMENT

8.1 Statement of Responsible Environmental Professional

We declare that, to the best of my professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 part of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Matthew Otto
Environmental Professional
Senior Reviewer



Dana E. Williams
Environmental Professional
Site Assessor

8.2 Qualifications of Environmental Professionals and Site Assessor

Qualifications for Apex personnel responsible for the completion of this report are as follows:

Mr. Dana Williams was the principal environmental professional responsible for data collection and the Site reconnaissance for this Phase I ESA. Mr. Williams has a B.S. in Meteorology and Climatology. Mr. Williams has conducted and managed several hundred Phase I ESAs and has also conducted advanced environmental assessments for site characterization of soils and groundwater. Mr. Williams has over 20 years of experience and is an environmental professional as defined in § 312.10 of 40 CFR Part 312.

Mr. Matthew Otto was the environmental professional responsible for oversight of the project. Mr. Otto has 20+ years of diverse consulting experience, conducting, managing or directing hundreds of environmental and engineering studies, and remedial actions in sites across the United States. Specific experience includes due diligence assessment (Phase I ESAs), subsurface environmental investigation, soil and groundwater cleanup, UST removal, risk assessment, pre-demolition planning, agency negotiation and site closure. In addition, Mr. Otto has served as project manager for numerous Phase I and Phase II Investigations designed to support the purchase and/or development of petroleum storage and distribution facilities.

Resumes of Environmental Professionals are in **Appendix 9**.

9.0 NON-ASTM CONSIDERATIONS

Additional services for this assessment did not include an evaluation of “Non-ASTM” issues.

10.0 TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E1527-13. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

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

Controlled Recognized Environmental Condition – A REC 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). For example, if a leaking underground storage tank (LUST) has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a CREC. The "control" is represented by the restriction that the property remains commercial. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. NOTE: A condition identified as a CREC does not imply that the Environmental Professional (EP) has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not RECs or CRECs.

Historical Recognized Environmental Condition (HREC) – A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential 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). Before calling the past release a HREC, the Environmental Professional must determine whether the past release is a REC at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to

be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

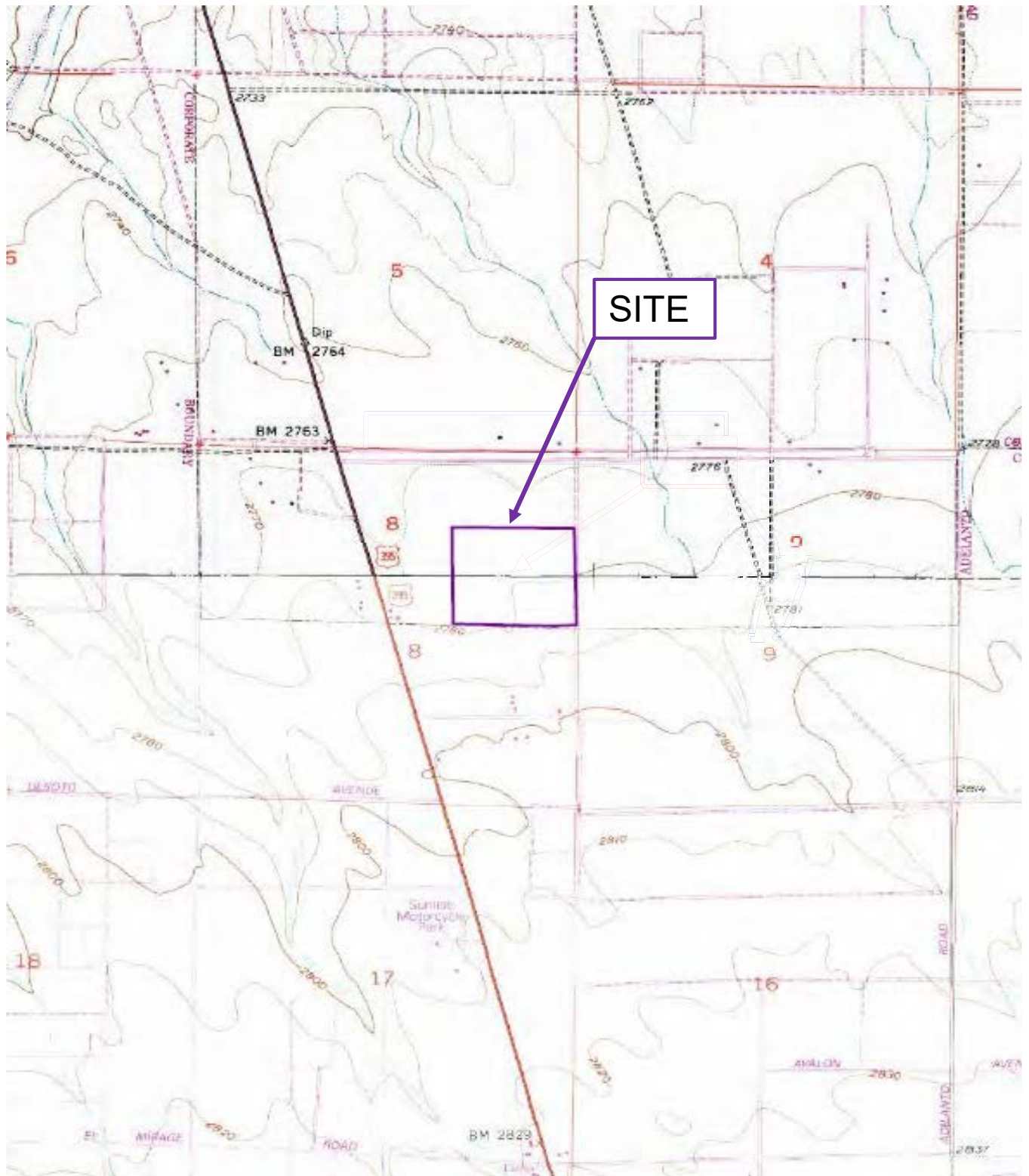
Material Threat – a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the EP, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Migrate/migration – refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Data Gap – a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site reconnaissance), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). The report shall identify and comment on significant data gaps that affect the ability of the EP to identify RECs and identify the sources of information that were consulted to address the data gaps. A data gap by itself is not inherently significant.

Business Environmental Risk – a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in Section 13 of ASTM E1527-13 and include, but are not limited to, Asbestos-Containing Building Materials; Biological agents; Cultural and historic resources; Ecological resources; Endangered species; Health and safety; Indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; Industrial hygiene; Lead-Based Paint; Lead in Drinking Water; Mold; Radon; Regulatory compliance; and, Wetlands.

FIGURE 1
Site Location Map



Map Source:
USGS Topographic Map
Adelanto and Victorville, CA
Quadrangles 2015



10675 Sorrento Valley Road
Suite 203
San Diego, CA 92121

TELEPHONE: (858)-558-1120

Figure 1
Site Location Map

Assessor Parcels 0460-161-31, 32,
and 33
Adelanto, California

Project 9213.096

Drawn by: DW

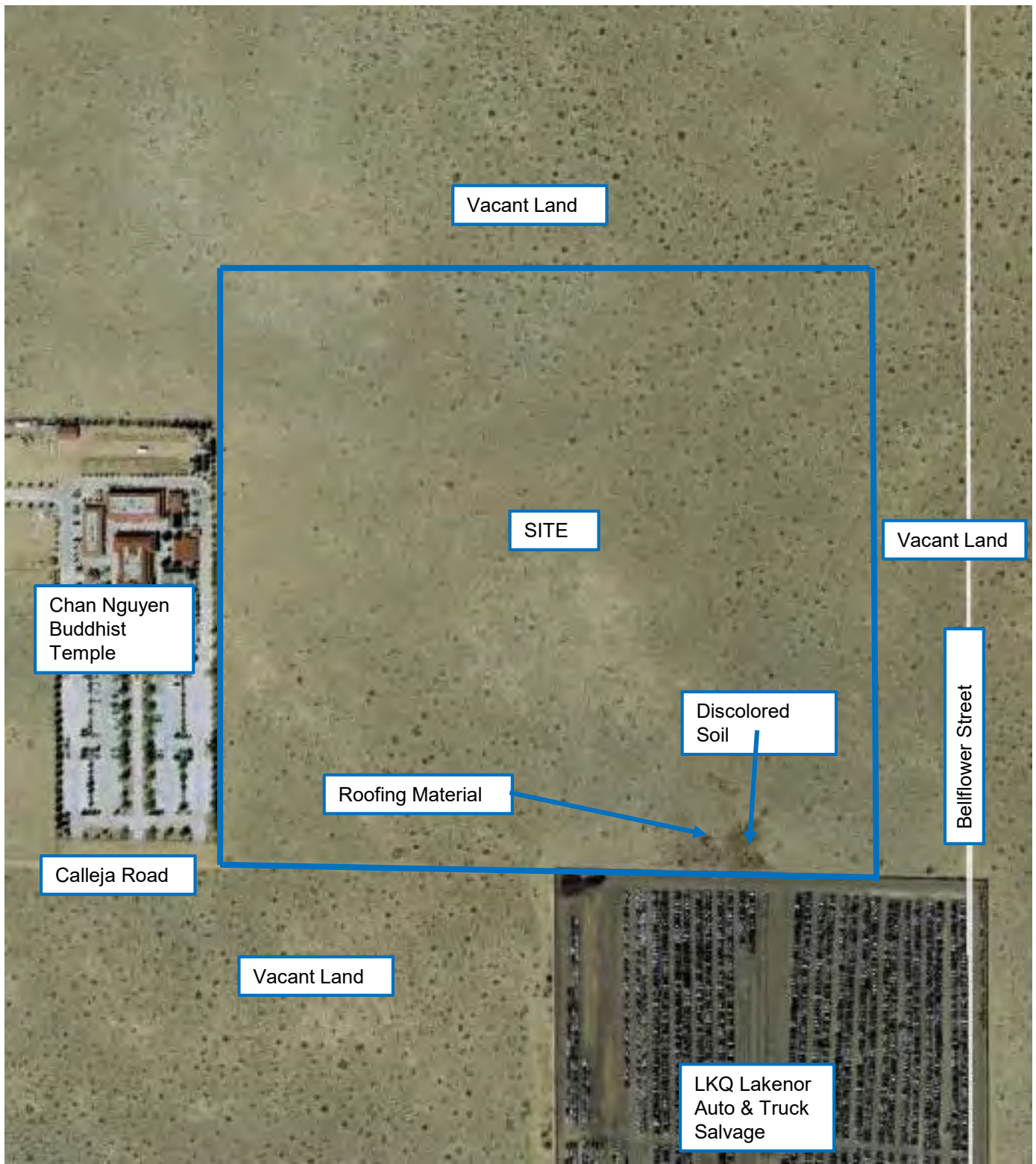
PowerPoint File

Date: 6/2017

Not to Scale

FIGURE 2

Site Plan



Map Source:
Google Earth Image - 2016



10675 Sorrento Valley Road
Suite 203
San Diego, CA 92121

TELEPHONE: (858)-558-1120

Figure 2 Site Plan

Assessor Parcel Numbers 0460-161-
31, 32, and 33
Adelanto, California

Project 9213.096

Drawn by: DW

PowerPoint File

Date: 6/2017

Not to Scale

APPENDIX 1

Special Contractual Conditions Between User and Environmental Professional



<u>Client/Address:</u>	<u>Project/Location (Site):</u>	<u>Date:</u>
Mr. Nick Jakubowski LKQ Corporation 500 West Madison Street, Suite 2800 Chicago, Illinois 60661	Additional Acreage – LKQ Adelanto San Bernardino County Assessor's Parcel Numbers 0460-161-31-0000, 0460-161-32-0000, and 0460- 161-33-0000 11200 Alden Road Adelanto, San Bernardino County, California 92301 Apex Proposal No. 025336	May 23, 2017

A. PROJECT INFORMATION

Site is comprised of the following:

Tract 1: Parcel No. 0460-161-31-0000;
Tract 2: Parcel No. 0460-161-32-0000; and,
Tract 3: Parcel No. 0460-161-33-0000.

B. SCOPE OF SERVICES

Apex will conduct a Phase I ESA compliant with ASTM International (ASTM) Standard E1527-13. Additional services (non-ASTM considerations) will not be included in our scope of work. Also, an environmental lien search will not be conducted and Apex assumes LKQ is evaluating this user requirement outside the scope of this agreement. Work will be performed under Apex's Master Service Agreement with LKQ dated January 26, 2012.

Recommendations will not be provided in Phase I ESA report.

<u>Schedule</u>	<u>Deliverables</u>
Project completion within two weeks from receipt of formal notice-to-proceed.	Draft report will be delivered in electronic format. Final report will be sent within three business days of client comments.

C. COMPENSATION

Lump Sum - **\$4,000.00**

D. AUTHORIZATION	Client Approval by/Date:
Prepared by:  2017.05.23	Date:

[https://apexcos.sharepoint.com/sites/ChicagoIL/Documents/National Accounts/LKQ/California, Adelanto - Phase I Task Order.docx](https://apexcos.sharepoint.com/sites/ChicagoIL/Documents/National%20Accounts/LKQ/California,%20Adelanto%20-%20Phase%20I%20Task%20Order.docx)

APPENDIX 2

Site Photographs

Photograph 1

View of the Site from the north.



Photograph 2

View of the Site from the south.



Photograph 3

View of the Site from the east.



Photograph 4

View of the Site from the west.



Photograph 5

View of Bellflower Street to the east of the Site.



Photograph 6

View of Calleja Road along the southern portion of the Site.



Photograph 7

View of Chan Nguyen Buddhist Temple to the west of the Site.



