

PHASE ONE INC.

ENVIRONMENTAL SPECIALISTS

March 27, 2009

Carlos Marquez
City of Garden Grove
Economic Development
11222 Acacia Parkway, 3rd Floor
Garden Grove, CA 92840



RE: Phase I Environmental Site Assessment Report
Subject Site Location: 12591 Harbor Boulevard, Garden Grove, California
PHASE ONE INC. Project No. 6907

Dear Mr. Marquez:

Enclosed with this letter are copies of the Phase I Environmental Site Assessment Report completed by **PHASE ONE INC.** for the site referenced above. As you will note in the report, our conclusions regarding the environmental condition of the site are summarized both in Section 1.0, *Executive Summary*, and Section 6.0, *Conclusions and Recommendations*.

Please don't hesitate to contact us should you have any questions regarding the environmental assessment, or if we can be of additional assistance. We look forward to working with you again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Kieselbach".

Eric Kieselbach
President

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**12591 HARBOR BOULEVARD
GARDEN GROVE, CALIFORNIA**

PROJECT NO. 6907

BY

PHASE ONE INC.
2620 Walnut Avenue, Suite A
Tustin, CA 92780
(800) 524-8877

THIS REPORT WAS PREPARED FOR THE SOLE USE AND BENEFIT OF OUR CLIENT, CITY OF GARDEN GROVE, ECONOMIC DEVELOPMENT, AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY OUR CLIENT. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN, SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN OUR CLIENT. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY ***PHASE ONE INC.*** APPLY AT ALL TIMES AND FOR THIS REPORT AND ALL REPORTS ISSUED BY ***PHASE ONE INC.***

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SECTION 1.0

EXECUTIVE SUMMARY: FINDINGS AND CONCLUSIONS

1.1 FINDINGS

This report presents the results of the Phase I Environmental Site Assessment conducted by **PHASE ONE INC.** at 12591 Harbor Boulevard, Garden Grove, California (see Figure 1, *Site Location Map*). The Phase I assessment was undertaken at the request of Carlos Marquez, City of Garden Grove, Economic Development, in accordance with **PHASE ONE INC.**'s *Standard Terms and Conditions*, as outlined in **PHASE ONE INC.**'s *Letter of Intent/Authorization* for Project N^o 6907. The findings and conclusions of this investigation are based upon a review of historic site-use activities, contact with and records from governmental regulatory agencies, regulatory database searches, as well as a site reconnaissance and interviews with the client, site personnel, and possibly others who may have knowledge of various aspects of the subject site.

At the time of this assessment, the site consisted of approximately 0.61 acres of developed land occupied by a vacant 7,920 sq. ft. building. Information gathered in the course of this assessment indicates that the subject site is currently owned by Leon Elster, Inc.

The principal findings of **PHASE ONE INC.**'s Phase I Environmental Site Assessment for this site are as follows:

The subject site is currently affected by

- No recognized environmental condition(s) (REC); and
- Five *de minimis*, or historical recognized environmental condition(s).
- The potential for soil or groundwater contamination of the subject property from either on or off-site sources appears to be low.
- Given the findings and conclusions of **PHASE ONE INC.**'s Phase I Environmental Site Assessment, further investigation is not recommended at this time.
- **PHASE ONE INC.** has performed this Phase I Environmental Site Assessment of the subject site in conformance with the scope and limitations of the Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312 and the standard practice set forth in the American Society for Testing and Materials (ASTM) Designation: E1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." Any exceptions to, or deletions from, these practices are described in Section 1.4 of this report.
- This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those listed in Section 1.2.

1.2 CONCLUSIONS SUMMARY

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following recognized environmental condition(s):

RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition
None	N/A	No evidence of recognized environmental conditions was found during this investigation.

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions and the estimated costs of completing any recommended next-step action. **PHASE ONE INC.** classifies a recognized environmental condition, per the ASTM Standard E 1527-00 definition, as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the subject property.

Based on the findings of this Phase I Environmental Site Assessment, **PHASE ONE INC.** has identified the following *de minimis* or historical recognized environmental conditions:

DE MINIMIS, OR HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITION(S)

Condition #	Location	Description of Condition	Condition
1	South Area of Parking Lot	Several unlabeled five-gallon containers of unknown substances were observed in the south parking area of the property.	<i>De minimis</i>
2	Subject Site	Although the site was used for agricultural purposes in the past, the subsequent commercial development of the site minimizes the probability of occupants to come in contact with possible residual agricultural chemicals in the soil or groundwater.	<i>De minimis</i>
3	Subject Structure	Given the pre-1981 construction date of the subject structure, during the site reconnaissance, materials were identified that are suspected of containing asbestos. At the time of the inspection, all of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines.	<i>De minimis</i>

Condition #	Location	Description of Condition	Condition
4	Subject Structure	Given the pre-1979 construction date of the subject structure, the past use of lead-based paints and leaded piping and/or fixtures is suspected. Deteriorating paint may pose a significant health hazard if ingested or inhaled, particularly for children. Due to the nature of the site use, the possibility of children being affected is low. Lead-containing paint is considered hazardous waste, and the eventual disposal of lead-containing paint may be subject to regulatory restrictions. Lead-containing water is considered hazardous to health at certain levels.	<i>De minimis</i>
5	Nearby Site	A site was identified in the environmental records search document that appears to be within ¼-mile of the subject site. This nearby site has been reported as having an environmental condition associated with it that may have led to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. Based on the hydrological research conducted by PHASE ONE INC. for this assessment, groundwater flow direction in the vicinity of the subject site flows toward the subject site from the site of concern.	<i>De minimis</i>

Note: Descriptions of conditions are given again in further detail in Section 6.0, *Conclusions and Recommendations*, along with recommendations as to how to address the conditions. **PHASE ONE INC.** classifies an environmental condition as a *de minimis* (potential or possible) condition when it appears to pose no immediate threat to the subject site and/or requires no immediate action given the current knowledge of site conditions. This condition with time, groundwater movement, demolition or other disturbances, or sometimes with the acquisition of further information, may come to pose a long-term, immediate or chronic environmental risk; and/or this condition may appear to have a negligible monetary/physical impact on the subject property, and therefore, does not require additional investigation at this time. **PHASE ONE INC.** classifies a historical recognized environmental condition as an issue which was considered a recognized environmental condition in the past, but is no longer considered a recognized environmental condition as a result of prior investigation and/or mitigation.

1.3 SITE FACTS

Current Owner(s): Leon Elster, Inc.

Current Use: Vacant Retail Space

Current Occupants: None

Total # of Existing Buildings: 1

Total Sq. Ft. of Building: 7,920

Date Oldest Building was Built: 1959/1960

Total # of Units: 1

Total # of Units Visually Inspected: 1

The subject site obtains its potable water from municipal sources.

The subject site disposes of its sewage through use of the local municipal sewage system.

The subject building is heated and/or cooled by a heating and air-conditioning system. The heating and air-conditioning system obtains its fuel from electricity and gas.

Site Contact: Leon Elster, owner

Field Assessor: Eric Exton

Report Writer: Nadine Kieselbach

Parcel #: 231-441-40

Address(es) Provided by Client: 12591 Harbor Boulevard, Garden Grove, California

Additional/Previous Address(es): None

Total Acreage of Land: 0.61

Date of Site Reconnaissance: March 9, 2009

Total # of Wells (water, oil, gas, other) identified onsite: None

Areas/Units that were inaccessible to the *PHASE ONE INC.* field assessor: None

Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?
Yes

Did the field assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance? No

1.4 EXCEPTIONS AND/OR DELETIONS TO ASTM E 1527

There are exceptions to ASTM E 1527. The exceptions are as follows:

At the oldest research interval in this report (1953), the subject property use was for agricultural purposes. Although it is not known how far back in time this use was present prior to this date, it is likely this was the first use of the subject site based on the information reviewed. Therefore, it is our opinion that this data gap will not materially affect the conclusions of this report.

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SECTION 2.0

INTRODUCTION

2.1 PURPOSE OF A PHASE I ESA

The purpose of this Phase I Environmental Site Assessment is to assess (1) the likelihood of contamination of the subject site as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject site or properties adjoining the subject site, thereby identifying real or potential environmental or economic impact to the subject site. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice." To meet these objectives, *PHASE ONE INC.* attempted to complete the tasks outlined in this section except as noted in Section 1.4.

2.2 SCOPE OF WORK

The Scope of Work that has been followed for this assessment is identified in Section 1.1, Page 1-1.

2.2.1 Site Description

Site photographs were taken during the site reconnaissance. The photographs and their summary descriptions can be found in **Appendix A**.

PHASE ONE INC. reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject site. For the purposes of this assessment, the depth from the ground surface and the direction (or gradient) of the groundwater flow are of particular significance. Such findings are used by *PHASE ONE INC.* report writers, in conjunction with additional information about environmental conditions on nearby sites, to assess the risk that is faced by the subject site from off-site sources of contamination.

It should be noted that *PHASE ONE INC.*'s geological and hydrological research does not include investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject site. Although the existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Phase I Environmental Site Assessment. (However, in the event that it is required, *PHASE ONE INC.* can assist the client in completing a seismological investigation.)

2.2.2 Site Reconnaissance

A **PHASE ONE INC.** field assessor conducted a visual reconnaissance of the subject property to identify observable signs of environmental impairments, including on-site operations and maintenance activities which may lead to possible environmental impairment. As a part of the site reconnaissance, **PHASE ONE INC.** visually inspected the site for obvious indications of:

- Existing and previously existing storage tanks (aboveground and underground)
- Hazardous substances storage and handling
- Clarifiers, sumps, trenches, and industrial discharge sources
- Equipment which may contain polychlorinated biphenyls (PCB) (fluorescent light ballasts are not inspected)
- Indications of spillage of hazardous substances, and the general condition of concrete, asphalt, soil, and other surfaces
- Indications of stressed vegetation as a result of on-site contamination

During the site reconnaissance, **PHASE ONE INC.** field assessors may make note of basic compliance issues which, may be environmental in nature, however are not issues directly associated with the potential for site contamination (i.e., the specific objective of our assessment). However, as a service to our clients, and because these compliance issues may contribute to our overall understanding of site operations, **PHASE ONE INC.** may comment on the site's basic compliance status. The review of the site's compliance status is not intended to be complete or comprehensive and may or may not include all items identified during the site reconnaissance.

Again, the compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid **PHASE ONE INC.** in determining the likelihood that the subject site may have been impacted by releases of hazardous substances.