Photograph 8

View of the central portion of the Site from the east.



Photograph 9

View of the central portion of the Site from the south.



Photograph 10

View of the dumped roofing material on the southern portion of the Site.



Photograph 11

View of discolored soil on the southern portion of the Site from the north.



Photograph 12

View of the discolored soil on the southern portion of the Site from the east.



Photograph 13

Close up view of discolored soil on the lower portion of the photo and apparent native soil on the upper portion.



Photograph 14

Close up view of apparent native soil beneath thin layer of discolored soil.



Photograph 15

View of the southern boundary of the Site with LKQ. Apparent source of stormwater runoff onto the Site. Soil appears to have been placed along the wall to prevent future discharge.



APPENDIX 3

Regulatory Records Documentation ERIS Database Report



DATABASE REPORT

Project Property: 9213-096
Calleja Rd & Bellflower St
Adelanto CA 92301

Project No:

Report Type: Database Report

Order No: 20170602080

Requested by: Apex Companies, LLC

Date Completed: June 12, 2017

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: 9213-096
Calleja Rd & Bellflower St Adelanto CA 92301

Project No:

Coordinates:

Latitude: 34.625036
Longitude: -117.421265
UTM Northing: 3,831,542.96
UTM Easting: 461,384.23
UTM Zone: UTM Zone 11S

Elevation: 2,782 FT

Order Information:

Order No: 20170602080
Date Requested: June 2, 2017
Requested by: Apex Companies, LLC
Report Type: Database Report

Historicals/Products:

Aerial Photographs	Historical Aerials (Boundaries)
City Directory Search	2 Street Search
ERIS Xplorer	Data and Historical Layer Viewer
Excel Add-On	Excel Add-On
Fire Insurance Maps	US Fire Insurance Maps
Physical Setting Report (PSR)	PSR
Topographic Map	Topographic Maps

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.25mi	.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1.125	0	0	0	0	0	0
PROPOSED NPL	Y	1.125	0	0	0	0	0	0
DELETED NPL	Y	.625	0	0	0	0	-	0
SEMS	Y	.625	0	0	0	0	-	0
SEMS ARCHIVE	Y	.625	0	0	0	0	-	0
CERCLIS	Y	.625	0	0	0	0	-	0
CERCLIS NFRAP	Y	.625	0	0	0	0	-	0
CERCLIS LIENS	Y	.125	0	-	-	-	-	0
RCRA CORRACTS	Y	1.125	0	0	0	0	0	0
RCRA TSD	Y	.625	0	0	0	0	-	0
RCRA LQG	Y	.375	0	0	0	-	-	0
RCRA SQG	Y	.375	0	0	0	-	-	0
RCRA CESQG	Y	.375	0	0	0	-	-	0
RCRA NON GEN	Y	.375	0	0	0	-	-	0
FED ENG	Y	.625	0	0	0	0	-	0
FED INST	Y	.625	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	.125	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	.125	0	-	-	-	-	0
ERNS	Y	.125	0	-	-	-	-	0
FED BROWNFIELDS	Y	.625	0	0	0	0	-	0
FEMA UST	Y	.375	0	0	0	-	-	0
State								
RESPONSE	Y	1.125	0	0	0	0	0	0
ENVIROSTOR	Y	1.125	0	0	0	0	0	0
DELISTED ENVS	Y	1.125	0	0	0	0	0	0
SWF/LF	Y	.625	0	0	0	0	-	0
HWP	Y	1.125	0	0	0	0	0	0
LDS	Y	.625	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.25mi	.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
LUST	Y	.625	0	0	0	0	-	0
DLST	Y	.625	0	0	0	0	-	0
UST	Y	.375	0	0	0	-	-	0
UST CLOSURE	Y	.625	0	0	0	0	-	0
HHSS	Y	.375	0	0	0	-	-	0
AST	Y	.375	0	0	1	-	-	1
DELISTED TNK	Y	.375	0	0	0	-	-	0
CERS TANK	Y	.375	0	0	0	-	-	0
LUR	Y	.625	0	0	0	0	-	0
HLUR	Y	.625	0	0	0	0	-	0
DEED	Y	.625	0	0	0	0	-	0
VCP	Y	.625	0	0	0	0	-	0
CLEANUP SITES	Y	.625	0	0	0	0	-	0
CERS HAZ	Y	.625	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	.625	0	0	0	0	-	0
INDIAN UST	Y	.375	0	0	0	-	-	0
DELISTED ILST	Y	.625	0	0	0	0	-	0
DELISTED IUST	Y	.375	0	0	0	-	-	0
County								
DELISTED COUNTY	Y	.375	0	0	0	-	-	0
SANBERN CUPA	Y	.375	0	0	2	-	-	2
<u>Additional Environmental Records</u>								
Federal								
FINDS/FRS	Y	.125	0	-	-	-	-	0
TRIS	Y	.125	0	-	-	-	-	0
HMIRS	Y	.25	0	0	-	-	-	0
NCDL	Y	.125	0	-	-	-	-	0
ODI	Y	.625	0	0	0	0	-	0
IODI	Y	.625	0	0	0	0	-	0
TSCA	Y	.25	0	0	-	-	-	0
HIST TSCA	Y	.25	0	0	-	-	-	0
FTTS ADMIN	Y	.125	0	-	-	-	-	0
FTTS INSP	Y	.125	0	-	-	-	-	0
PRP	Y	.125	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.625	0	0	0	0	-	0
ICIS	Y	.125	0	-	-	-	-	0
FED DRYCLEANERS	Y	.375	0	0	0	-	-	0
DELISTED FED DRY	Y	.375	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.25mi	.25mi to 0.38mi	0.38mi to 0.62mi	0.62mi to 1.12mi	Total
FUDS	Y	1.125	0	0	0	0	0	0
MLTS	Y	.125	0	-	-	-	-	0
HIST MLTS	Y	.125	0	-	-	-	-	0
MINES	Y	.375	0	0	0	-	-	0
ALT FUELS	Y	.375	0	0	0	-	-	0
SUPERFUND ROD	Y	1.125	0	0	0	0	0	0
SSTS	Y	.375	0	0	0	-	-	0
PCB	Y	.625	0	0	0	0	-	0

State

INSP COMP ENF	Y	1.125	0	0	0	0	0	0
CDL	Y	.25	0	0	-	-	-	0
SCH	Y	1.125	0	0	0	0	0	0
CHMIRS	Y	.125	0	-	-	-	-	0
SWAT	Y	.625	0	0	0	0	-	0
HAZNET	Y	.125	0	-	-	-	-	0
SWRCB SWF	Y	.625	0	0	0	0	-	0
HWSS CLEANUP	Y	.625	0	0	0	0	-	0
DTSC HWF	Y	.625	0	0	0	0	-	0
HIST MANIFEST	Y	.125	0	-	-	-	-	0
HIST CHMIRS	Y	.125	0	-	-	-	-	0
HIST CORTESE	Y	.625	0	0	0	0	-	0
CDO/CAO	Y	.625	0	0	0	0	-	0
DRYCLEANERS	Y	.375	0	0	0	-	-	0
DELISTED DRYC	Y	.375	0	0	0	-	-	0
WASTE DISCHG	Y	.375	0	0	0	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Total:	0	0	3	0	0	3
---------------	---	---	---	---	---	---

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	AST	ECOLOGY AUTO WRECKING	11200 ALDEN RD ADELANTO CA 92301	SSE	0.25 / 1,329.45	19	15
1	SANBERN CUPA	ECOLOGY AUTO WRECKING	11200 ALDEN RD ADELANTO CA 92301	SSE	0.25 / 1,329.45	19	15
1	SANBERN CUPA	LKQ KEYSTONE AUTOMOTIVE INDUSTRIES, INC.	11200 ALDEN RD ADELANTO CA 92301	SSE	0.25 / 1,329.45	19	15

Executive Summary: Summary by Data Source

Standard

State

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 31, 2009 has found that there are 1 AST site(s) within approximately 0.38 miles of the project property.

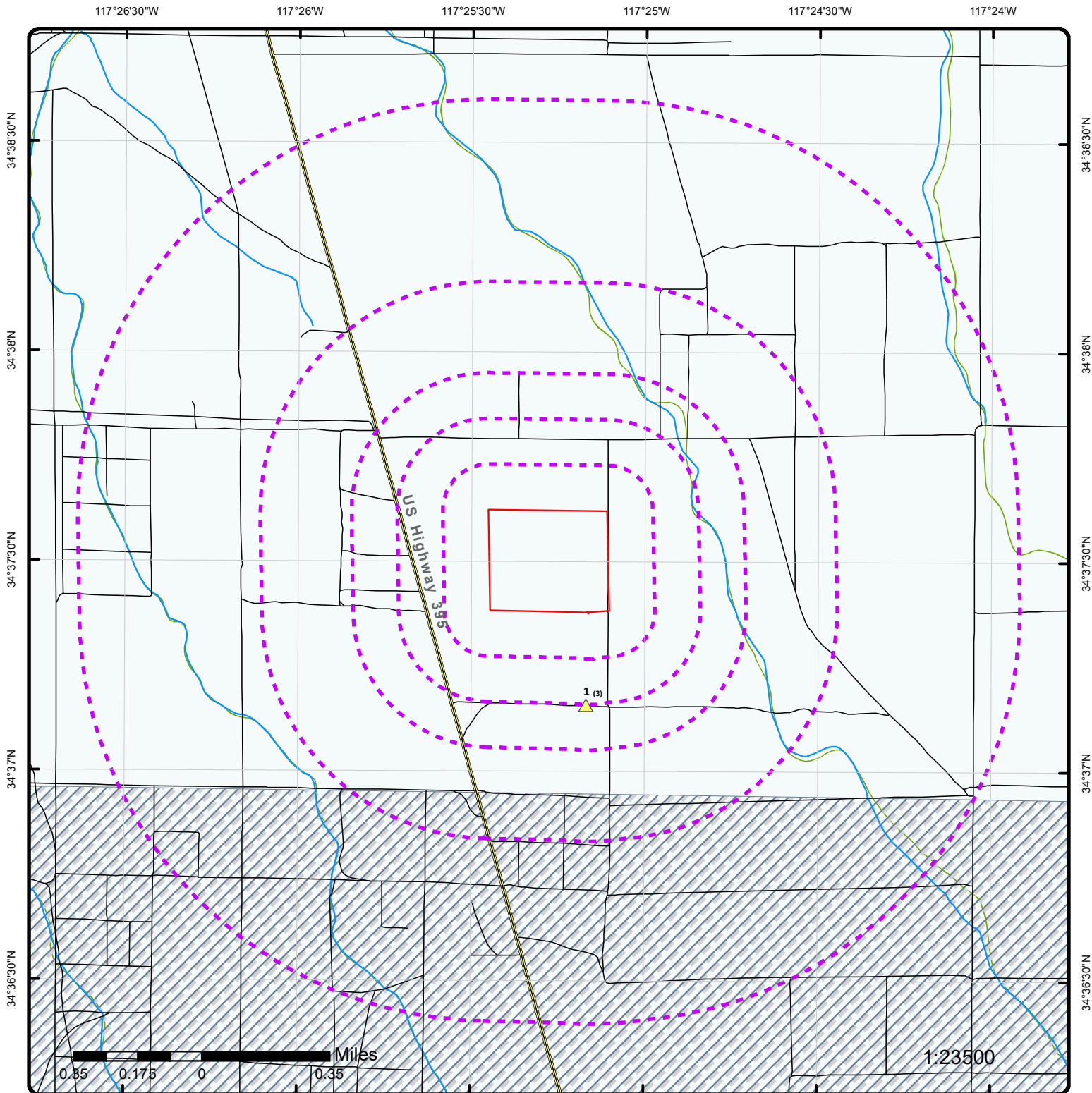
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ECOLOGY AUTO WRECKING	11200 ALDEN RD ADELANTO CA 92301	SSE	0.25 / 1,329.45	<u>1</u>

County

SANBERN CUPA - San Bernardino County CUPA List

A search of the SANBERN CUPA database, dated May 18, 2017 has found that there are 2 SANBERN CUPA site(s) within approximately 0.38 miles of the project property.

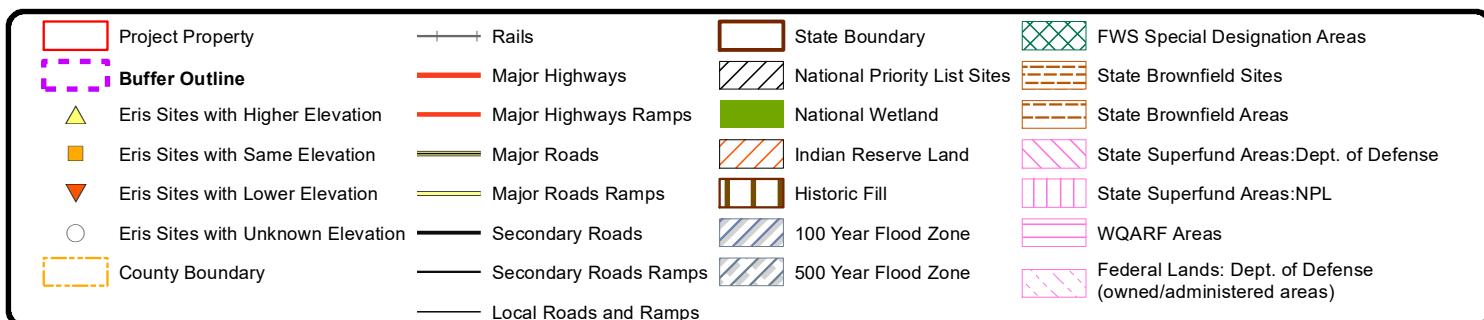
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LKQ KEYSTONE AUTOMOTIVE INDUSTRIES, INC.	11200 ALDEN RD ADELANTO CA 92301	SSE	0.25 / 1,329.45	<u>1</u>
ECOLOGY AUTO WRECKING	11200 ALDEN RD ADELANTO CA 92301	SSE	0.25 / 1,329.45	<u>1</u>



Map : 1.125 Mile Radius

Order No: 20170602080

Address: Calleja Rd & Bellflower St, Adelanto, CA, 92301



117°26'W

117°25'30"W

117°25'W

117°24'30"W

34°38'N

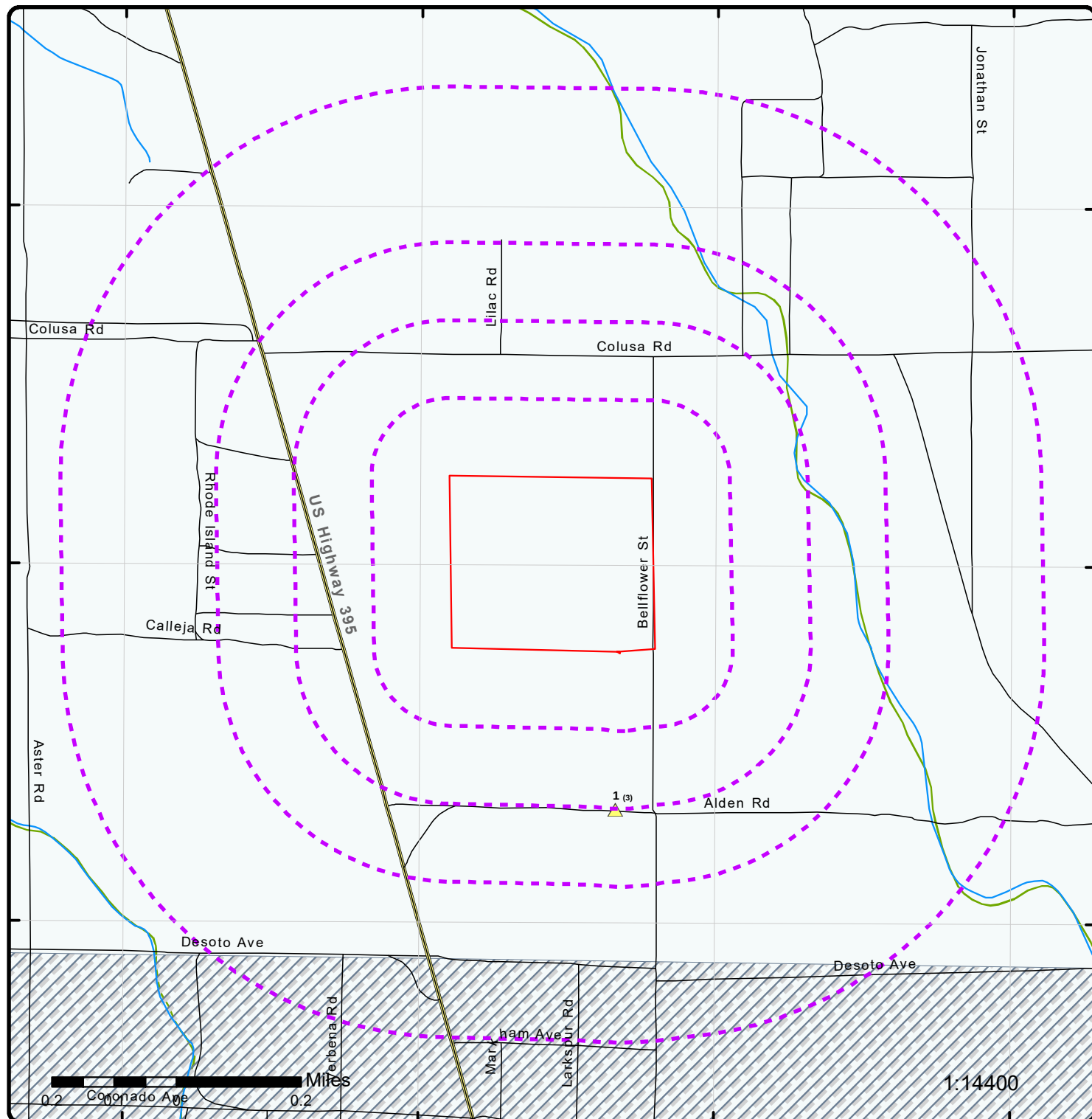
34°37'30"N

34°37'N

34°38'N

34°37'30"N

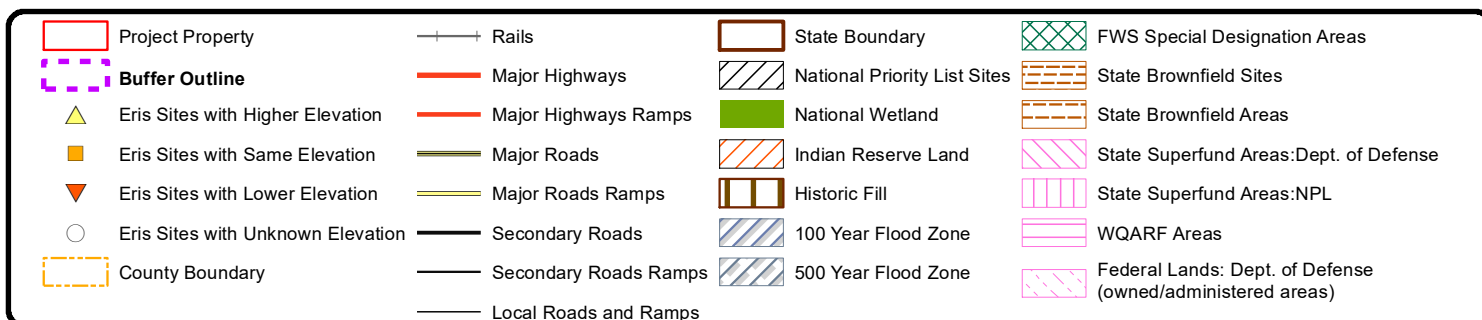
34°37'N

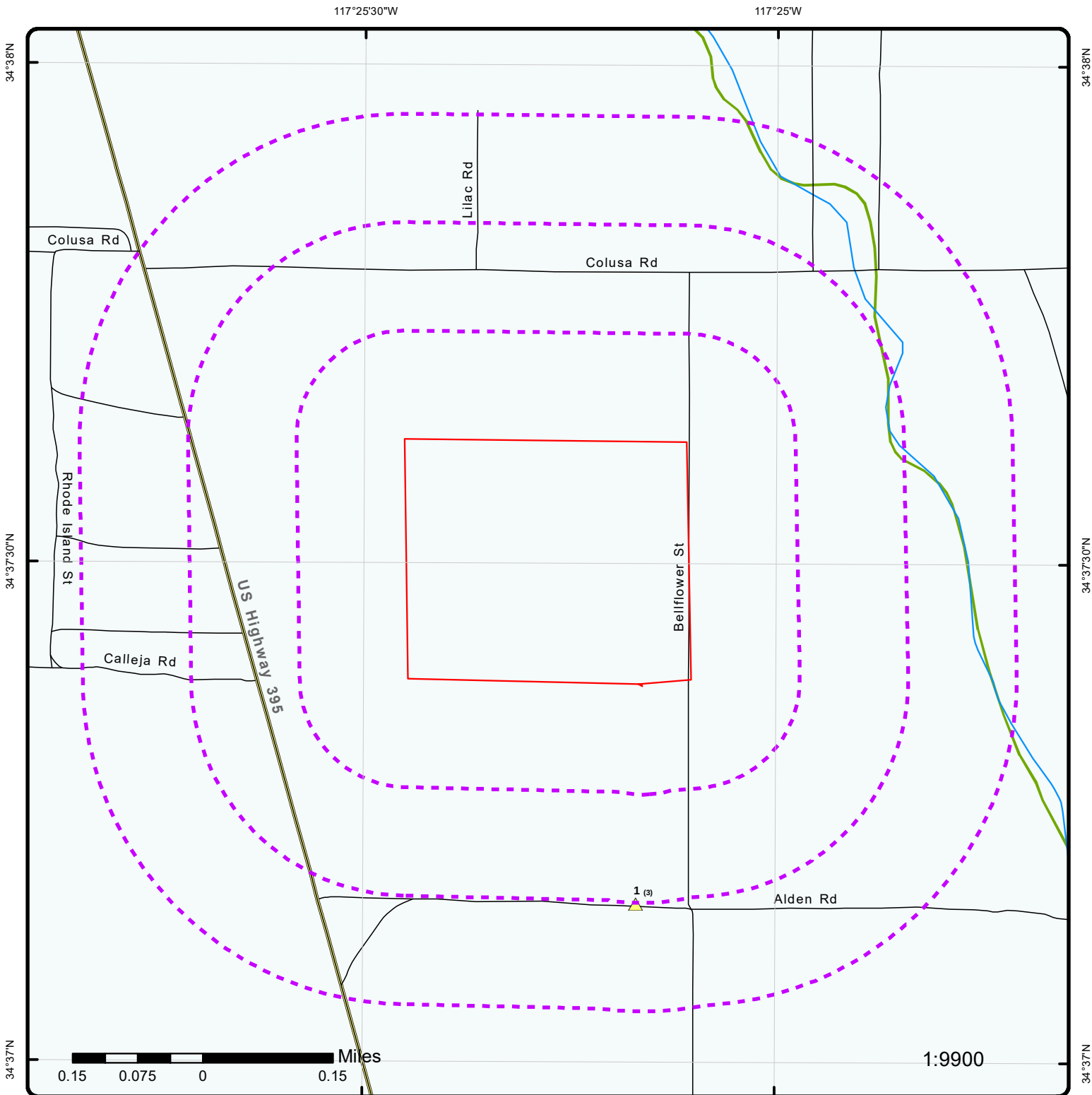


Map : 0.625 Mile Radius

Order No: 20170602080

Address: Calleja Rd & Bellflower St, Adelanto, CA, 92301





Map : 0.375 Mile Radius

Order No: 20170602080

Address: Calleja Rd & Bellflower St, Adelanto, CA, 92301



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

34° 37' 30" N

34° 37' 30" N



Aerial

Address: Calleja Rd & Bellflower St, Adelanto, CA, 92301

Source: ESRI World Imagery

Order No: 20170602080



© ERI S Information Inc.



Topographic Map

Address: Calleja Rd & Bellflower St, Adelanto, CA, 92301

Source: USGS Topographic Map

Order No: 20170602080



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
1	1 of 3	SSE	0.25 / 1,329.45	2,800.99	ECOLOGY AUTO WRECKING 11200 ALDEN RD ADELANTO CA 92301	AST

Total Capacity(Gal): 4,400
CUPA: San Bernardino

Owner Name: ECOLOGY AUTO PARTS
County: San Bernardino

1	2 of 3	SSE	0.25 / 1,329.45	2,800.99	ECOLOGY AUTO WRECKING 11200 ALDEN RD ADELANTO CA 92301	SANBERN CUPA
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Facility ID: FA0002853
Owner Info: ECOLOGY AUTO PARTS, INC.
Mailing Care of: RON COFFMAN

--Details--

Status: INACTIVE
Permit ID: PT0006679
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
Program Element Code: 4243
To: 9/30/2015

Status: INACTIVE
Permit ID: PT0006680
Permit Desc: LARGE QUANTITY GENERATOR
Program Element Code: 4454
To: 9/30/2015

Status: INACTIVE
Permit ID: PT0022552
Permit Desc: APSA 1,320-10,000 GAL FAC CAPACITY
Program Element Code: 4031
To: 9/30/2015

1	3 of 3	SSE	0.25 / 1,329.45	2,800.99	LKQ KEYSTONE AUTOMOTIVE INDUSTRIES, INC. 11200 ALDEN RD ADELANTO CA 92301	SANBERN CUPA
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Facility ID: FA0016977
Owner Info: LKQ LAKENOR AUTO TRUCK SALVAGE, INC.
Mailing Care of:

--Details--

Status: ACTIVE
Permit ID: PT0036319
Permit Desc: APSA 1,320-10,000 GAL FAC CAPACITY
Program Element Code: 4031
To: 9/30/2017

Status: ACTIVE
Permit ID: PT0036311
Permit Desc: HAZARDOUS MATERIALS 11-30 CHEMICALS

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev (ft)</i>	<i>Site</i>	<i>DB</i>
Program Element Code:		4244				
To:		9/30/2017				
Status:		ACTIVE				
Permit ID:		PT0036310				
Permit Desc:		LARGE QUANTITY GENERATOR				
Program Element Code:		4454				
To:		9/30/2017				

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CHMIRS	So Ca Edison	Bellflower and Airexpress Way	Adelanto CA		821882159
HMIRS		US HWY 395	ADELANTO CA		818245237
HMIRS		STATE ROUTE 395	ADELANTO CA		818285478

Unplottable Report

Site: So Ca Edison
Bellflower and Airexpress Way Adelanto CA

CHMIRS

ID: 13-5738
Year: 2013
County: San Bernardino County

Notified Date: 9/12/2013 15:53
Notified Date Time:

California Hazardous Material Incident Report System

Contained: Yes
1 Substance: Mineral Oil Non PCB
1 Measure: Gal(s)
1 Other:
1 Quantity: 1
1 Type: PETROLEUM
1 Pipeline: No
1 Vessel >= 300 Tons: No

2 Substance:
2 Quantity:
2 Measure:
2 Type:
2 Other:
2 Pipeline: No
2 Vessel 300 Tons: No
3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline: No

Admin Agency: San Bernardino County Fire Department

Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,Co/Hlth,Co/E-Hlth

Location: Bellflower and Airexpress Way

Description: Caller states substance was released due to a tractor trailer striking the pole. Caller states substance released to a soil area. Caller states clean-up will be conducted once the equipment moved.