When the storage or use of hazardous substances are encountered on a site, the **PHASE ONE INC.** field assessor will look for or inquire about the on-site presence of Material Safety Data Sheets (MSDSs). MSDSs are prepared by the manufacturers of hazardous substances (pursuant to OSHA's Hazard Communication Standard), and they detail the components, dangers, and proper handling procedures for the hazardous substance for which they have been prepared. The presence or absence of MSDSs for on-site hazardous substances will be noted in 3.5, **Hazardous Substances Storage and Handling**. However, some sites may use or store hundreds of various chemical compounds. In such cases, it is practically impossible for the field assessor to match-up each substance with its corresponding MSDS. Still, the field assessor will inquire about MSDSs and copies of representative MSDSs that were made available will be included in Appendix G.

PHASE ONE INC. may have (based on contract) inspected and reviewed information for the subject site regarding the presence of specific hazardous substances which are relatively common sources of environmental concern. The substances in question include:

- Common building materials that may contain or are suspected of containing asbestos
- Radon (at elevated levels)
- Lead-contaminated drinking water
- Lead-based paints

Based on ASTM E1527, federal, state, and other regulatory agency guidelines, the following presumptions were in force if and when **PHASE ONE INC.** inspected the subject site for specific hazardous substances:

- Structures built after 1980 are considered asbestos-free.
- Structures built after 1979 are considered lead-free (with respect to both water and painted surfaces).
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless **PHASE ONE INC.** is instructed to do otherwise in writing by the client.

PHASE ONE INC. also inspected the properties that adjoin the subject site. In general, this inspection included a "drive-by" survey to note the operations which may pose an imminent or potential environmental threat to the subject site.

2.2.3 Review of Historical Information

For this assessment, **PHASE ONE INC.** may have reviewed reasonably ascertainable historical aerial photographs and United States Geologic Survey (U.S.G.S.) topographic maps of the subject site and vicinity. This review consisted of examining the reasonably ascertainable available photographs and topographic maps for evidence of activities on or development of the subject site and adjoining sites that may show an environmental condition or concern which may currently affect the subject site. The specific aerial photographs and U.S.G.S. maps that were reviewed for this assessment are identified and their environmentally relevant features are described in Section 4.1.

PHASE ONE INC. may have also reviewed any reasonably ascertainable Historic Maps of the subject site and vicinity. Such maps have been prepared by fire insurance companies in order to determine the potential risk of fire damage to buildings in metropolitan areas. These maps have been produced since the mid-1850s and, for some areas, they are still produced today. For the purposes of a Phase I Environmental Site Assessment, these maps may contain helpful information on the ages and past uses of buildings, as well as information about on the storage of hazardous and flammable substances. However, because it was only worthwhile for fire insurance companies to map metropolitan areas, the scope of coverage of these maps is somewhat limited. If Historic Maps

have provided coverage of the subject site, and if the specific maps were reasonably ascertainable, then the specific maps that were reviewed for this assessment are identified, and their environmentally relevant features described, in Section 4.2.

One of the least known yet most complete and comprehensive historical sources are historical city or street directories. These texts may have been reviewed by **PHASE ONE INC.** to the extent that they have provided coverage of the subject site and were reasonably ascertainable. **PHASE ONE INC.** reviews historical city or street directories (also known as criss cross or reverse indexed directories) for information on the past occupants of and activities on the subject site and adjoining sites. These directories were prepared by companies that catered to the needs of salespeople by providing the names of the occupants at a given address (that is, unlike a traditional telephone book, the entries of a reverse directory are arranged by address, not by name). However, like Historical Maps, the scope of coverage of these directories is limited to mostly metropolitan areas. If they were reasonably ascertainable, they were reviewed and Section 4.3 contains listings of the current or past occupants of the subject site that were found by researching historical city or street directories.

PHASE ONE INC. has contacted various state, county, and municipal agencies having current or past jurisdiction over the subject site, in an attempt to review reasonably ascertainable records that contain specific information about environmental conditions on the subject site that these agencies may have on file, or to establish that no environmentally relevant records are on file for the subject site. The client should be aware that most regulatory agencies file their records by address or corporate name (as opposed to parcel number or site name). If no specific address has been assigned to a site, then, typically, no environmental records related to the site will be forthcoming from the state, county, or municipal regulatory agencies.

The findings of this records search are reported in Section 4.4, *Agency Contacts*. The addresses, phone numbers, names of the persons contacted within the various agencies are listed on the Regulatory Contacts Sheet, which is included in Appendix B. Copies of any records obtained from regulatory agencies can be found in Appendix C. In some instances, **PHASE ONE INC.** may not yet have received a reply from one or more of the agencies that were contacted. (Some agencies will take six weeks or longer to reply to a verbal or written request.) In the event of such delays in response, rather than delaying the issuance of the report, **PHASE ONE INC.** has indicated in the report that a response to the request for records is pending, and a copy of the regulatory request form has been included in Appendix B. Any pertinent information that is subsequently received from the pending agency will be addressed and forwarded to the client in the form of an addendum to this report.

PHASE ONE INC. has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject site is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject site. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases. In conjunction with the findings on the geological and hydrological conditions, information obtained from the database search can be used to assess the environmental risk faced by the subject site from past or present off-site sources of contamination. Additionally, the database search may provide information about on-site sources of contamination.

The regulatory database review can be found in Section 4.5; a copy of the complete database search document and a detailed description of the databases that were searched are included in Appendix D.

When requested, **PHASE ONE INC.** will compile and review a chain-of-title abstract for the subject property. The chain-of-title abstract can help the client and **PHASE ONE INC.** to better understand the history of the use of the subject site. The chain-of-title abstract is typically compiled from documents obtained from the County Recorder's Office or Tax Assessor's Office. The chain-of-title abstract review, if completed for this report, can be found in Section 4.6. The County Assessor also may be contacted to determine whether the subject site has been assigned addresses in the past which are different from its current address. It is the client's responsibility to supply **PHASE ONE INC.** with any records of environmental liens or other such documents.

On occasion, the client, the client's representatives, or on-site personnel will make available environmental documents pertaining to the subject site. These documents may be prior Phase I Reports, environmental site remediation reports, foundation soil reports, or occupancy records, among others. If these are made available prior to the issuance of the report, **PHASE ONE INC.** will review the conclusions of these documents, which may help to confirm or disprove any tentative findings that **PHASE ONE INC.** has developed independently. If the client has supplied environmental documents for review as part of this assessment, the findings are included in Section 4.7.

After the above information from existing historical records, regulatory agencies, interviews, and other additional environmental documents has been reviewed and evaluated, **PHASE ONE INC.** presents the site uses for the subject property as well as adjoining site uses in a chronological table. This historic site use summary assists the client, as well as the field assessors and reviewers to have a perspective of the historical uses of the subject site. The *Historical Site Use* is presented in Section 4.8.

2.2.4 Interviews

PHASE ONE INC. attempts to interview various individuals who may have knowledge of various aspects of the subject site. Typically, the interviewees might include:

- Current and previous owners
- Site and operations managers
- Tenants
- Local regulatory personnel

The interviews are summarized in Section 5.0 and interview notes are included in Appendix F.

2.2.5 Conclusions and Recommendations

Section 6.0, *Conclusions and Recommendations*, provides detailed descriptions of the recognized environmental conditions and the *de minimis* or historical environmental conditions that, in the professional opinion of **PHASE ONE INC.**, currently affect the subject site. Section 6.0 also recommends or suggests the next-step actions that may be required to begin addressing the conditions.

The essential information on a condition at a given location is contained in the "Description of Condition" and the "Action Suggested" boxes of the table for that location. The section numbers refer to those sections in the report that describe the research tasks and findings behind the conclusions. This reporting method allows the reader to quickly go to those sections that are pertinent to the condition.

2.3 INTERPRETATION OF THE REPORT

Following the completion of the tasks outlined above, **PHASE ONE INC.** prepared this report to present our findings and conclusions clearly and consistently. In an attempt to aid the reader and bring organization to pieces of seemingly unrelated information, **PHASE ONE INC.** has developed a report format that is both innovative and concise. Each piece of information is described in the context of the research or assessment task under which it was found. Typically, an environmental condition will incorporate a number of specific findings. So, in Section 6.0, *Conclusions and Recommendations*, the various particular findings are grouped together and collectively presented with the description of the environmental condition that is corroborated by those findings.

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SECTION 3.0

SITE DESCRIPTION AND RECONNAISSANCE

The subject site is surrounded by an area of predominantly residential and commercial properties. On the date of the site reconnaissance the subject site consisted of vacant retail building on 0.61 acre of land. The following subsections describe the physical characteristics of the subject site and are a compilation of the observations made during the visual site inspection.

3.1 SITE PHOTOGRAPHS

A *PHASE ONE* INC. field assessor completed a reconnaissance of the subject site, at which time a number of photographs were taken to document the current condition and use of the site. Please see Figure 2, *Site Plan*, for photograph locations. The photographs with their descriptions can be found in **Appendix A**.

3.2 GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

According to United States Geological Survey (U.S.G.S.) STATSGO data, the most common native soil type in the vicinity of the subject site is Urban Land, 0 to 2 % slopes. It is not known whether imported fill materials were used during the grading or development of the site; therefore, it is unknown if fill materials is a concern for the subject site. The elevation of the subject site appears to be 108 feet above mean sea level.

Groundwater in the site vicinity is inferred from Orange County Water District maps to flow towards the south at a depth of approximately 140 feet below ground surface. However, it should be noted that the flow direction and depth of groundwater may be influenced by rainfall, tidal activity (shore properties), and local groundwater pumping operations. It should also be noted that shallower, unreported, perched groundwater zones may occur in the immediate site vicinity.

During the site reconnaissance and the review of historical maps and photographs, the following was determined to exist or not to exist on the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

In-addition, the following was determined to exist or not to exist immediately adjacent to the subject site:

- No waterways
- No wetlands
- No pits
- No lagoons
- No ponds

According to FEMA Q3 Data, the site is located within a 100-year flood zone. Storm water discharge across the site appears to flow multidirectional. The storm water runoff appears to discharge to storm drains. The direction and destination of storm water discharge does not appear to be a source of environmental concern to the subject site.

3.3 EXISTING STORAGE TANKS

No evidence of any existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance nor noted in the research conducted for this assessment.

3.4 PREVIOUSLY EXISTING STORAGE TANKS

No evidence of previously existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance nor noted in the research conducted for this assessment.