3 Vessel 300 Tons: No
Incident Date: 9/12/2013
Incident Time: 1510
Spill Site: Road
Injuries?: No
No of Injuries:
Fatals?: No
No of Fatals:
Evacs?: No
No of Evacs:
Cleanup: Reporting Party
Site:
Cause: Human Error
Cause Other:
Dog No:
Water: No
Water Way:
City: Adelanto
County: San Bernardino County
Zip:

California OES Update

Notify Date: 09/12/2013
Notify Time: 1553

Occurrence Time: 1510
Update Known
Impact:

Occurrence Date: 09/12/2013

Doc URL: <https://w3.calema.ca.gov/operational/mal haz.nsf/f1841a103c102734882563e200760c4a/b184b0cee99be88c88257be4007f7646?OpenDocument>

Person Notifying Update Place: Person Notifying Update

Update Description:

09/12/2013 04:12:13 PM - The mineral oil is suspected to contain PCB content due to the transformers being from 1957 and 1980. An outside contractor will be hired clean up.

Situation Update:

The mineral oil is suspected to contain PCB content due to the transformers being from 1957 and 1980. An outside contractor will be hired clean up.

California OES Update Quantities

Amount:
Measure: Gal(s)

California OES Update

Notify Date: 09/12/2013
Notify Time: 1553
Occurrence Date: 09/12/2013
Doc URL: <https://w3.calema.ca.gov/operational/mal haz.nsf/f1841a103c102734882563e200760c4a/d4a996b9852a253c88257c13006ebc60?OpenDocument>
Person Notifying Update Place: Person Notifying Update
Update Description:

Occurrence Time: 1510
Update Known Impact:
Update Cause:

09/12/2013 04:12:13 PM - The mineral oil is suspected to contain PCB content due to the transformers being from 1957 and 1980. An outside contractor will be hired clean up.
; 10/29/2013 01:09:31 PM - Caller states: The PCB Lab results are less than 2 ppm PCB. Corrected Incident Location: 11366 Chamberlane Way, Adelanto.

Situation Update:

Caller states: The PCB Lab results are less than 2 ppm PCB. Corrected Incident Location: 11366 Chamberlane Way, Adelanto.

California OES Update Quantities

Amount:
Measure: Gal(s)

Main Page Information

On Scene:
Other on Scene:
Other Notified:
Admin Agency: San Bernardino County Fire Department
Admin Agency 2:
Additional County:
Document Title: SPILL Report
Creation Date: 09/12/2013 03:53 PM
Received By:
Person Notifying Cal OES:
Phone No:
Ext:
Pag Cell:
Type: PETROLEUM
Cause Description for Other:
Amount 1: 1
Amount 2:
Amount 3:
Doc URL: <https://w3.calema.ca.gov/operational/mal haz.nsf/f1841a103c102734882563e200760c4a/312d8d7271ddfe2b88257be4007dc728?OpenDocument>

Site: US HWY 395 ADELANTO CA HMIRS

Incident Cnty: SAN BERNARDINO

HMIR Incident Reports

Report No: I-1989110571
Report Type: A hazardous material incident
Date of Incident: 10/30/1989
Time of Incident: 0650
Haz Class Code: 5.1
Hazardous Class: OXIDIZER
Commodity Name: AMMONIUM NITRATE FERTILI
Commodity Name: AMMONIUM NITRATE FERTILIZERS
Trade Name: CAS 6484-52-2
ID No: UN2067

Fed DOT Agency Nm:
Fed DOT Report No:
Report Submit Src: Paper
Inc Multiple Rows: No
Inc Non US State:
Mode Transport: Highway
Transport Phase: IN TRANSIT
Incident Occrrnce:
Mat Ship Approval?: No
Mat Ship Approv No:

Haz Waste Ind:	No	Undecl Hazmat Ship?:	No
Haz Waste EPA No:		Packaging Type:	Portable Tank
HMIS Tox Inhalation?:	No	Packing Group:	
TIH Hazard Zone:		Carrier Reporter:	T & T TRUCKING INC.
Qty Released:	2780	CR Street Name:	11396 N HWY 99
Unit of Measure:	SLB	CR City:	LODI
What Failed:	;	CR State:	CA
What Failed Desc:	;	CR Postal Code:	95240-6899
How Failed Code:	;	CR Non US State:	
How Failed Desc:	;	CR Fed DOT ID:	216337
Failure Cause Code:	531; 537	CR Hazmat Reg ID:	
Failure Cause Desc:	Rollover Accident; Vehicular Crash or Accident Damage	CR Country:	US
Ident. Markings:		Shipper Name:	FRENCH CAMP WAREHOUSE
Cont1 Pkging Type:		Shipper Street Name:	8858 S PRIEST RD
Cont1 Const Mat:		Shipper City:	FRENCH CAMP
Cont1 Head Type:		Shipper State:	CA
Cont1 Pkg Capacity:		Shipper Postal:	95231
C1 Capacity UOM:		Shipper Non US St:	
Cont1 Pkg Amt:		Shipper Country:	US
C1 Pkg Amt UOM:		Shipper Waybill:	
Cont1 Pkg Number:	1	Ship Hazmat Reg ID:	
C1 Pkg NO Failed:	1	Origin City:	FRENCH CAMP
Cont1 Pkg Mnfctr:	NOT REPORTED BY CARRIER	Origin State:	CALIFORNIA
Cont1 Pkg Mnfct Dt:		Origin Postal:	95231
Cont1 Pkg Serial NO:		Origin Non US St:	
C1 Pkg Last Test Dt:		Origin Country:	US
C1 Test Const Mat:		Destination City:	LAGUNA HILLS
C1 Pkg Dsign Pres.:		Destination State:	CALIFORNIA
C1 Dsign Press UOM:		Destination Postal:	
C1 Pkg Shell Thick:		Destination Non US:	
C1 Shell Thick UOM:		Destination Country:	US
C1 Head Thickness:		Cont2 Package Type:	
C1 Head Thick UOM:		Cont2 Const Mat:	
C1 Pkg Srv Pres.:		Cont2 Pkg Capacity:	
C1 Srv Press UOM:		Cont2 Capacity UOM:	
C1 Valve/Device Fail?:	No	Cont2 Pkg Amount:	
C1 Device Type:		Cont2 Pkg Amount:	
C1 Device Mnfctr:		Cont2 Pkg No:	
C1 Device Model:		Cont2 Pkg No Failed:	
NRC No:		No Release Result:	No
RAM Activity Rpted:		Police Report:	No
Fire EMS EMS Report:		Police Report No:	
Fire Result:	No	Fire EMS Report:	No
Explosion Result:	No	Haz NonHosp Old:	0
RAM Pkg Cert.:	FALSE	Tot Haz Non Hosp Inj:	0
RAM Pkg Cert. NBR:		Total Hazmat Injuries:	0
RAM Nuclide S:		Evacuation Indicator:	No
RAM Transport Index:		Public Evacuated:	0
RAM UOM:		Employees Evac'd:	0
RAM UOM Rpted:		Total Evacuated:	0
RAM Activity:		Total Evacuation Hrs:	0
RAM Activity UOM:		Major Artery Closed:	No
RAM Mat Safety:		Mjr Artery Hrs Closed:	0
Spillage Result:	Yes	Material Involved:	Yes
Ship Phase Transfer:	No	Estimated Speed:	40
Weather Conditions:		Contact Name:	DAN BADGER
Vehicle Overturn:	No	Contact Title:	D.O.T. SUPERVISOR
Vehicle Left Roadway:	No	Contact Business:	
Passenger Aircraft:	No	Contact Street:	
Cargo Baggage:		Contact City:	
Ship Non Transport:	No	Contact State:	
Ship Air First Flight:	No	Contact Postal:	
Ship Air Subflight:	No	Contact Non US St:	
Ship Init Transport:	No	Contact Country:	US
In House Cleanup:	No	Inc. Report Prepared:	
Other Cleanup:	No	HMIS Serious Incidnt:	Yes
Damage > 500:	No	HMIS Serious Fatality:	No
Material Loss:	232	HMIS Serious Injury:	No
Carrier Damage:	0	HMIS Flight Plan:	No
Property Damage:	0		

Response Cost:	0	HMIS Serious Evacs:	No
Remediation Cost:	0	HMIS Major Artery:	No
Damage Old Form:	0	HMIS Bulk Release:	Yes
Total Damages Amt:	232	Haz Hospital Resp:	0
Hazmat Fatality:	No	Haz Hosp Gen Public:	0
Haz Fatal Employees:	0	HMIS Marine Pollutnt:	No
Haz Fatal Respntrs:	0	Haz Hosp Old Form:	0
Haz Fatal Gen Public:	0	HMIS Radioactive:	No
Tot Hazmat Fatalities:	0	Total Haz Hosp Inj:	0
Non Hazmat Fatality:	No	HMIS Gen Pkg Type:	OHMIR.Ref_Container.descr_txt
Non Hazmat FataIs:	0	HMIS Container Code:	TANK TRL
Hazmat Injury:	No	Haz Non Hosp Empl:	0
Haz Hospital Empl:	0	HMIS Container Desc:	Tank trailer semi-trailer or full trailer (two axles)
RAM Pkg Category:		Haz Non Hosp Resp:	0
Water Sewer Result:	No	HMIS Bulk Incident:	Yes
Gas Dispersion:	No	Haz NonHosp Public:	0
Environment Damage:	No	Undeclared Shipment:	No
Recom Actns Taken:			
Descr of Events:	THE ACCIDENT WAS DUE TO DRIVER NEGLIGENCE. THE DRIVER FAILED TO PERFORM ADEQUATE PRE-TRIP INSPECTION. THE BREAKS WERE OUT OF ADJUSTMENT AND THE AIR VALVE WAS SHUT OFF TO THE REAR OF TRAILER. THUS WHEN FORCED TO TRY AND STOP SUDDENLY DUE TO TRAFFIC CONDITIONS THE TRAILERS JACKKNIFED CAUSING AN OVERTURN THE SPILLED AMMONIUM NITRATE WAS CLEANED UP BY CAL-TRANS.		

Site: STATE ROUTE 395 ADELANTO CA HMIRS

Incident Cnty: SAN BERNARDINO

HMIR Incident Reports

Report No:	I-1994090932	Fed DOT Agency Nm:	
Report Type:	A hazardous material incident	Fed DOT Report No:	
Date of Incident:	08/17/1994	Report Submit Src:	Paper
Time of Incident:	2300	Inc Multiple Rows:	Yes
Haz Class Code:	9	Inc Non US State:	
Hazardous Class:	MISCELLANEOUS HAZARDOUS MATERIAL	Mode Transport:	Highway
Commodity Name:	ENVIRONMENTALLY HAZARDOUS	Transport Phase:	IN TRANSIT
Commodity Name:	ENVIRONMENTALLY HAZARDOUS SUBSTANCES SOLID N.O.S.	Incident Occrrnce:	
Trade Name:		Mat Ship Approval?:	No
ID No:	UN3077	Mat Ship Approv No:	
Haz Waste Ind:	No	Undecl Hazmat Ship?:	No
Haz Waste EPA No:		Packaging Type:	Non-Bulk
HMIS Tox Inhalation?:	No	Packing Group:	
TIH Hazard Zone:		Carrier Reporter:	ROAD RUNNER TRUCKING INC
Qty Released:	5	CR Street Name:	501 INDUSTRIAL AVE NE
Unit of Measure:	LGA	CR City:	ALBUQUERQUE
What Failed:	161	CR State:	NM
What Failed Desc:	Weld or Seam	CR Postal Code:	87107-2262
How Failed Code:		CR Non US State:	
How Failed Desc:		CR Fed DOT ID:	27297
Failure Cause Code:		CR Hazmat Reg ID:	
Failure Cause Desc:		CR Country:	US
Ident. Markings:		Shipper Name:	TECH-IRON INC
Cont1 Pkging Type:		Shipper Street Name:	16980 RACON AVE
Cont1 Const Mat:		Shipper City:	ADELANTO
Cont1 Head Type:		Shipper State:	CA
Cont1 Pkg Capacity:	250	Shipper Postal:	92301-2250
C1 Capacity UOM:	LGA	Shipper Non US St:	
Cont1 Pkg Amt:		Shipper Country:	US
C1 Pkg Amt UOM:		Shipper Waybill:	648677
Cont1 Pkg Number:	33	Ship Hazmat Reg ID:	
C1 Pkg NO Failed:	1	Origin City:	ADELANTO
Cont1 Pkg Mnfctr:	NOT REPORTED BY CARRIER	Origin State:	CALIFORNIA
Cont1 Pkg Mnfct Dt:		Origin Postal:	
Cont1 Pkg Serial NO:		Origin Non US St:	
C1 Pkg Last Test Dt:		Origin Country:	US
C1 Test Const Mat:		Destination City:	BELLINGHAM