3.5 HAZARDOUS SUBSTANCE STORAGE AND HANDLING

Hazardous or potentially hazardous substances are currently stored on the subject site. Observations of such substances and activities that were made during the site reconnaissance are described in the following table. Compliance issues may also be addressed in a limited manner.

HAZARDOUS SUBSTANCES STORAGE AND HANDLING

ID #	Type of Substance	Location and Photo #	Qty.	Documentation Available?†	Description of Use and Storage Practices	Condition
1	Unknown	Parking area on South side of building (OP04)	4 5-gallon containers	No	Four 5-gallon containers were observed in the parking area of the subject site. All four containers were close to full of a black oily substance with a strong solvent odor. No leakage or staining was observed. The contents should be identified, the containers labeled, and then should be removed and disposed of in accordance with the local regulatory agency guidelines.	<i>De minimis</i>

Note:† If yes, then copies of the MSDSs and/or Hazardous Manifests are provided if reasonably available in Appendix G.

3.6 SPECIFIC HAZARDOUS SUBSTANCES RECONNAISSANCE

3.6.1 Summary of Specific Hazardous Substances Reconnaissance (Beyond ASTM Scope)

In addition to a general inspection of the subject site for evidence of the presence of hazardous substances or environmental concerns, the field assessor also conducted a reconnaissance for a set of specific hazardous substances that are not addressed in the scope of the ASTM Standard. The results of this specific reconnaissance are given in the following table(s). If a specific suspected hazardous substance was sampled or otherwise tested, this will be indicated in the table, and the results of the laboratory analysis or other tests will be given in Section 3.6.2.

SPECIFIC HAZARDOUS SUBSTANCES (BEYOND ASTM SCOPE)

ID #	Substance	Sampled?	Description	Condition
1	Asbestos	No	Given the 1959 construction date of the subject structure, during the site reconnaissance, materials were identified that are suspected of containing asbestos. No samples were taken. At the time of the inspection, most of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern, as the building is not occupied. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example or in the course of remodeling or demolition. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines.	<i>De minimis</i>
2	Radon	No	The subject property is located in an area that is considered to have a low occurrence of radon. However, the occurrence of radon is site-specific; only testing can determine the actual radon level at the site.	None
3	Lead Paint	No	Based on the date of construction (1959), the use of lead based paints is suspected.	<i>De minimis</i>
4	Lead Water	No	Based on the date of construction (1959), there is the potential for the presence of lead in the plumbing fixtures and/or pipes on-site.	<i>De minimis</i>

Note: If the table indicates that a given substance has been sampled, then a related table can be found in Section 3.6.2, which will give the results of the laboratory analysis of the sample or samples

3.6.2 Details of Specific Hazardous Substances Sampling/Observations

No sampling or testing of suspected hazardous substances was performed or authorized for this assessment.

3.7 POLYCHLORINATED BIPHENYLS (PCBS)

The **PHASE ONE INC.** site reconnaissance does not include checking on-site fluorescent light fixtures for potential PCB content. Although fluorescent light ballasts may contain PCBs, the amount contained is considered to be so inconsequential that the ASTM (*Standard Practice, E 1527*) has stated: "Fluorescent light ballast likely to contain PCBs does not need to be noted." in a Phase I Environmental Site Assessment Report.

No known or suspected PCB-containing equipment or materials were observed on-site during the site reconnaissance.

3.8 CLARIFIERS, SUMPS, TRENCHES, AND INDUSTRIAL DISCHARGE SOURCES

No clarifiers, sumps, trenches, industrial floor drains, or industrial discharge points were noted during the site reconnaissance, historical and/or regulatory research.

3.9 SURFACE CONDITIONS

No significant areas of staining or other unusual surface conditions were observed during the site reconnaissance.

3.10 STRESSED VEGETATION

No disfigured, discolored, dying, or otherwise stressed vegetation was observed on-site during the site reconnaissance.

3.11 PRIOR OR CURRENT AGRICULTURAL LAND USE

On the basis of a review of aerial photographs, U.S.G.S. topographic maps, site observations, regulatory research, and/or interviews, **PHASE ONE INC.** has concluded that the site was and/or is currently used for agricultural purposes. This information is detailed in the following table.

PRIOR OR CURRENT AGRICULTURAL LAND USE

Approx. Date Range	Description	Condition
1953	Agriculture was present on the subject site and surrounding sites based on an aerial photograph in 1953.	<i>De minimis</i>

3.12 OTHER ENVIRONMENTAL CONDITIONS

No evidence of further environmental conditions, and/or impairments was observed during the site reconnaissance, beyond that evidence that has already been noted in this section.

3.13 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the **PHASE ONE INC.** field assessor also visually inspected and documented the use of those properties which immediately adjoin the subject property. The observations of the adjoining properties were made by the **PHASE ONE INC.** field assessor on the date of the site reconnaissance.

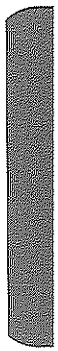
VISUAL OBSERVATIONS, ADJOINING SITES

Description	Condition
<p><u>Northerly View:</u> Address: 12581 Harbor Blvd Company Name: Humdinger Apparent Current Use of Property: Lounge Visual Concerns: None</p>	None
<p><u>Easterly View:</u> Address: Various Company Name: N/A Apparent Current Use of Property: Residential Visual Concerns: None</p>	None
<p><u>Southerly View:</u> Address: N/A Company Name: N/A Apparent Current Use of Property: Vacant Land Visual Concerns: None</p>	None
<p><u>Westerly View:</u> Address: Various Company Name: N/A Apparent Current Use of Property: Residential Visual Concerns: None</p>	None

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SECTION 4.0

REVIEW OF HISTORICAL INFORMATION AND REGULATORY AGENCY RECORDS

4.1 HISTORICAL AERIAL PHOTOGRAPH AND U.S.G.S. TOPOGRAPHIC MAP REVIEW

PHASE ONE INC. reviewed readily available and reasonably ascertainable aerial photographs and U.S.G.S. topographic maps of the area of the subject site. (A copy of a U.S.G.S. map, if available, has been included as Figure 1.) These aerial photographs and maps may have been obtained from **PHASE ONE INC.**'s library and/or another source (all sources identified in Appendix B). Each aerial photograph was reviewed for the subject property and, where applicable, adjacent property use. In addition, each photograph was reviewed to identify the presence of areas of dumping, staining, buildings, and/or aboveground storage tanks.

Aerial photographs for the years of 1953, 1972, 1994, 2002 and U.S.G.S. topographic maps for the year of 1979 were reviewed and a *de minimis* environmental condition was identified in the following aerial photograph discussed in the table below:

HISTORICAL AERIAL PHOTOGRAPH

Collection Reference #	Date of Document	Description of Condition	Condition
PHASE ONE INC. In-House	1953	The subject site and all adjacent sites are used for agriculture.	<i>De minimis</i>

4.2 HISTORICAL MAP REVIEW

PHASE ONE INC. contacted the source(s) identified in Appendix B in an effort to review readily available historical and fire insurance maps with coverage of the subject site and vicinity that might be included in their collections. However, a search of the reasonably ascertainable historical and fire insurance maps found that none provided coverage of the area of the subject site.

4.3 HISTORICAL CITY OR STREET DIRECTORY REVIEW

PHASE ONE INC. reviewed readily available historical city or street directories with coverage of the subject site and vicinity. These historical city or street directories were obtained from **PHASE ONE INC.**'s in-house library and/or the source identified in Appendix B.

Historical directories for the years of 1938, 1944, 1952, 1954, and 1960 were reviewed and no recognized environmental conditions or *de minimis* environmental conditions were identified.

4.4 AGENCY CONTACTS (RECORDS SEARCH)

4.4.1 Building Department Records

PHASE ONE INC. submitted a request to the local Building agency for the purpose of reviewing reasonably ascertainable, relevant building permits, original plumbing and finish schedules, building plans, or other readily available, relevant documents pertaining to the subject site that are on file with this agency (all sources are identified in Appendix B). The following table presents the results of this review. (Copies of the reviewed documents, when available and/or necessary are included in Appendix C.)

SUMMARY OF BUILDING DEPARTMENT RECORDS

Date of Document	Listed Owner of Site	Description of Permit/Plan	Condition
3/11/99	Leon Elster Inc., Defined Benfi	Permit 46793 to construct a metal screen wall on the roof, 105 feet by 5 feet, at 12591 Harbor Blvd. Tenant is Mile High Comics. Plan is attached.	None
7/9/98	Leon Elster Inc.	Permit 433440/43442 for a face change on pole sign/wall sign at 12591 Harbor Blvd. Plan is attached.	None
8/27/85	Robotronics	Permit for interior alterations to existing building; plan is attached.	None
11/13/59	Wendell Black	Permit 8892 for the new construction at 12591 Harbor Blvd. of a 7,920 sq. ft. building; use of building is "furniture store." Plot plan is attached.	None

4.4.2 Water Quality Agency Records

PHASE ONE INC. submitted a request to the Water Quality Agency for the purpose of determining if past and present businesses at the subject site are listed on regulatory lists (such as leaking underground tank lists, site cleanup lists, etc.). However, **PHASE ONE INC.** was informed that no records for the subject site are on file with this agency (all sources identified in Appendix B).

4.4.3 Oil and Gas Agency Records or Maps

PHASE ONE INC. submitted a request to the local Oil and Gas Agency for copies of readily available oil and gas related records pertaining to environmental issues on the subject site. However, **PHASE**

ONE INC. was informed that no records for the subject site are on file with this agency (all sources are identified in Appendix B).

4.4.4 Other Pertinent Records

There are no additional regulatory agencies known to **PHASE ONE INC.** that are likely to have further relevant environmental information pertaining to the subject site.

4.5 REVIEW OF ENVIRONMENTAL RECORDS SEARCH

The **PHASE ONE INC.** review of the computer-generated, environmental records search document (the complete environmental records search document is included in Appendix D) found the subject site is not a regulatory-listed site. The environmental records search occurrence summary table below identifies the number of sites listed in each database included in the record search document (the complete environmental records search document is included in Appendix D).