C1 Pkg Dsign Pres.:
C1 Dsign Press UOM:
C1 Pkg Shell Thick:
C1 Shell Thick UOM:
C1 Head Thickness:
C1 Head Thick UOM:
C1 Pkg Srvc Pres.:
C1 Srvc Press UOM:
C1 Valve/Device Fail?: No
C1 Device Type:
C1 Device Mnfr:
C1 Device Model:
NRC No:
RAM Activity Rpted:
Fire EMS EMS Report:
Fire Result: No
Explosion Result: No
RAM Pkg Cert.: FALSE
RAM Pkg Cert. NBR:
RAM Nuclide S:
RAM Transport Index:
RAM UOM:
RAM UOM Rpted:
RAM Activity:
RAM Activity UOM:
RAM Mat Safety:
Spillage Result: Yes
Ship Phase Transfer: No
Weather Conditions:
Vehicle Overturn: No
Vehicle Left Roadway: No
Passenger Aircraft: No
Cargo Baggage:
Ship Non Transport: No
Ship Air First Flight: No
Ship Air Subflight: No
Ship Init Transport: No
In House Cleanup: No
Other Cleanup: No
Damage > 500: No
Material Loss: 0
Carrier Damage: 0
Property Damage: 0
Response Cost: 0
Remediation Cost: 0
Damage Old Form: 0
Total Damages Amt: 0
Hazmat Fatality: No
Haz Fatal Employees: 0
Haz Fatal Respndrs: 0
Haz Fatal Gen Public: 0
Tot Hazmat Fatalities: 0
Non Hazmat Fatality: No
Non Hazmat Fatals: 0
Hazmat Injury: No
Haz Hospital Empl: 0
RAM Pkg Category:
Water Sewer Result: No
Gas Dispersion: No
Environment Damage: No
Recom Actns Taken:
Descr of Events:

Destination State: WASHINGTON
Destination Postal: 98227
Destination Non US:
Destination Country: US
Cont2 Package Type:
Cont2 Const Mat:
Cont2 Pkg Capacity:
Cont2 Capacity UOM:
Cont2 Pkg Amount:
Cont2 Pkg Amount:
Cont2 Pkg No:
Cont2 Pkg No Failed:

No Release Result: No
Police Report: No
Police Report No:
Fire EMS Report: No
Haz NonHosp Old: 0
Tot Haz Non Hosp Inj: 0
Total Hazmat Injuries: 0
Evacuation Indicator: No
Public Evacuated: 0
Employees Evac'd: 0
Total Evacuated: 0
Total Evacuation Hrs: 0
Major Artery Closed: No
Mjr Artery Hrs Closed: 0
Material Involved: No
Estimated Speed: 0
Contact Name: LEN YODER
Contact Title: DIRECTOR OF SAFETY
Contact Business:
Contact Street:
Contact City:
Contact State:
Contact Postal:
Contact Non US St:
Contact Country: US
Inc. Report Prepared:
HMIS Serious Incidnt: No
HMIS Serious Fatality: No
HMIS Serious Injury: No
HMIS Flight Plan: No
HMIS Serious Evacs: No
HMIS Major Artery: No
HMIS Bulk Release: No
Haz Hospital Resp: 0
Haz Hosp Gen Public: 0
HMIS Marine Pollutnt: No
Haz Hosp Old Form: 0
HMIS Radioactive: No
Total Haz Hosp Inj: 0
HMIS Gen Pkg Type: OHMIR.Ref_Container.descr_txt
HMIS Container Code: BAG PLS
Haz Non Hosp Empl: 0
HMIS Container Desc: Plastic bag (cont1 for solid materials)
Haz Non Hosp Resp: 0
HMIS Bulk Incident: No
Haz NonHosp Public: 0
Undeclared Shipment: No

(A - C) ON AUGUST 16 AND 17 1994 THREE ROADRUNNER TRUCKING UNITS: 9568-4529 COMP.648676 ED NEWCOMB* 9470-4567 COMP.648677 PAUL CAMPBELL* 9777-5017 COMP.648678 JOE ANDREWS* WERE LOADING AT TECH-IRON ADELANTO CA WITH 22 PALLETS OF SUPERSACKS ON EACH TRAILER. THE PRODUCT WAS TENDERED AS FERROUS SULFATE UN3077 A HAZARDOUS SUBSTANCE NOT A HAZARDOUS MATERIAL. FOUR BLOCKS FROM THE SHIPPER THE ADELANTO CA POLICE STOPPED ALL THREE UNITS AT DIFFERENT TIMES BUT IN THE SAME GENERAL AREA. THE FIRE DEPARTMENT WAS CALLED AND THE DRIVERS WERE TOLD THE SUPER-SACKS WERE LEAKING AND THAT THE PRODUCT WAS SULFURIC ACID WHICH IS A HAZARDOUS MATERIAL AND HAS AT LEAST FIVE DIFFERENT UN OR NA NUMBERS. ALL THREE UNITS WERE ESCORTED BACK TO THE SHIPPER AND THE TRAILERS WERE DROPPED AND IMPOUNDED BY THE POLICE DEPARTMENT FOR ENVIRONMENTAL VIOLATIONS CAUSED

BY TECH-IRON. THE MORNING OF AUGUST 17 1994 BEGINNING AROUND 7:00 A.M. ATTEMPTS WERE MADE BY PAM MUSGRAVES TO CONTACT AT LT. GUNDERSON OF THE ADELANTO CA POLICE DEPARTMENT WHO WAS IN CHARGE OF THE CONFISCATION OF THE LOADS. AT 8:20 A.M. (AUGUST 17 1994) LEN WAS ABLE TO CONTACT A TOM DALLING OF TECH-IRON WHO SAID HE KNEW NOTHING ABOUT THE THREE LOADS. WHILE I WAS TALKING TO HIM THE LOCAK POLICE ARRIVED AT THE FACTORY AND MR. DALLING SAID HE WOULD CALL ME BACK. A FEW MINUTES LATER LT. GUNDERSON CALLED AND HE TOLD ME WHAT HAPPENED AND WHY: TECH-IRON HAS BEEN UNDER SURVEILLANCE FOR ENVIRONMENTAL PROBLEMS. THEY HAVE NO LICENSE OR PERMITS TO OPERATE THE KIND OF FACILITY THEY ARE RUNNING. TECH-IRON HAS SET ROADRUNNER UP AND YOU (ROADRUNNER) HAVE BECOME AN INNOCENT VICTIM OF THESE VIOLATIONS I ASKY YOU? GUNDERSON STATED THAT THE PRODUCT IS SULFURIC ACID AND NOT FERROUS SULPHATE . I ASKED WHY THE THREE UNITS WERE STOPPED AND GUNDERSON STATED THAT SOME OF THE SACKS ON EACH TRAILER WERE LEAKING. ALSO IT WAS THOUGHT THAT ROADRUNNER WAS IN ON THE VIOLATIONS BUT IT WAS LEARNED AT ONCE THAT THIS WAS NOT TRUE. THE PRODUCT WAS DAMAGING OUR TRAILERS AND THE TRAILER TARPS AND TIE DOWN EQUIPMENT MUST ALL BE DECONTAMINATED. THE EPA WAS SCHEDULE TO ARRIVE AT TECH-IRON ON AUGUST 17 1994 FOR AN INSPECTION. I ASKED LT. GUNDERSON IF THERE WERE ANY CHARGES PENDING AGAINST ROADRUNNER AND HE STATE NO WAY . HE FURTHER STATED TECH-IRON WAS RESPONSIBLE FOR ALL DECONTAMINATION OF OUR EQUIPMENT. AT THAT POINT HE SAID HE HAD TO GO AND THE CONVERSATION WAS OVER BUT COULD BE RESUMED LATER IF NEEDED. LT. GUNDERSON'S TELEPHONE NUMBER IS (619)254-6572. LATER THIS MORNING I VISITED WITH ALL THREE DRIVERS. EACH DRIVER WILL BE SENDING ME A STATEMENT AS TO WHAT HAPPENED WITH EACH OF THEM FROM THEIR ARRIVAL AT TECH-IRON TO THE TIME THEY DROPPED THEIR TRAILERS BACK AT TECH-IRON. ON AUGUST 17 1994 AT 5:15 P.M. MIKE KHOUDARY CALLED LEN AT HOME AND SAID CATHY PERRY WAS ON THE TELEPHONE STATING THAT THE THREE (3) TRAILERS AT ADELANTO CA WERE SETTING IN THE STREET. IT WAS MY UNDERSTANDING FROM OUR DRIVERS THAT

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Mar 1, 2017

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Mar 1, 2017

Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Mar 1, 2017

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Apr 5, 2017

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Apr 5, 2017

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Dec 12, 2016

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Dec 12, 2016

RCRA Generator List:[RCRA LQG](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Dec 12, 2016

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Dec 12, 2016

RCRA Conditionally Exempt Small Quantity Generators List:[RCRA CESQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Dec 12, 2016

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Dec 12, 2016

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 8, 2017

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 3, 2017

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 6, 2016

State**State Response Sites:**

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jan 28, 2017

EnviroStor Database:

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Feb 15, 2017

Delisted EnviroStor Database:

DELISTED ENVS

Sites removed from the list of facilities made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jan 28, 2017

Solid Waste Information System (SWIS):

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Mar 31, 2017

EnviroStor Hazardous Waste Facilities:

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Mar 27, 2017

Land Disposal Sites:

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: May 2, 2017

Leaking Underground Fuel Tank Reports:

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Mar 13, 2017

Delisted Leaking Storage Tanks:

DLST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Mar 21, 2017

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2017

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Mar 21, 2017

Historical Hazardous Substance Storage Information Database:

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks:

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks:

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Apr 26, 2017

California Environmental Reporting System (CERS) Tanks:

[CERS TANK](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Mar 14, 2017

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:

[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Mar 27, 2017

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:

[HLUR](#)

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Mar 27, 2017

Deed Restrictions and Land Use Restrictions:

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Apr 18, 2017

Voluntary Cleanup Program:

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Mar 28, 2017

GeoTracker Cleanup Sites Data:

[CLEANUP SITES](#)

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Mar 13, 2017

California Environmental Reporting System (CERS) Hazardous Waste Sites:

[CERS HAZ](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Mar 14, 2017

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Oct 6, 2016

Underground Storage Tanks (USTs) on Indian Lands:

[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 07, 2016

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Nov 14, 2016

County

Delisted County Records:

DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: May 26, 2017

San Bernardino County CUPA List:

SANBERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.

Government Publication Date: May 18, 2017

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 4, 2017

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: 1987-2015

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Feb 28, 2017

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Feb 14, 2017

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2014

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Nov 12, 2013

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Jan 1, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Sep 14, 2016

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Sep 13, 2016

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 07, 2016

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: May 2, 2017

Superfund Decision Documents:

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Mar 22, 2017

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Feb 28, 2017

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jan 1, 2017

State

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Apr 17, 2017

Clandestine Drug Lab Sites:

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Dec 31, 2016

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Apr 17, 2017

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: May 09, 2017

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Hazardous Waste Manifest Data:

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Hazardous Waste and Substances Site List - Site Cleanup:

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 6, 2017

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Historical California Hazardous Material Incident Report System (CHMIRS):

[HIST CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Cortese List:

[HIST CORTESE](#)

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

[CDO/CAO](#)

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

Drycleaner Facilities:

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: May 1, 2017

Delisted Drycleaners:

[DELISTED DRYC](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: May 1, 2017

Waste Discharge Requirements:

[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Mar 7, 2017

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX 4

Historical Aerial Photographs

HISTORICAL AERIAL REPORT

for the site:

9213-096
Calleja Rd & Bellflower St
Adelanto, CA
PO #:

Report ID: 20170602080
Completed: 6/14/2017

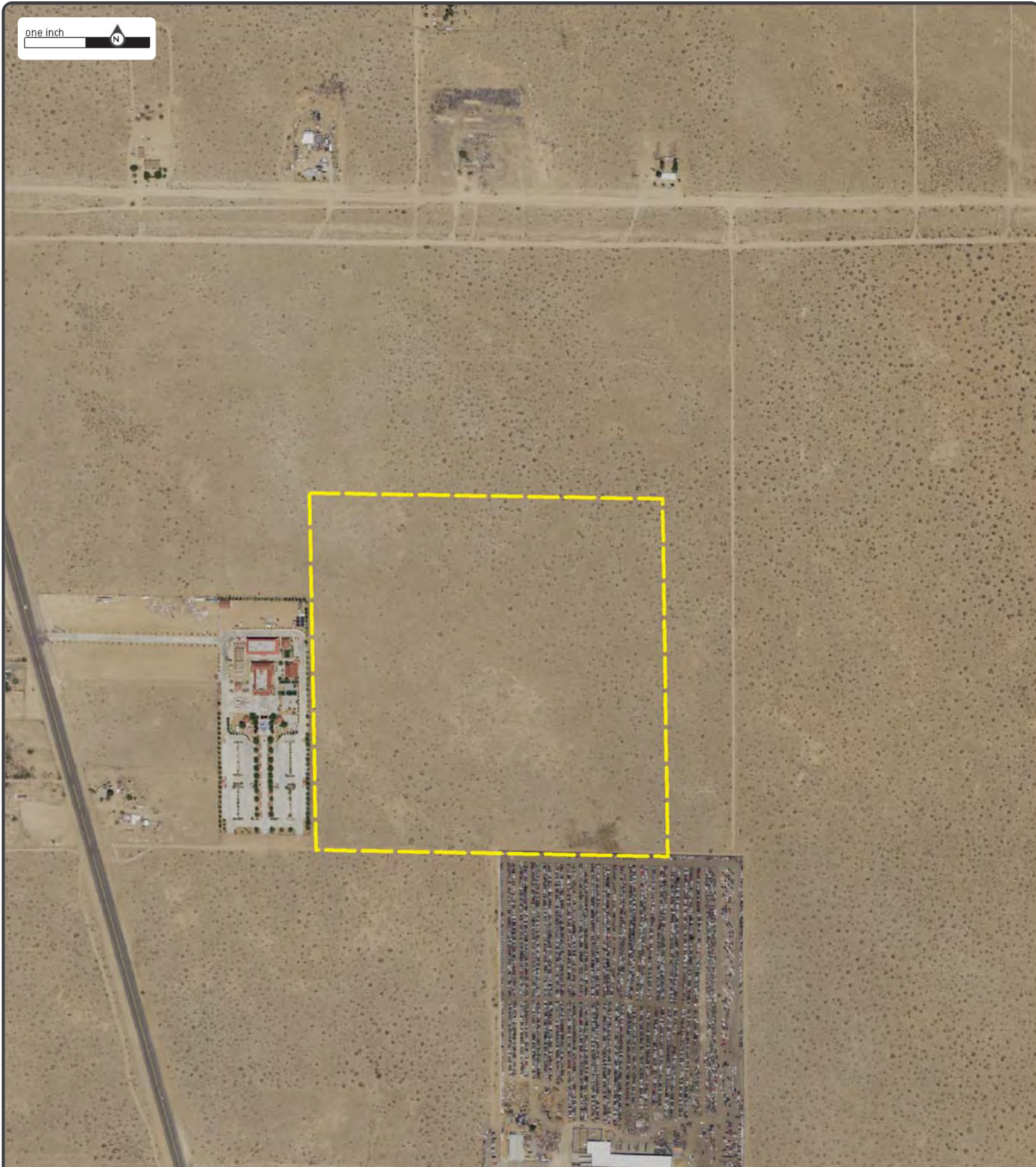
ERIS Information Inc.
Environmental Risk Information
Services (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com