LISTED OCCURRENCE SUMMARY

LIST SEARCHED	DISTANCE SEARCHED	0.125	0.25	0.5	1.0	TOTAL
NPL	1	0	0	0	0	0
Cal Superfund Active	1	0	0	0	0	0
Cal State Response Active	1	0	0	0	0	0
CERCLIS	0.5	0	0	0	-	0
Cal Military Active	1	0	0	0	0	0
LUST-Open	0.5	1	0	0	-	1
Cal VCP Active	0.5	0	0	0	-	0
SLIC-Open	0.5	0	0	0	-	0
Cal School Active	0.5	0	0	0	-	0
Cal Superfund Other	1	0	0	0	0	0
Cal State Response Other	0.5	0	0	0	-	0
Cal School Other	0.5	0	0	0	-	0
Cal VCP Other	0.5	0	0	0	-	0
Cal Military Other	1	0	0	0	0	0
Cal Eval-Hist	0.5	0	0	0	-	0
SWIS	0.5	0	0	0	-	0
Cal Superfund	1	0	0	0	0	0

LIST SEARCHED	DISTANCE SEARCHED	0.125	0.25	0.5	1.0	TOTAL
NFA						
RCRA-COR	1	0	0	0	0	0
Cal VCP NFA	0.5	0	0	0	-	0
RCRA-TSD	0.5	0	0	0	-	0
Controls-CA	0.5	0	0	0	-	0
Cal State Response NFA	0.5	0	0	0	-	0
Cal Military NFA	0.5	0	0	0	-	0
Cal School NFA	0.5	0	0	0	-	0
Cal Eval-Hist NFA	0.5	0	0	0	-	0
Tribal-LUST-Closed	0.5	0	0	0	-	0
Tribal-UST	0.125	0	-	-	-	0
Tribal-LUST-Open	0.5	0	0	0	-	0
OGW	0.25	0	0	-	-	0
ERNS	0.125	0	-	-	-	0
CERCLIS-Archived	0.5	0	0	0	-	0
LUST-Closed	0.5	0	0	0	-	0
SLIC-Closed	0.5	0	0	0	-	0
UST	0.125	0	-	-	-	0
Hist-UST	0.125	0	-	-	-	0
RCRA	0.125	0	-	-	-	0
HWIS-CA	0.125	3	-	-	-	3

The following table identifies a site that is a *de minimis* environmental condition.

ENVIRONMENTAL RECORDS SEARCH SITES OF CONCERN

Map Location #	Site Name and Location	Distance from Site (Miles)	Listing Agencies	Site Status	Condition
2	ARCO #5202 12502 HARBOR	0.1 NE	LUST-OPEN	Remediation Underway; Groundwater affected. The listed site appears to be upgradient of the subject site with respect to the direction of groundwater flow.	<i>De minimis</i>

Note: Map Location #s match the Map ID numbers of the sites used in the document located in Appendix D. Listings of unmapped sites were reviewed to identify the subject site or any sites that are obviously adjacent to the subject property. Other unmapped sites are listed only in Appendix D.

4.6 CHAIN-OF-TITLE ABSTRACT AND/OR REVIEW

At the request of the client, a chain-of-title abstract was not requested or completed for this project.

4.7 ADDITIONAL ENVIRONMENTAL DOCUMENTS

During the course of this assessment, *PHASE ONE INC.* was provided with additional documents regarding the environmental condition of the subject site by others. The conclusions of these materials were reviewed only. *PHASE ONE INC.* relies upon the author/and corresponding companies' conclusions and expertise. *PHASE ONE INC.* does not evaluate the methodology, interpretation of results, analysis type or results, or verify in any way the completeness or correctness of the conclusions or procedures. *PHASE ONE INC.* relies upon the report and associated conclusions of the reports provided to *PHASE ONE INC.* The conclusions of these materials are described in the following table. (Copies of the records, if available, are included in Appendix G.)

SUMMARY OF ADDITIONAL ENVIRONMENTAL DOCUMENTS

Date of Document	Document Type and Reference	Author Name and Company	Relevant Information	Condition
September 7, 1993	Phase I Environmental Site Assessment Project No. 93075	B. W. Douglas, Project Manager DCI Services	<p>At the time of the assessment, the property consisted of 26,000 sq. feet of total area with one unoccupied structure. The building was constructed as a retail store, and has remained commercial since construction. The property to the south at the time of the assessment was the Fire Station Motel.</p> <p>The conclusion of the report indicated that the specific site use had not been impaired by hazardous substances due to present of past use.</p>	None

4.8 HISTORICAL SITE USE

The chronological historical site use summary is based on reviewed aerial photographs, maps, regulatory agency files, interviews, and additional environmental documents. The historical site use summary for the subject site and the adjoin sites is presented in the following table. The rows of this table are organized in chronological order, according to the date range of a specific site use.

HISTORICAL SITE USE

Date Range Approximate	Subject Site	Adjoining Sites
1953	Agriculture	Agriculture and residential
1954-1958	Likely agriculture or vacant land	Agriculture and residential
1959 – 1971	Furniture Store	Agriculture, residential, Fire Station Motel (Built in 1956)
1972-1979	Furniture Store	Commercial, Residential, Fire Station Motel
1980-1984	Retail	Commercial, Residential, Fire Station Motel
1985 to 1989	Sunland Express (Owner, Sunland Skiers)	Commercial, Residences, Fire Station Motel
1990-1993	Retail	Commercial, Residential, Fire Station Motel
1994 to 2004	Mile High Comics	Commercial, Residences, Fire Station Motel (Demolished in 2003)
2005-2007	Homespace Design (Retail home furniture)	Lounge, Vacant land, Residences, Residences
2007-2008	Homestore Outlet (general merchandise)	Lounge, Vacant land, Residences, Residences
2009	Vacant building	Lounge, Vacant land, Residences, Residences

4.9 IDENTIFICATION OF HISTORICAL DATA GAPS

During the course of this assessment, **PHASE ONE INC.** identified the following data gaps within the reviewed historic documents regarding the recognized environmental condition of the subject site.

SUMMARY OF HISTORICAL DATA GAPS

Date Span of Data Gap	Documents Reviewed	Data Gap Discussions	Condition
Pre-1953	Aerials, USGS Map, Building Department Records	At the oldest research interval in this report (1953), the subject property use was for agricultural purposes. Although it is not known how far back in time this use was present prior to this date, it is likely this was the first use of the subject site based on the information reviewed. Therefore, it is our opinion that this data gap will not materially affect the conclusions of this report.	None

4.10 REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND INSTITUTIONAL CONTROLS)

The client provided *PHASE ONE INC.* with documents regarding title and/or judicial records for environmental liens or activity and land use limitations for the subject site. *PHASE ONE INC.* relies upon the author/and corresponding companies' expertise. *PHASE ONE INC.* does not verify in any way the completeness or correctness of the documents. *PHASE ONE INC.* relies upon the documents provided. The discussion of these materials is described in the following table. (Copies of the records, if available, are included in Appendix G.)

REVIEW OF TITLE AND/OR JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND LAND USE LIMITATIONS (E.G., ENGINEERING AND INSTITUTIONAL CONTROLS) SUMMARY

Date of Document	Type of Document	Company	Description (If a concern, why?)	Condition
January 12, 2009	Preliminary Report	Western Resources Title	No environmental liens, records of environmental activity and/or environmental land use limitations were identified.	None

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SECTION 5.0

INTERVIEWS

5.1 INTERVIEWS WITH OWNER, PROPERTY MANAGER, USER, AND OTHERS

As part of the Phase I Assessment, *PHASE ONE* INC. attempts to interview various individuals who may have knowledge of different aspects of the subject site as it pertains to environmental conditions. The comments of the interviewees are noted by the *PHASE ONE* INC. interviewer on Interview Note Forms, which are included in Appendix F. The following table summarizes the relevant portions of these notes.

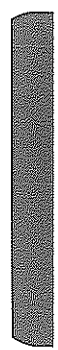
SUMMARY OF INTERVIEWS

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
1	3/16/2009	Sandy Estlow	Receptionist for City of Garden Grove Building Department	Ms. Estlow researched business licenses and building records for the subject site. According to her research: The building was originally constructed beginning in 1959 for use as a furniture store until 1979. Sunland Express occupied the site from 1985 to 1989. Mile High Comics occupied the site from 1994 to 2004. Home Store Outlets occupied the site from 2007 to 2008. Ms. Estlow provided copies of relevant documents.	None
2	3/9/2009	Carlos Marquez City of Garden Grove	Real Property Agent (User)	Mr. Marquez indicated the purpose of the Phase I ESA is for a property purchase. The proposed use of the property is for a hotel/restaurant development. There is no difference between the fair market value of the property and the sale price. He does not have any specialized knowledge related to the property or surrounding area, and is unaware of any environmental concerns, liens, or use restrictions.	None

ID #	Date of Interview	Name of Interviewee	Title	Relevant Discussions	Condition
3	3/ 5/ 2009	Leon Elster	President/Trustee (Owner)	<p>He indicated the current owner of the site is Leon Elster, Inc., which has owned the property for 12 years. He indicated the general property uses has been a furniture store, retail comic books, and clothing.</p> <p>Mr. Elster is not aware of any activity or land use limitations, engineering or institutional controls, environmental liens, or other restrictions that have been placed on the property relating to hazardous materials or petroleum products. He does not have any specialized knowledge of the subject property and surrounding areas material to recognized environmental conditions in connection with the subject property. According to Mr. Kasulka, there is no difference between the fair market value of the property and the selling price.</p>	None

5.2 PURCHASE PRICE VERSUS FAIR MARKET VALUE INTERVIEW

PHASE ONE INC. uses data supplied by the client to determine if a difference between the purchase price of the property and the fair market value of the property is due to the effect of any releases or threatened releases of hazardous substances or petroleum products. On March 9, 2009, **PHASE ONE INC.** contacted Carlos Marquez, City of Garden Grove, for the purpose of ascertaining any difference between the purchase price and fair market value of the property. According to Mr. Carlos Marquez, City of Garden Grove, there is no difference between the purchase price and fair market value of the property. Therefore, a determination on the effect of any releases or threatened releases of hazardous substances on the purchase price of the property was not performed as this is not applicable.



SECTION 6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains full descriptions of any recognized environmental conditions (REC) that have been identified as a result of the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies a condition as a REC (as opposed to a *de minimis* condition) when it is one that involves a condition for which, in the opinion of **PHASE ONE INC.**, further investigation and/or remediation is recommended. In addition to the descriptions of condition, this section also contains a statement of the recommended next-step actions for any conditions that are described in the following tables.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of a recognized environmental condition. For the benefit of the reader, the tables also contain the section numbers of the findings cited in support of the condition.

CONDITION # N/A		IDENTIFIED CONDITION APPEARS TO BE A RECOGNIZED ENVIRONMENTAL CONDITION
LOCATION: N/A		
SECTION #	COMMENTS	
N/A	No recognized environmental conditions appear to currently affect the subject site.	
DESCRIPTION OF CONDITION: N/A		
ACTION SUGGESTED: N/A		
TOTAL ESTIMATED COST TO COMPLETE SUGGESTED NEXT STEP ACTION† N/A		

6.2 *DE MINIMIS* OR HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

This section contains descriptions of *de minimis* or historical RECs that have been identified in the **PHASE ONE INC.** Phase I Environmental Site Assessment for the subject site. **PHASE ONE INC.** classifies an issue as a *de minimis* condition (as opposed to a REC) when (1) it involves issues that appear to pose no immediate or imminent threat to the subject site, but which over time (with the occurrence of groundwater movement, demolition, disturbance, etc.) may come to pose an actual or present REC for the subject site and/or when (2) it involves areas that currently appear to have a negligible impact on the subject property and which do not, therefore, require additional investigation at this time, but of which **PHASE ONE INC.** feels the client should be made aware. **PHASE ONE INC.**

classifies a historical REC as an issue which was considered a REC in the past, but is no longer considered a REC as a result of prior investigation and/or mitigation.

Each identified condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support **PHASE ONE INC.**'s conclusion as to the presence of that condition. For the benefit of the reader, the table also contains the section numbers of the findings cited in support of the condition.

CONDITION #1		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: South Area of Parking Lot		
SECTION #	COMMENTS	
Appendix A Photographs (OP04)	Observation of several 5-gallon containers of unknown substances.	
DESCRIPTION OF CONDITION: Several unlabeled five-gallon containers of unknown substances were observed in the south parking area of the property.		
ACTION SUGGESTED: Identify the contents in the five-gallon containers; these materials should be disposed of in accordance with regulatory agency guidance, and not in municipal trash containers.		

CONDITION #2		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Subject Site		
SECTION #	COMMENTS	
3.11	Identification of former agricultural use on the subject site.	
4.1	Aerial photograph depicting the former agricultural property use in 1953.	
DESCRIPTION OF CONDITION: Although the site was used for agricultural purposes in the past, the subsequent commercial development of the site minimizes the probability of occupants to come in contact with possible residual agricultural chemicals in the soil or groundwater.		
ACTION SUGGESTED: No action is suggested, recommended and/or warranted at this time. However, if the property were to be redeveloped (especially for use by a sensitive receptor like residential, day care, medical, etc.); or if workers would come in contact with the soil during trenching, excavation, or similar activities; or if the groundwater beneath the site were to be used for domestic use or irrigation, then subsurface sampling would be recommended at that time to determine whether significant levels of agricultural chemicals exist at the site.		

CONDITION # 3		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Subject Structure		
SECTION #	COMMENTS	
3.61	Identification of the potential for asbestos-containing materials.	
<p>DESCRIPTION OF CONDITION: Given the pre-1981 construction date of the subject structure, during the site reconnaissance, materials were identified that are suspected of containing asbestos. At the time of the inspection, all of the materials appeared to be intact and undisturbed (that is, they appeared to be in a non-friable condition) and, thus, do not pose an immediate environmental concern. Still, these materials may become hazardous if they in fact contain asbestos and are subsequently damaged or disturbed, as, for example, in the course of remodeling. Asbestos-containing materials are considered to be hazardous materials, and their eventual disposal and handling are subject to federal and state regulatory guidelines.</p>		
<p>ACTION SUGGESTED: Prior to disturbing the suspected asbestos-containing materials, such as during remodeling or demolition, contact PHASE ONE INC.'s or another consultant for sampling and analysis of the suspect materials. If samples test positive, develop an Operations and Maintenance (O&M) Plan detailing the material-handling procedures to be implemented.</p>		

CONDITION # 4		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Subject Structure		
SECTION #	COMMENTS	
3.61	Identification of the potential for lead based paint and plumbing.	
<p>DESCRIPTION OF CONDITION: Given the pre-1979 construction date of the subject structure, the past use of lead-based paints and leaded piping and/or fixtures is suspected. Deteriorating paint may pose a significant health hazard if ingested or inhaled, particularly for children. Due to the nature of the site use, the possibility of children being affected is low. Lead-containing paint is considered hazardous waste, and the eventual disposal of lead-containing paint may be subject to regulatory restrictions. Lead-containing water is considered hazardous to health at certain levels.</p>		
<p>ACTION SUGGESTED: Prior to remodeling, disturbing or demolishing of painted surfaces, precautionary steps are recommended to reduce exposure in accordance with the occupational health standards. To further investigate for the presence of lead, contact PHASE ONE INC. or another consultant to sample and analyze the suspect paint or plumbing.</p>		

CONDITION # 5		IDENTIFIED CONDITION APPEARS TO BE A <i>DE MINIMIS</i> CONDITION
LOCATION: Nearby Site		
SECTION #	COMMENTS	
4.5	Identification of a nearby site listed within the environmental records search documents that has an environmental condition.	
<p>DESCRIPTION OF CONDITION: A site was identified in the environmental records search document that appears to be within ¼-mile of the subject site. This nearby site has been reported as having an environmental condition associated with it that may have led to the contamination of the area groundwater. The possibility exists that groundwater contamination generated by this nearby site extends beneath the subject property. Based on the hydrological research conducted by <i>PHASE ONE INC.</i> for this assessment, groundwater flow direction in the vicinity of the subject site flows toward the subject site from the site of concern.</p>		
<p>ACTION SUGGESTED: No action is suggested, recommended and/or warranted at this time. It does not appear that groundwater contamination, if it exists below the subject site, constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling, which is not recommended at this time, can determine conclusively whether the groundwater beneath the site has been impacted by off-site sources. No evidence was uncovered in the course of the research conducted for this assessment that would indicate that the current or past activities on the subject site might have contributed to the area groundwater contamination.</p>		

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SECTION 7.0

LIMITATIONS

To achieve the study objectives stated in this report, we were required to base *PHASE ONE INC.*'s conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by *PHASE ONE INC.*'s client in the contract/authorization agreement and standard terms and conditions.

PHASE ONE INC.'s professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site walk and examined records. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, discussed in Section 3.0, is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to any regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of *PHASE ONE INC.*, in accordance with generally accepted professional practices. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with *PHASE ONE INC.*'s recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead, or any other sampling is sampled in a good faith effort by *PHASE ONE INC.* assessors. Sample results should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. *PHASE ONE INC.* only relays the information supplied by the laboratory conducting the analysis.

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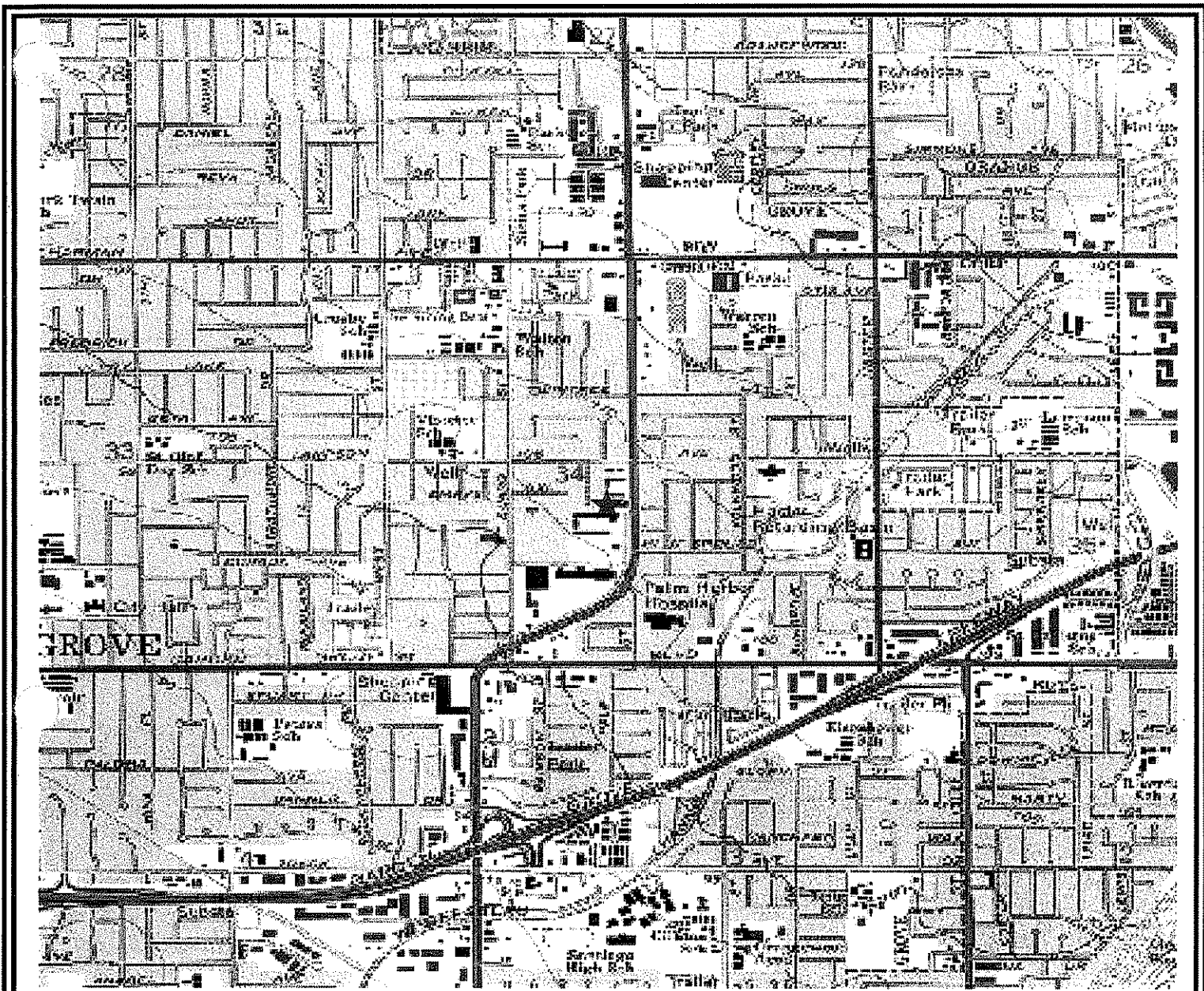
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SECTION 8.0

FIGURES



SITE LOCATION MAP

U.S. Geological Survey, Anaheim Quadrangle
 7.5 Minute Series, Approximate Scale: 1: 24000



PHASE ONE INC.