Search Results Summary

Date	Source	Scale	Comment
2016	NAIP - National Agriculture Information Program	1"=500'	
2012	NAIP - National Agriculture Information Program	1"=500'	
2005	NAIP - National Agriculture Information Program	1"=500'	
1994	USGS - US Geological Survey	1"=500'	
1985	NHAP - National High Altitude Photography	1"=500'	
1978	USGS - US Geological Survey	1"=500'	
1968	USGS - US Geological Survey	1"=500'	
1952	USGS - US Geological Survey	1"=500'	
1948	USAF - United States Air Force	1"=500'	



Date: 2016
Source: NAIP
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212



one inch



Date: 2012
Source: NAIP
Scale: 1" to 500'
Comments:



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212

www.erisinfo.com | 1.866.517.5204

one inch



Date: 2005
Source: NAIP
Scale: 1" to 500'
Comments:



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212

www.erisinfo.com | 1.866.517.5204

one inch



Date: 1994
Source: USGS
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



www.ERISinfo.com | 1.866.517.5204

one inch

N



Date: 1985
Source: NHAP
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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Date: 1978
Source: USGS
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212





Date: 1968
Source: USGS
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212

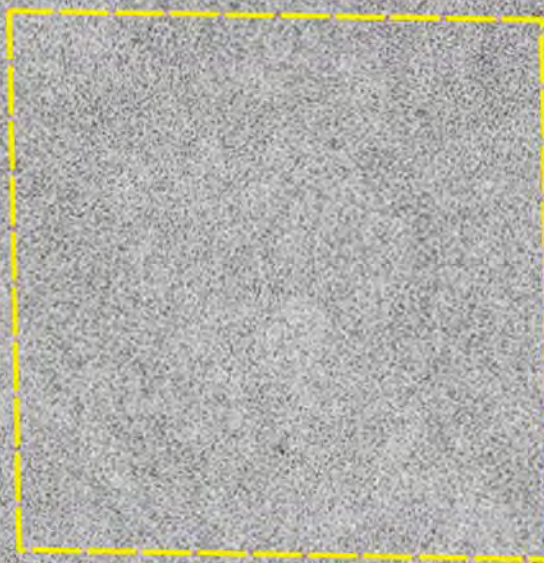


Date: 1952
Source: USGS
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212





Date: 1948
Source: USAF
Scale: 1" to 500'
Comments:



Subject: Calleja Rd & Bellflower St Adelanto CA
Approx Center: 34.62503 / -117.4212

APPENDIX 5

Fire Insurance Maps



FIRE INSURANCE MAP RESEARCH RESULTS

Date: 6/2/2017

Order Number: 20170602080

Calleja Rd & Bellflower St, Adelanto, CA

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:
Calleja Rd & Bellflower St, Adelanto, CA

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

APPENDIX 6

Historical Topographic Maps



TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2017-06-14

Project Property: Calleja Rd & Bellflower St, Adelanto, CA, 92301

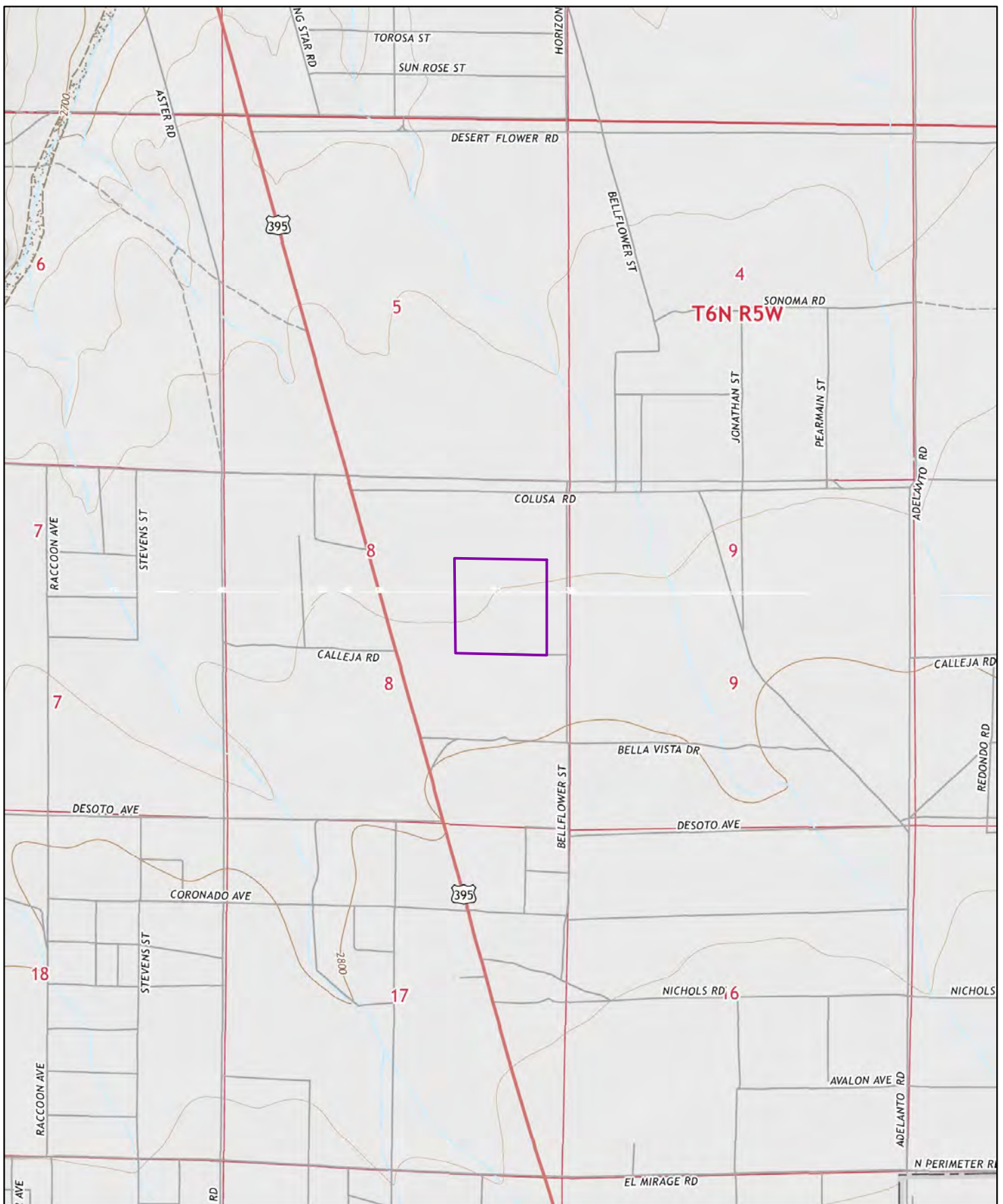
ERIS Order Number: 20170602080

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1993	7.5
1980	7.5
1968	7.5
1956	7.5
1956	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*