**12591 HARBOR BOULEVARD
 GARDEN GROVE, CALIFORNIA**

**FIGURE: 1
 JOB: 6907
 DATE: 3/20/2009**

RESIDENTIAL

H
A
R
B
O
R

B
L
V
D

LOUNGE

OP02

IP02

IP01

OP05

OP03
OP04

RESIDENTIAL

VACANT LAND

OP01

GROUNDWATER

KEY

- - - = SUBJECT SITE

OP# = OUTSIDE PHOTO LOCATION

IP# = INSIDE PHOTO LOCATION



PHASE ONE INC.
ENVIRONMENTAL ASSESSMENT SPECIALISTS

12591 HARBOR BOULEVARD
GARDEN GROVE, CA

DRAWN: EE

APPROVED: EE

DATE: 3/19/09

SITE PLAN

FIGURE: 2

JOB: 6907

DATE: 3/19/09



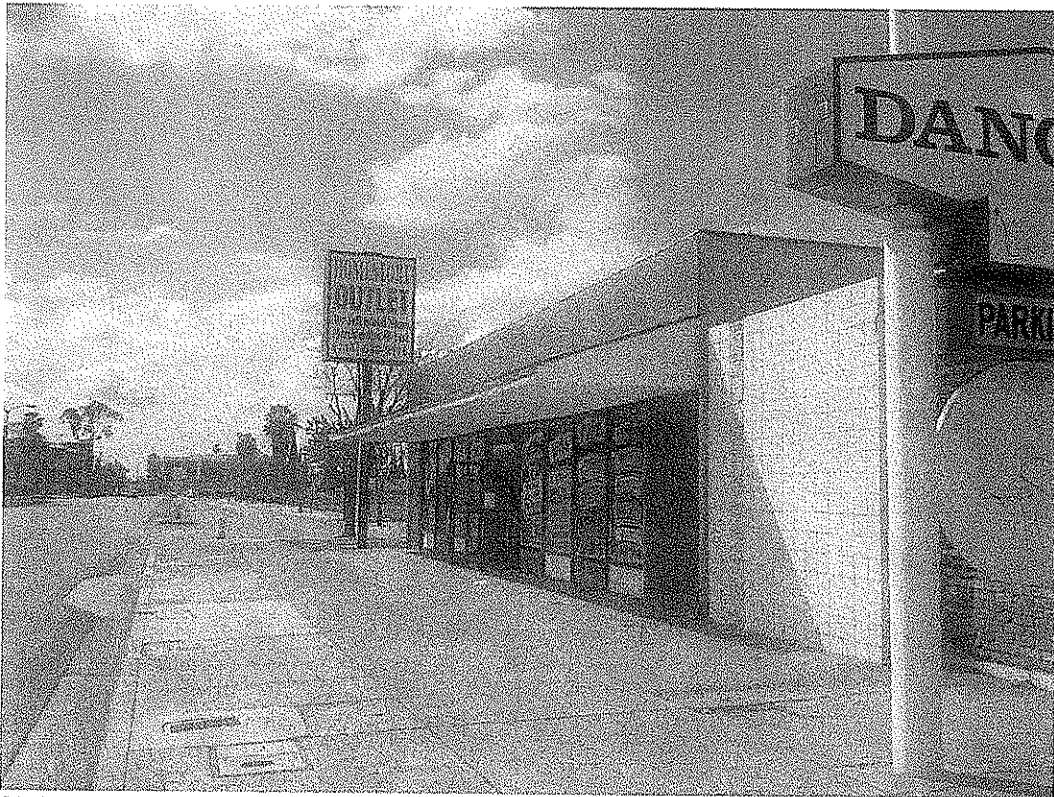
SECTION 9.0

APPENDICES

APPENDIX A
SITE PHOTOGRAPHS



OP01 View of subject site at 12501 Harbor Boulevard, Garden Grove, CA.



OP02 View of front of property.



OP03 View of dumped trash in the parking area.



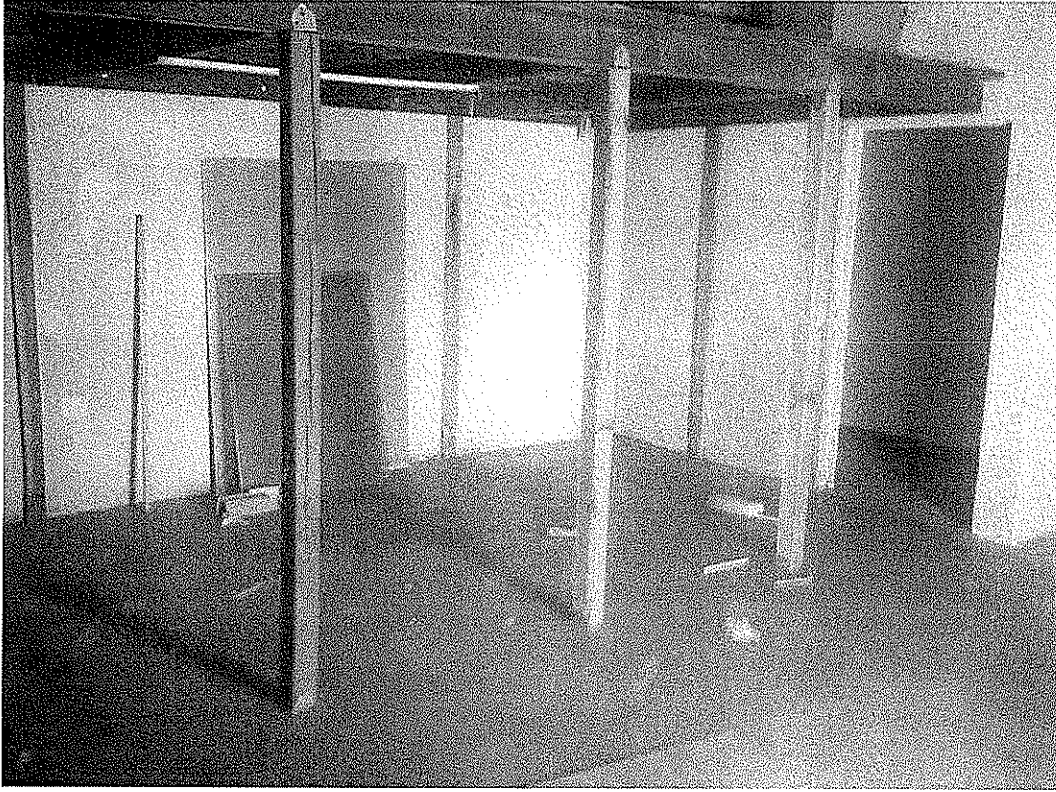
OP04 View of 5-gallon containers containing unidentified hazardous materials.



OP05 View of the rear portion of the property.



IP01 View of the main retail space.



IP02 View of a rear storage room.

APPENDIX B
SUMMARY OF AGENCY CONTACTS

Appendix B
Regulatory Agencies for Garden Grove
Orange County, California

Aerial Photographs

Agency: **Environmental Record Search (ERS)** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Phone: **(200)774-2731**
 Address: **2620 Walnut Ave.** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Tustin** Procedure: **Order products online.**
 State: **Cali** Zip: **92780** Years:
 Cross Street: Last Updated **8/15/2008** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Building Permits/Plans (Original Planning)

Agency: **Garden Grove City Hall** Phone: **(714)741-5000** Fax: **(714)741-5205**
 Dept: **Building Services/Central Records** Phone: **(714)741-5307** Fax:
 Address: **11222 Acacia Parkway** Contact: **Diana Fellows 741-5580**
First Floor Days: **M-TH** Hours: **07:30-05:30**
 City: **Garden Grove** Procedure: **Call to make an appt.**
 State: **Cali** Zip: **92840** Years: **1956-**
 Cross Street: **GG Blvd & Euclid** Last Updated **2/1/2007** Cost: Per:
 Other: **Building Permits/Plans. Open alternating Fridays 7:30-5. Must have exact address. Need to make appt to review records.**

Directories: Historical Reverse City/Street

Agency: **Garden Grove Regional Branch Library** Phone: **(714)530-0711** Fax:
 Dept: **Reference** Phone: Fax:
 Address: **11200 Stanford Avenue** Contact: **Reference Desk**
 Days: **M-TH** Hours: **10:00-09:00**
 City: **Garden Grove** Procedure: **Go in. Add'l Hrs: F-Sa 10-5, Su 12-5**
 State: **Cali** Zip: **92840** Years:
 Cross Street: **Euclid Street** Last Updated **1/30/2007** Cost: Per:
 Other: **Haines directories available at information desk. Others available in California Collection.**

Fire Insurance Maps/Historical Maps

Agency: **Los Angeles Public Library** Phone: **(213)228-7000** Fax: **(213)228-7069**
 Dept: **History/Genealogy Department** Phone: **(213)228-7400** Fax: **(213)228-7409**
 Address: **630 West 5th Street** Contact:
Lower Level 4 Days: **M-TH** Hours: **10:00-08:00**
 City: **Los Angeles** Procedure: **Go in. View sanborns online with library card.**
 State: **Cali** Zip: **90071** Years:
 Cross Street: **Flower & Grand** Last Updated **3/12/2008** Cost: Per:
 Other: **Directories and Sanborns; Add'l. hrs.: Fr-St 10-6, SU 1-5; Can view Sanborns for CA online w/library card; Rev. Dir. Database also online under "city directories"; Check for city coverage.**

Flood Zone

Agency: **Federal Emergency Management Agency** Phone: **(800)358-9616** Fax: **(800)358-9620**
 Dept: **FEMA Q3 Data** Phone: Fax:
 Address: **500 C Street, SW** Contact:
 Days: Hours:
 City: **Washington** Procedure: **View online or in RecCheck.**
 State: **Cali** Zip: **20472** Years:
 Cross Street: Last Updated **5/9/2008** Cost: Per:
 Other: **FEMA flood data available digitally; view online or see ERS report.**

Appendix B
Regulatory Agencies for Garden Grove
Orange County, California

Geology/Soil Type

Agency: **Environmental Record Search (ERS)** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **2620 Walnut Ave.** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Tustin** Procedure: **Order products online.**
 State: **Cali** Zip: **92780** Years:
 Cross Street: Last Updated **8/15/2008** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

Oil and Gas Wells

Agency: **California Div. of Oil & Gas - District #1** Phone: **(714)816-6847** Fax: **(714)816-6853**
 Dept: **District #1** Phone: **(714)816-7826** Fax:
 Address: **5816 Corporate Avenue** Contact: **Dee Traylor**
Suite 200 Days: **M-F** Hours: **08:00-05:00**
 City: **Cypress** Procedure: **View maps online. Call for other information.**
 State: **Cali** Zip: **90630** Years: **1986-2004**
 Cross Street: **Valley View** Last Updated **2/13/2008** Cost: Per:
 Other: **Supply Oil & Gas Field and Wildcat Maps for LA,SD,Orange,Riverside,SB,& Imperial counties. Contact Dee for records search on specific well.**

Radon Level

Agency: **California State Department of Health Services** Phone: **(916)445-4171** Fax:
 Dept: **Indoor Radon Program** Phone: **(916)449-5674** Fax:
 Address: **1616 Capitol Ave, 2nd Floor** Contact: **George Faggella**
P.O. Box 997413 Days: **M-F** Hours: **08:00-05:00**
 City: **Sacramento** Procedure: **Call or look up zip code online.**
 State: **Cali** Zip: **95899** Years: **1990**
 Cross Street: Last Updated **10/12/2007** Cost: Per:
 Other: **State Radon Offices/National Radon Proficiency Program.**

USGS/Topography/Geology Maps

Agency: **Environmental Record Search (ERS)** Phone: **(800)377-2430** Fax: **(800)774-2731**
 Dept: **Reference Products** Phone: Fax: **(200)774-2731**
 Address: **2620 Walnut Ave.** Contact: **Eric Exton**
Suite A Days: **M-F** Hours: **08:30-05:30**
 City: **Tustin** Procedure: **Order products online.**
 State: **Cali** Zip: **92780** Years:
 Cross Street: Last Updated **8/15/2008** Cost: **79** Per: **RecCheck**
 Other: **Aerials, Topos, Radius Searches, Soil info, Regional radon info, FEMA Q3 Data. See RecCheck report for aerial and topo coverage**

APPENDIX C
COPIES OF RECORDS

BUILDING PERMIT

Department of Building
B. C. Adams
Director

CITY OF
GARDEN GROVE

ZONING AND BUILDING

Map No.	APD	Var. No.
Use Zone C 2	Main Use <input checked="" type="checkbox"/>	Acc. Use
St. Set Back - SAPL 8'	PL	
Side Yard Rt 0	Projection	
Side Yard Lt 4.5	Projection	
Rear Yard 11.8	No Parking Sp. Req. 37	
Zoning Approved By RAP	Date 11-13-59	
Group	Type	Plan Ct.

Remarks: **Right of way provided for**
11-12-59
PAH

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Foundation and Location	11-2-59	W.K.
Reinforcing		
Roof Slab	12-11-59	W.K.
Rough Frame	12-16-59	W.K.
Lath or Drywall	2-22-60	W.K.
Plas. Brown C.	1-5-60	W.K. 420
Final	2-19-60	W.K.
Utility Release	2-23-60	W.K.

Remarks:

FEES

Building Permit	\$ 70 ⁰⁰	Rec'd By
Plan Check	\$ 35 ⁰⁰	Rec'd By

Permit Authorized By **Don** Date **11/13/59**

ing: #1 Bldg. Inspector #2 Office File #3 Statistics #4 Owner

For Applicant to Fill in **HAZENUS 370 1**
 Job **12591** Permit No. **8892**
 Address **12591 Hazelus**
 Lot No. **LAGA Atract No. 1 ATTACHED No. (Plat Plan)**
 Please Attach Maps & Bounds (2 Copies)

Owner **WENDELL BLACK**
 Owner's Address **250 Newport, Long Beach**
 Description of Work **New** Add'n Remodel Relocate
 Use of Building **Furniture Store**
 Area of Building **7920** Valuation \$ **51400**
 Arch. or Eng. **Mr. Kahra** Address **518 Cherry, L.B.**
 Contractor **John J. ...** Phone **5696844**
 Address **9152 Belmont Dr. S.D.**

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regarding building construction.
 I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee **John J. ...** Date **11-13-59**
9152 Belmont Dr. S.D. Lic. No.

Street Imp. - **Provided for**
 Address **OK** By **R.D. Miller** Date **11-13-59**

PERMIT BLDG. ADDRESS		
MOVING CONTRACTOR ADDRESS		
INSPECTION FEE	RECEIPT NUMBER	
SURETY	DATE REC'D	REC'D BY
CASH DEP.	DATE REC'D	REC'D BY
RELOCATION AUTHORIZED BY		DATE

PLOT PLAN

PL 370

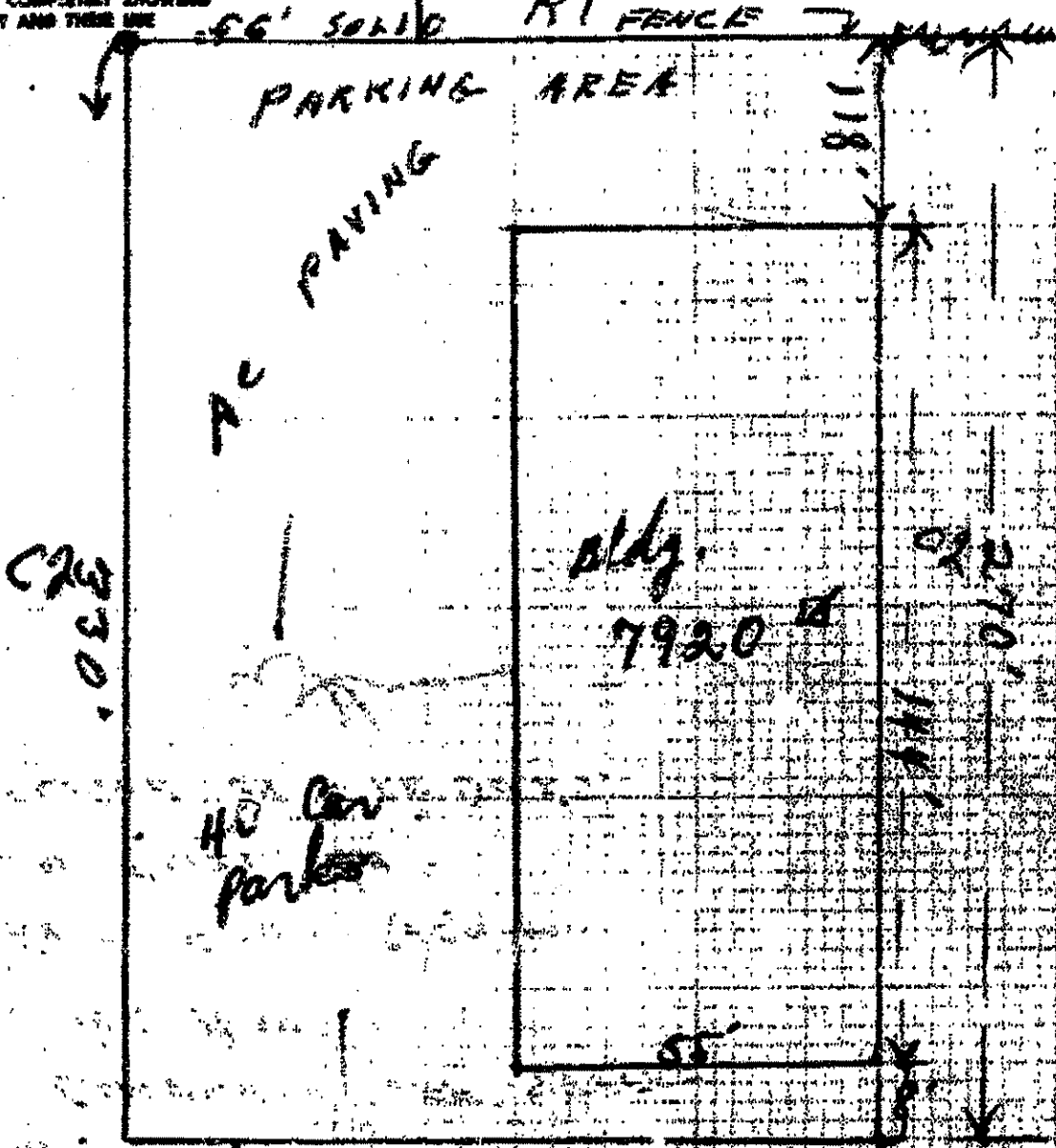
Department of Building
B. C. Adams
Director

CITY OF
GARDEN GROVE

Job Address	12591 Harbor	Parcel Number	9892
Lot	Tract	Blk.	

DIMENSION PLOT PLAN COMPLETELY SHOWING ALL SIDES, ON THE LOT AND THERE USE

South 1/4 of the East Half of the N E Quarter of the N E Quarter of the S W Quarter of Section 34 Township 12 North Range 10 N in San Joaquin Co. Polk Co. of the County of Orange, State of Calif. as said section is shown on map recorded in book 52, page 30 when maps in the office of County Recorder of said county.



I certify the information furnished herein is complete and correct.

Routing: 01 Building Inspector 02 Office File 03 Owner



CITY OF GARDEN GROVE - COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION

General Information: 714-741-5307
Inspection Requests: 714-741-5332

PERMIT

(PAGE 1 OF 2)

Permit No.: 46793
Job Address: 12591 HARBOR BLVD.

Type of Permit: Bldg. Elec. Mech. Plumb. Grading Street Sign Pool/Spa Fire Supp. Syst.

TEENANT
Owner: MILE HIGH COMICS
Address: 12591 HARBOR BLVD.
GARDEN GROVE Phone: 741-2096

Contractor: CUSTOM DESIGNS INT. & EXT.
Address: 603 SHIELDS DR.
ANAHEIM Phone: 714-827-4966
Lic. Class: B (General) Lic. No.: 722179

Architect/Engineer: MOHAMMAD MAHAR
Address: 702 LINCOLN
ANAHEIM Phone: 714-774-7977
Type of Lic.: P.E. Lic. No.: C-042522

Applicant: SAME AS ABOVE
Address: _____
Phone: _____

DECLARATIONS

CONTRACTOR DECLARATION

Rec. I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

Sec. 7031.5, Business and Professions Code (B&PC) states: "Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9; commencing with Section 7000, of Division 3 of the B&PC) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than \$500." I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason:

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. Sec. 7044, B&PC states: "The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale."

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. Sec. 7044, B&PC states: "The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the Contractor License Law."

I am exempt under Sec. _____ B&PC for the following reason: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____
Policy Number: _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code).

Lender: N/A
Address: _____

HAZMAT/AQMD DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal or greater than the amounts specified in the hazardous materials information guide?

NO YES

Refer to the AQMD permitting checklist and/or guidelines. Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)?