2015

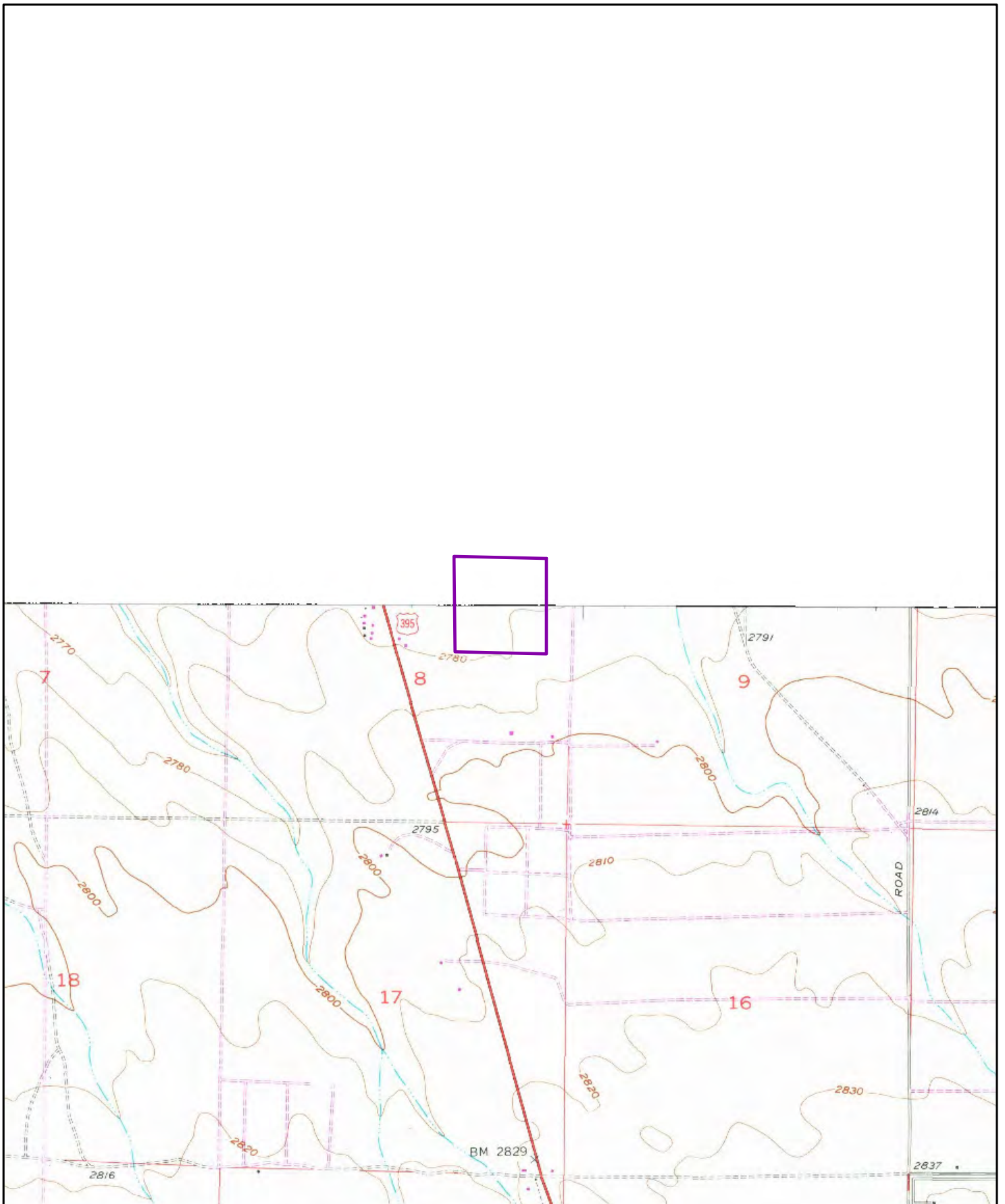
0 0.2 0.4 0.8 Miles

Order No. 20170602080

Quadrangle(s): Adelanto,CA; Victorville NW,CA

Source: USGS 7.5 Minute Topographic Map





1980

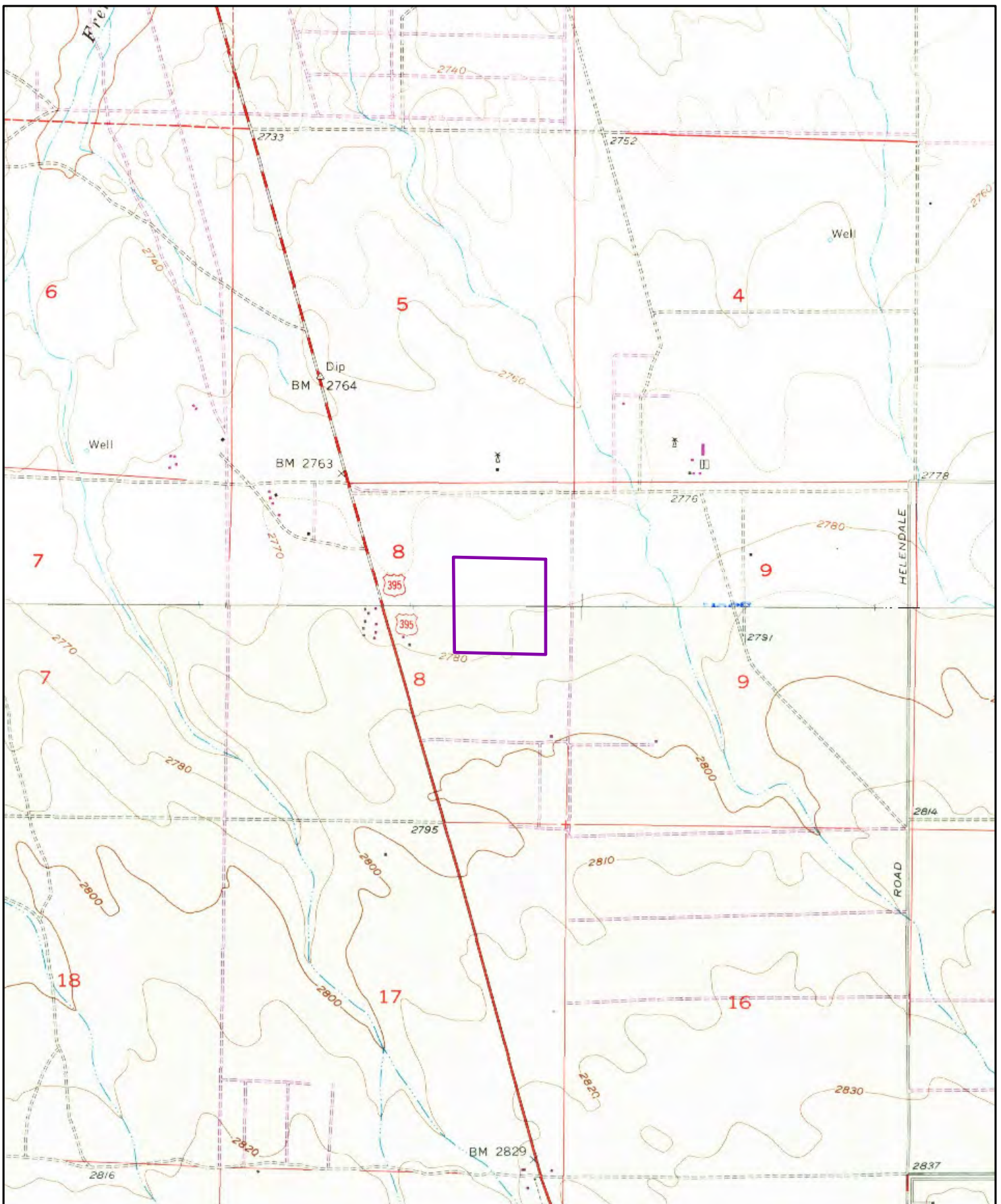
0 0.2 0.4 0.8 Miles

Order No. 20170602080

Quadrangle(s): Adelanto, CA

Source: USGS 7.5 Minute Topographic Map





1968

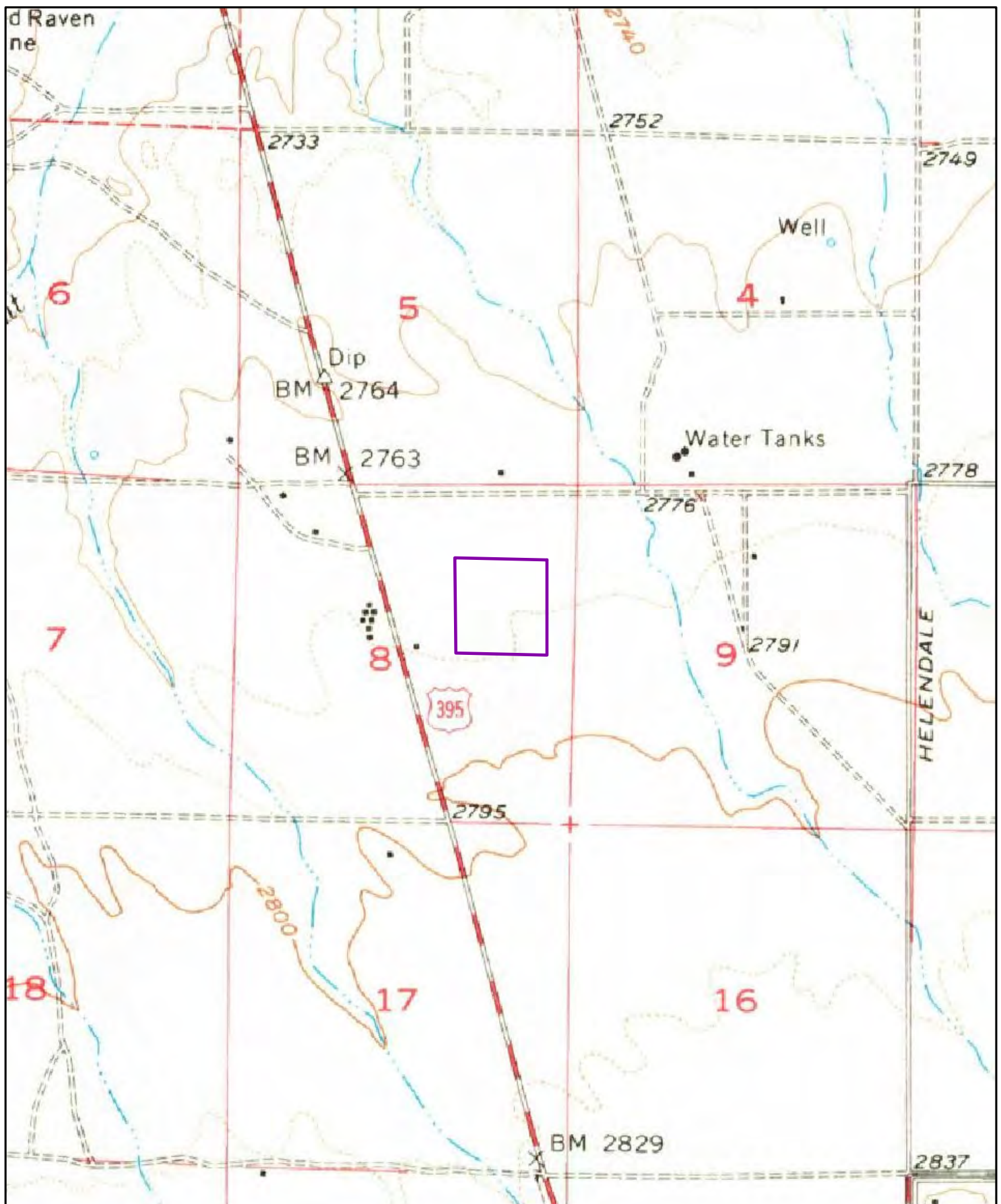
0 0.2 0.4 0.8 Miles

Order No. 20170602080

Quadrangle(s): Adelanto,CA; Victorville NW,CA

Source: USGS 7.5 Minute Topographic Map





1956

0 0.2 0.4 0.8 Miles

Order No. 20170602080

Quadrangle(s): Victorville,CA

Source: USGS 15 Minute Topographic Map



APPENDIX 7

City Directory Results

HIG Research Summary

Site Location

9213-096
Calleja Rd & Bellflower St
Adelanto, CA

Requested by

ERIS
38 Lesmill Road, Unit #2
Toronto, ON

HIG Project

2006317

Client Project

20170602080

Date Created

06/02/2017



This Research Summary identifies the products and services provided by Historical Information Gatherers, Inc. (HIG) for the above referenced site location. All products are provided as PDFs unless otherwise noted.

City Directory Pages/Abstracts

Research Methodology: A search was conducted for city directories that include coverage of the site area using HIG's City Directory Collection and other sources, if needed. Directories for the following years were identified for the site area. A comma between date ranges indicates a gap of 10 years or more in available city directories:

San Bernardino 1986-2011

Riverside-Sanbernardino 1971-1981

The above listed directories were reviewed at approximate 5 year intervals to determine if the street(s) specified in the order were included in the directories and had listings for the site area. HIG attempted to identify former street names and aliases and if identified, these were also included in the review.

Research Results: No coverage was identified for the site area as detailed below:

Bellflower Street (No Listings)

Calleja Road (No Listings)

Disclaimer & Limitation of Liability

This Research Summary and the related documents and images provided by Historical Information Gatherers (hereafter referred to as the "Site Specific HIG Data") contain information obtained from a variety of public and private sources. Additional information for the site and surrounding properties may exist. Accordingly, there can be no guaranty or warranty that the information provided is complete for its particular intended purpose. No warranty expressed or implied, is made whatsoever in connection with the Site Specific HIG Data. Historical Information Gatherers specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular purpose. Historical Information Gatherers, its officers, employees and independent contractors cannot be held liable to anyone for any loss or damage, whether arising out of errors or omissions, negligence, accident or any other cause, resulting directly or indirectly from any information provided or any information not provided in the Site Specific HIG Data. Any liability on the part of Historical Information Gatherers is strictly limited to a refund equal to the amount paid for the Site Specific HIG Data.

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APPENDIX 8

Qualifications of the Environmental Professionals



Dana E. Williams
Environmental Scientist

Mr. Williams is an Environmental Scientist, whom has enjoyed working in the environmental consulting field for over 20 years, with a focus on industrial hygiene, due diligent studies, hazardous material management, soil and groundwater investigations, soil vapor surveys, microbial assessments, and operations & maintenance programs. He frequently utilizes his training and experience in providing technical support to a broad array of local and regional clients as well as national program managers with a strong focus on Phase I Environmental Site Assessments, regulatory compliance audits, and hazardous building material surveys as well as mentoring junior staff.

EDUCATION

- Bachelor of Science in Meteorology and Climatology – University of Nebraska, 1986

PROFESSIONAL REGISTRATIONS / CERTIFICATION / TRAINING

- California Certified Asbestos Consultant
- Occupational Safety and Health Administration 40-Hour Health and Safety Training
- AHERA Certified Building Inspector
- AHERA Certified Management Planner
- AHERA Certified Contractor Supervisor
- AHERA Certified Project Designer
- State of Nevada Asbestos Abatement Consultant
- California Certified Lead Inspector/Assessor
- Hazardous Waste Management

GENERAL EXPERIENCE

2011 – Present Environmental Scientist - Apex Companies, San Diego, CA

Responsible for conducting and overseeing various environmental projects to insure compliance with project scope of work, contract performance, quality assurance and maintaining budgets while maximizing profits. Environmental consulting services provided include: Phase I environmental site assessments; regulatory compliance assessments; asbestos and lead-based paint surveys, mold inspections, abatement specifications, subsurface investigations, sampling and assessments; laboratory data interpretation; and development of detailed written reports.

1999 – 2011 Project Scientist - Ninyo & Moore, Irvine, CA

Conducted a wide range of environmental consulting services. Duties included conducting and managing hazardous building material surveys, abatement specifications, operations and maintenance plans, Phase I environmental site assessments, subsurface investigations, groundwater monitoring, preparing proposals, peer reviewing reports, budget tracking, invoicing, client relations, marketing presentations, awareness training, and storm water sampling.



1993 – 1999 Senior Scientist – ATC Associates, Tustin, CA

Conducted Phase I environmental site assessments, subsurface investigations, hazardous building material surveys, and regulatory compliance assessments.

1987 – 1993 Staff Scientist - Professional Service Industries, Walnut, CA

Conducted asbestos surveys, abatement monitoring, and prepared Phase I environmental site assessments.

SELECTED PROJECT EXPERIENCE – ENVIRONMENTAL CONSULTING PROJECTS

Food Production Facility, Vernon, California

As part of a potential purchase of the business and property, a Phase I Environmental Site Assessment and Compliance Audit was conducted. The facility had been historically located within a larger metal forging facility. Environmental concerns noted during historical research included use of the site as machine shops for 70 years, the use solvents and lubricants, operation of sumps and drains, as well as proximity to a state Superfund facility. Additionally subsurface work conducted prior to development of the current building was noted to have been minimal.

Potential State Superfund Site, Whittier, California

The Site is situated near an existing Superfund Facility overseen by the United States Environmental Protection Agency (USEPA). The USEPA made a determination that the Site was potential a source area of trichloroethene (TCE) separate from an existing Superfund Facility and referred the case to the California Department of Toxic Substance Control (DTSC) for regulatory oversight. Background research was conducted for the client to establish the ownership and use of the Site through a review of environmental data base reports, aerial photographs, Sanborn fire insurance maps, historical city directories, chain-of-title reports, hazardous waste manifests, and regulatory agency files. Several thousand pages of historical data were reviewed, assessed, and summarized for the project.

Aerospace Contractor Facilities, California and Arizona

As part of the aerospace contractor vacating facilities, Phase I Environmental Site Assessments were conducted. Based upon the review of regulatory and historical documentation, environmental concerns found during the assessments included historical oil production activities, Superfund listings, and improper management of hazardous substances/wastes.

Various Automotive Parts Recycling Facilities, California, Arizona, and Idaho

Conducted due diligence investigations and compliance assessments of several automotive parts recycling yards. In addition to review of historical and environmental records for the facilities, regulatory compliance aspects were also evaluated. These aspects included inspection of hazardous material storage and disposal practices, storm water management activities, regulatory permitting, and employee training.

Bridgestone Retail Operations, LLC (BSRO): Throughout CA

Conducted regulatory compliance inspections and follow-up support projects for Firestone Complete Auto Care facilities located throughout California. In addition to the inspections, also provided support with regulatory inquires, above-ground storage tank permitting and compliance, sampling and analysis for waste profiling, and assistance with waste disposal.



Los Angeles International Airport, Los Angeles, California

Conducted Phase I Environmental Site Assessments of several major airline repair hangars. The hangars have been located at the airport since the 1950's and ranged in size from approximately 100,000 to 400,000 square feet. The hangars were utilized for aircraft maintenance activities including jet engine overhauling, aircraft maintenance, aircraft painting, and aircraft fueling. Environmental concerns found during the assessments included releases from aircraft fuel tank farms, subsurface fuel distribution systems, aircraft wash racks, waste water discharge activities, as well as improper bulk hazardous material storage practices. The results of the assessments were utilized to scope and budget future subsurface sampling and remedial activities.

Santa Susana Field Laboratory, Ventura County, California

Reviewed and evaluated soil and groundwater investigations associated with the former Santa Susana Field Laboratory (SSFL) facility for inclusion into an Environmental Impact Report (EIR) to be submitted to the city of Simi Valley, California. The results of the EIR were used to assess future city annexation of areas to the south of Simi Valley located within the SSFL. The SSFL has been a large rocket engine research, assembly, and testing facility by Rocketdyne and NASA from the 1950's through the early 1980's. The facility is under investigation by the USEPA and DTSC. Past facility operations, including the discharge of over 500,000 gallons of liquid waste, have resulted in widespread groundwater contamination over a 2 square mile area. Chemical contaminants include a variety of radionuclides, chlorinated solvents, metals, and petroleum hydrocarbons.

Confidential Property Management Company, Commerce, CA

Conducted annual regulatory inspections designed to assist tenants with their hazardous material management practices in order to mitigate potential environmental risks to the properties. The inspection reports included past and present environmental related issues that were used to proactively address environmental concerns that may be encountered.

SELECTED PROJECT EXPERIENCE – ASBESTOS / LEAD PROJECTS

Shopping Mall, Santa Rosa, California

Conducted an unassisted comprehensive asbestos and lead-based paint survey on a large section of an existing shopping mall prior to demolition activities. Approximately 400 bulk samples were collected for asbestos analysis and over 300 X-Ray Fluorescence readings for lead in paint were collected as part of the assessment over a four day period.

Nationwide Retail Chain, California

Conducted comprehensive bulk sampling surveys, prepared summary reports, and conducted contractor observations at several locations throughout California. Work was conducted prior to building renovation activities. During abatement activities air monitoring was conducted during and following abatement activities final visual inspections were conducted.

Naval Base San Diego, California

Conduct asbestos, lead-based paint, and mold assessments on an on-call basis in a variety of buildings at the Naval Base. Building types include offices, machine shops, hospitals, housing, recreational, storage, and automotive repair. Survey reports are conducted prior to renovation activities. To date over 80 buildings have been assessed.

San Diego Family Housing, Military Privatization, San Diego, California

Conducted comprehensive inspections and sampling for 17 military family housing communities throughout San Diego County. Upon completion of the inspections, comprehensive reports were



developed for the project. In addition, asbestos & lead-based paint Operations and Maintenance Plans were developed for the military communities as well as abatement specifications.

Metropolitan State Hospital, Norwalk, California

Conducted comprehensive asbestos sampling associated with steam tunnel replacement activities. Thermal system insulation in approximately 1,800 linear feet of steam tunnels and 20 mechanical rooms was evaluated for asbestos content. Based upon the results of the investigation, abatement specifications were prepared for the removal of the of the asbestos-containing thermal system insulation. Asbestos and lead-based paint surveys were also conducted at the facility. The asbestos and lead-based paint survey was associated with Americans with Disabilities Act renovations.

Petco Park, San Diego, California

Conducted comprehensive asbestos and lead-based paint surveys in buildings located south of downtown San Diego that were slated for demolition. The demolition of the buildings was conducted to facilitate the construction of Petco Park for the San Diego Padres. Over 20 city square blocks of buildings were surveyed over a three month period. Various building surveyed included residential buildings, warehouses, offices, cold storage warehouses, and industrial buildings. Upon completion of the surveys, abatement monitoring was conducted during hazardous building material removal activities.

Petroleum Refinery, Santa Maria, California

Conducted an asbestos survey at the refinery to evaluate thermal system insulation on piping, heat exchangers, boilers, and fittings for asbestos content. Over 5,000 linear feet of piping at the refinery used to distribute hot water, steam, and petroleum products were assessed for asbestos content. Fire-resistant nomex coveralls and safety harnesses were utilized during sampling and assessment activities. The results of the survey were used to label piping as asbestos containing as instructed by the local air pollution control district.

Redevelopment Agency, Sacramento, California

As part of redevelopment activities pre-demolition asbestos and lead-based paint surveys were conducted on 22 buildings in downtown Sacramento. Over 600 bulks samples were collected and analyzed for asbestos content in multi-family residential buildings, automotive repair facilities, and light industrial buildings. Each of the buildings was occupied at the time of the surveys. The results of the surveys were utilized by the Redevelopment Agency to solicit bids from abatement contractors prior to demolition of the buildings.

Veterans Administration, Long Beach, California

Conducted and managed pre-demolition asbestos and lead-based paint surveys on multi-story residential, medical, and administrative buildings at the hospital facility. The survey was conducted as part of an administrative building expansion project at the hospital. In addition to the buildings, steam tunnels, crawlspaces, and mechanical decks were also assessed. Based upon the results of the surveys, abatement specifications were prepared.

Fairview State Hospital, Costa Mesa, California

Eighteen buildings at the Fairview State Hospital were surveyed for asbestos and lead-based paint as part of security device retrofitting activities. Areas surveyed included roofs, attics, mechanical rooms, and patient rooms. Sampling had to be conducted in a manner as to not disrupt patient care and oversight. Based upon the results of the survey abatement specifications were prepared for the spot removal of hazardous building materials to facilitate the installation of conduit, sensors, and cameras associated with the updated security system.



Point Mugu / Port Hueneme Naval Base, Ventura County, California

In conjunction with redevelopment and expansion activities at the base, asbestos and lead-based paint surveys were conducted on 19 military buildings. Buildings evaluated included high security rocket launch facilities, weapons storage warehouses, and vehicle repair shops. The results of the surveys were incorporated into a master specification for the eventual removal of hazardous building materials prior to demolition activities.

Port of Long Beach, Long Beach, California

Project Manager for the abatement and demolition project. The project included approximately 400,000 square feet of building area on 3 separate properties. Responsibilities included: review and evaluation of existing abatement specification, preparation of Procedure 5 Work Plans submitted to South Coast Air Quality Management District, pre-abatement walk with the contractor, full abatement oversight, weekly progress meetings with client and regulatory officials, clearance sampling, and final reporting to the client.

SELECTED PROJECT EXPERIENCE – WATER INTRUSION / MOLD PROJECTS

Monterey Bay Military Housing Communities, Monterey California

Conducted comprehensive environmental and life safety inspections and prepared a summary report for 2,454 housing units. Prepared a follow-up report to address the presence of water intrusion or assumed mold growth observed in a number of the units, and prepared general maintenance guidelines and remediation specifications.

San Diego Family Housing (SDFH) and Camp Pendleton Quantico Housing (CPQH), Military Housing Privatization; Southern California

Conducted moisture intrusion and post abatement sampling associated with microbial growth for military family housing communities throughout the southern California area. Upon completion of the inspections, comprehensive reports were developed for the project.

National Hotel Chain: California and Hawaii

Conducted moisture intrusion assessments at several hotel properties as part of due diligence activities. As part of the assessment, mechanical areas, pipe chases, guest rooms, and fire suppression rooms were inspected. The moisture assessments were conducted in conjunction with environmental site assessments as part of a nationwide portfolio acquisition.

National Real Estate Investment Firm, Greater Los Angeles, California Area

Conducted moisture intrusion and post abatement sampling associated with microbial growth for several multi-family residential developments throughout the greater Los Angeles, California area. Field activities included moisture mapping and collection of representative site photographs. Upon completion of the inspections, comprehensive reports were developed for the project.



Matthew K. Otto
Division Manager - Illinois

Mr. Otto has 20 years of experience managing or directing hundreds of environmental assessments, engineering studies and remedial actions at sites across the United States. Projects included 10 state and/or federally funded Brownfield assessment/remediation sites.

Service areas include due diligence environmental site assessments (ESAs); soil cleanup; risk assessment; underground storage tank (UST) removal; agency closure through the Illinois EPA (IEPA) and Indiana Department of Environmental Management (IDEM); various tasks for site redevelopment; strategist and client advocate. Budgets for projects typically range from a few thousand to hundreds of thousands of dollars. A list of representative projects is provided below.

For a previous employer, Mr. Otto served as the Program Manager for several city of Chicago contracts including Fleet and Facilities Management (2FM, formerly Department of Environment); Chicago Park District; and, Public Building Commission of Chicago (PBC).

Mr. Otto's business education included a tailored course of study that focused on corporate environmental social responsibility, environmental management systems, effects of the Environmental Protection Agency's (EPA) All Appropriate Inquiries (AAI) Rule on existing CERCLA case law, applying traditional business metrics to environmental project evaluation, and estimating environmental liabilities in real estate transactions.

EDUCATION

- B.A. in Biology, Augustana College, 1996; and,
- M.B.A. in International Business, Mercer University, 2006.

PROFESSIONAL REGISTRATIONS/ CERTIFICATION/ TRAINING

- 40-Hour OSHA Hazardous Waste Operations (HAZWOPER) Training;
- Asbestos Inspector – Illinois Department of Public Health (IDPH) – License No.: 100-07753;
- ASTM Phase II Environmental Site Assessment Process Seminar; and,
- ASTM Vapor Encroachment Screen Seminar and Certification.

GENERAL EXPERIENCE

2012 – Present Apex Companies, LLC
Division Manager, Illinois

2000 – 2012 Terracon Consultants, Inc.
Roles progressing from Staff Scientist to Manager, Chicago Operations

1996 – 2000 Hygienetics Environmental Services, Inc.
Project Scientist

PROJECT EXPERIENCE

Brownfield Experience

Mr. Otto also participated in USEPA Region 5 Brownfield Grant Administration including one project with three separate remediation grants as well as work on a scattered site assessment grant; preparation of USEPA Quality Assurance Project Plan (QAPP) and Sampling and Analysis Plans (SAPs); preparation of Quarterly Progress Reports; Community Outreach/Public Relations Plan preparation and implementation; Assessment, Cleanup, and Redevelopment Exchange System (ACRES) reporting; and, Illinois EPA Revolving Loan Fund Administration and Reporting with project budgets of up to \$750,000.

Complex ESAs

Mr. Otto has extensive experience managing complex ESA projects in the city of Chicago. Below are is a select list of projects. The 100+ year history of these parcels included extensive use of hazardous chemicals/petroleum products, Resource Conservation and Recovery Act (RCRA) issues, CERCLA, USTs, drums, and illegal dumping.

- Lake Calumet Parcels: Led a project team that conducted four ESAs on a total of 600 acres of former industrial property prior to acquisition by the Chicago Park District.
- Bubbly Creek: Led a project team that conducted an ESA on a 1.25 mile long section of the South Branch of the Chicago River. The assessed area included approximately 80 distinct parcels.
- Kimball Park: Led a project team that conducted three ESAs on a former manufacturing property and adjoining railroad parcels. Environmental issues included historic manufacturing operations and documented chlorinated solvent contamination. Work conducted under a Federal Brownfield Grant.

Redevelopment ProjectsMcCormick Place Event Center and Hotel

Leading a multi-disciplined team that performed site assessment, indvstiagtion, and remediation of two city blocks of former industrial property that is being redeveloped into a 10,000-seat event center and 50+ story hotel complex. Known issues include solvents, USTs, fill material, hazardous soils, and asbestos. Assessment and remediation are being routed thought the IEPA SRP.

Whitney Young Public Library

Mr. Otto led a project team that assessed this existing library facility and adjoining former retail properties including a dry cleaner. The team designed a remedial scope of work utilizing in-situ chemical oxidation (ISCO) to assess chlorinated solvent impact to soil and groundwater and assisted the client in their pursuit of IEPA Brownfield Revolving Loan Fund (RLF) and EPA Brownfield Grant funding opportunities.

Brighton Park I Elementary School

Managed a project team that conducted focused and supplemental site investigation work consisting of soil sampling for a range of known contaminants in accordance with the IEPA SRP. This former manufacturing/vehicle repair facility was redeveloped to an elementary school. Known RECs included USTs as well as polynuclear aromatic (PNA) and metal impacted soils. Site investigation activities also included ground-penetrating radar (GPR), test trenching, and asbestos-containing material (ACM) surveys. The project successfully received two No Further Remediation (NFR) letters from IEPA for this project.

The Madison at Racine

Apex performed Phase II ESA, asbestos testing, remediation cost estimation, Clean Construction Demolition Debris (CCDD) profiling (35 IAC 1100) as well as remediation oversight for 1200 Madison Racine, LLC in support of their acquisition of 1.1 acres of underutilized land. Past uses included a city of Chicago fleet garage, manufacturing, automobile storage, and a restaurant building. The desired reuse of the Site was a mid-rise multi-family residential development.

Retail Redevelopment - Glenview

Apex performed a Phase I ESA, Phase II ESA, remediation cost estimating, asbestos testing, “turn-key” soil and asbestos remediation, and regulatory closure via IEPA SRP reporting for Regency Centers in support of their acquisition of two parcels totaling 21 acres developed with over 350,000 square feet (SF) of vacant warehouse and retail structures. A portion of the redevelopment was a former gasoline filling station.

PROFESSIONAL AFFILIATIONS

- Urban Land Institute (ULI) - Chicago Chapter

PUBLICATIONS

- City of Chicago Redevelopment Initiatives: Motor Row Study, Renewal and Redevelopment, September 2015.