NO YES

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under State of California Health and Safety Code, Section 2505, 2533, and 2534 concerning hazardous material reporting.

YES NO

DEMOLITION/ASBESTOS DECLARATION

As applicant for a demolition permit, I certify that I have read Section 19827.5 of the Health and Safety Code and declare as follows:

I declare that written asbestos notification is not applicable to the scheduled project.

On the attached sheet(s) are copies of all written asbestos notifications regarding the above referenced building that are required to be submitted to the United States Environmental Protection Agency or to a designated State agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulation or successor to that part.

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. Under penalty of perjury, I hereby affirm all of the checked/marked declarations on this document. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby representatives of this City and County to enter upon the above mentioned property for inspection purposes. I acknowledge that if work is not started within 180 days from the date of issue or if abandoned for more than 180 days, this permit will be null and void. I acknowledge that a fee may be charged for reinspection due to negligence, incomplete work, or a failure to make corrections.

Signature: Richard Gardner
Print Name: RICHARD GARDNER Date: 3-11-99



General Information: 714-741-5307

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12591 HARBOR BLVD
 Suite :
 PERMIT NO. : 45793
 Permit Type : BUILDING
 Type : B21
 MISCELLANEOUS
 Owner : LEON ELSTER INC DEFINED BENEFIT
 Applicant : OWNER
 Appl Address : 12591 HARBOR BLVD

Phone :
 Insp Dist : ZB
 Date :
 Parcel No : 23144140

Value : 3000
 Floor area : 0

PROPOSED WORK:

CONSTRUCT METAL SCREEN WALL ON ROOF 105'X 5'.

FEEES

111 32509 Plan Check	1	69.78
111 32410 Permit	1	107.36
111 32401 ISSUANCE	1	35.00
111 32435 Strong Motion Fee (C	1	.53
942 22130 General Plan	1	4.86
080 32550 Cultural Arts	1	2.39
111 32509 PLAN CHECK FEE CREDI	1	-28.51
TOTAL		191.41

INSPECTION RECORD

APPROVAL DATE INSPECTOR

Pre Inspect _____
 Foundation _____
 Concrete Floor _____
 Reinforcing _____
 Masonry _____
 Roof Shtg _____
 Rough Frame _____
 Insul / Energy _____
 Drywall _____
 Lath _____
 Plas. Brown Ct. _____
 Landscaping _____
 Pre Gunite _____
 Pre Deck _____
 Pre Plaster _____

Planning Final _____

Eldg Final 5/2/99 _____

Utility Notified _____

AUTHORIZATION

Issued By: dianeb Date _____

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.

Applicant's Signature Richard Gardner

Print Name Richard Gardner Date 3-11-99

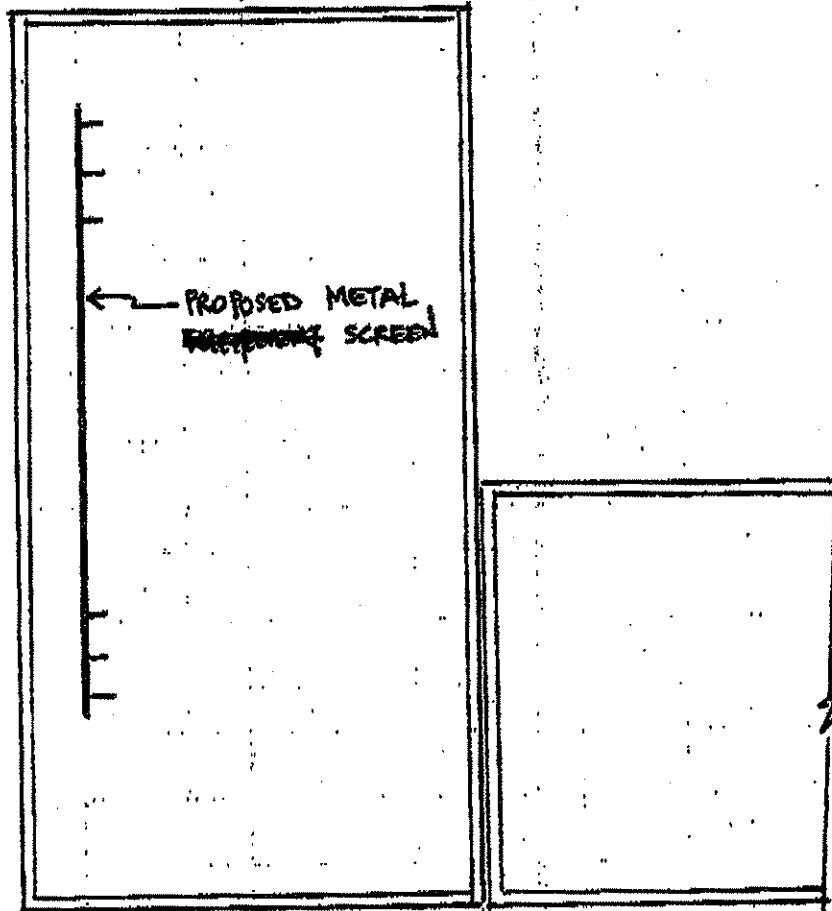
***** VALIDATION *****
 PAID ON 11 Mar 1999 AT 14:37
 RECEIVED BY LARATHEN 198.245.206.215/2 TRANS# 117
 AMOUNT PAID \$191.41 BY CHECK#3034
 TOTAL PAID = \$191.41

CITY OF GARDEN GROVE - COMMUNITY DEVELOPMENT DEPARTMENT
Plot Plan Form

Planning Action:	Zone:	Coverage:
Approved By: <i>[Signature]</i>	Date: 3/11/99	Increase:
Remarks:		

Job Address: 12591 HARBOR Blvd	Permit No.: 46793
Assessor Parcel No.: 23144140	Tract & Lot #:
Occupancy:	Const. Type:
Value: \$ 2500 ⁰⁰	
<input checked="" type="checkbox"/> New <input type="checkbox"/> Alter <input type="checkbox"/> Add <input type="checkbox"/> Repair <input type="checkbox"/> Demo	

Job Description: CONSTRUCT A 5'-0" HIGH METEAL SCREEN ON ROOF.
(105'-0" LONG)-



HARBOR Blvd.

NORTH.

I certify the information hereon is complete & correct.

LEON ELSTER, DAC
Owner's Name (print)

Richard [Signature]
Signature (owner/agent)

3-11-99
Date



CITY OF GARDEN GROVE - COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION

General Information: 714-741-5307
Inspection Requests: 714-741-5332

PERMIT

(PAGE 1 OF 2)

Permit No.: 43440/43442
Job Address: 12591 HARBOUR BLVD

Type of Permit: Bldg. Elec.
 Mech. Plumb. Grading Street
 Sign Pool/Spa Fire Supp. Syst.

Owner: LEON ELSTER INC
Address: 12591 HARBOUR BLVD
G.G. Phone: _____

Contractor: P.S. SERVICE
Address: 1642 South Hickory Street
IRVINE, CA 92714 Phone: (949) 836-6575
Lic. Class: _____ Lic. No. _____

Architect/Engineer: _____
Address: _____
Phone: _____
Type of Lic. _____ Lic. No. _____

Applicant: _____
Address: _____
Phone: _____

DECLARATIONS

CONTRACTOR DECLARATION

[] I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

Sec. 7031.5, Business and Professions Code (B&PC) states: "Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9; commencing with Section 7000; of Division 3 of the B&PC) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than \$500." I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason:

[] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. Sec. 7044, B&PC states: "The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale."

[] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. Sec. 7044, B&PC states: "The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such project with a contractor(s) licensed pursuant to the Contractor License Law."

[] I am exempt under Sec. _____, B&PC for the following reason: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

[] I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: Reliant Insurance
Policy Number: NWA 214248-01

[] I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

[] I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

[] I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code).

Lender: _____
Address: _____

HAZMAT/AQMD DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal or greater than the amounts specified in the hazardous materials information guide?

[] NO [] YES

Refer to the AQMD permitting checklist and/or guidelines. Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)?

[] NO [] YES

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under State of California Health and Safety Code, Section 2505, 2533, and 2534 concerning hazardous material reporting.

[] YES [] NO

DEMOLITION/ASBESTOS DECLARATION

As applicant for a demolition permit, I certify that I have read Section 19827.5 of the Health and Safety Code and declare as follows:

[] I declare that written asbestos notification is not applicable to the scheduled project.

[] On the attached sheet(s) are copies of all written asbestos notifications regarding the above referenced building that are required to be submitted to the United States Environmental Protection Agency or to a designated State agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulation or successor to that part.

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. Under penalty of perjury, I hereby affirm all of the checked/checked declarations on this document. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes. I acknowledge that if work is not started within 180 days from the date of issue or if abandoned for more than 180 days, this permit will be null and void. I acknowledge that a fee may be charged for reinspection due to negligence, incomplete work, or a failure to make corrections.

Signature: [Signature]
Print Name: Julia C. Ramirez Date: 3/16/06



General Information: 714-741-5367

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests 714-741-5332

PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

PROPOSED WORK:

JOB Address : 12591 HARBOR BLVD
 Suite :
 PERMIT NO. : 43440
 Permit Type : SIGN
 Type : B11
 SIGNS
 Owner : LEON ELSTER INC DEFINED BENEFI
 Applicant : P.S. SERVICES
 Appl Address : 1442 RITCHEY
 SANTA ANA, CA 92705
 Phone : 458-8959

FACE CHANGE ON POLE SIGN WALL SIGN

Insp Dist : S9
 Date : 07/09/98
 Parcel No : 23144140

FEES

Value : 3100
 Floor area : 0

111 32509 Plan Check	1	40.30
111 32410 Permit	1	62.00
111 32401 Issuance	1	30.00
942 22130 General Plan	1	4.98
080 32550 Cultural Arts	1	2.45
TOTAL		139.73

INSPECTION RECORD

APPROVAL DATE INSPECTOR

- Pre Inspect _____
- Foundation _____
- Concrete Floor _____
- Reinforcing _____
- Masonry _____
- Roof Shtg _____
- Rough Frame _____
- Insul / Energy _____
- Drywall _____
- Lath _____
- Plas. Brown Ct. _____
- Landscaping _____
- Pre Gunite _____
- Pre Deck _____
- Pre Plaster _____

Planning Final _____

Bldg Final 2-26-99 [Signature]

Utility Notified _____

AUTHORIZATION

Issued By: valg Date _____

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.

Applicant's Signature [Signature]

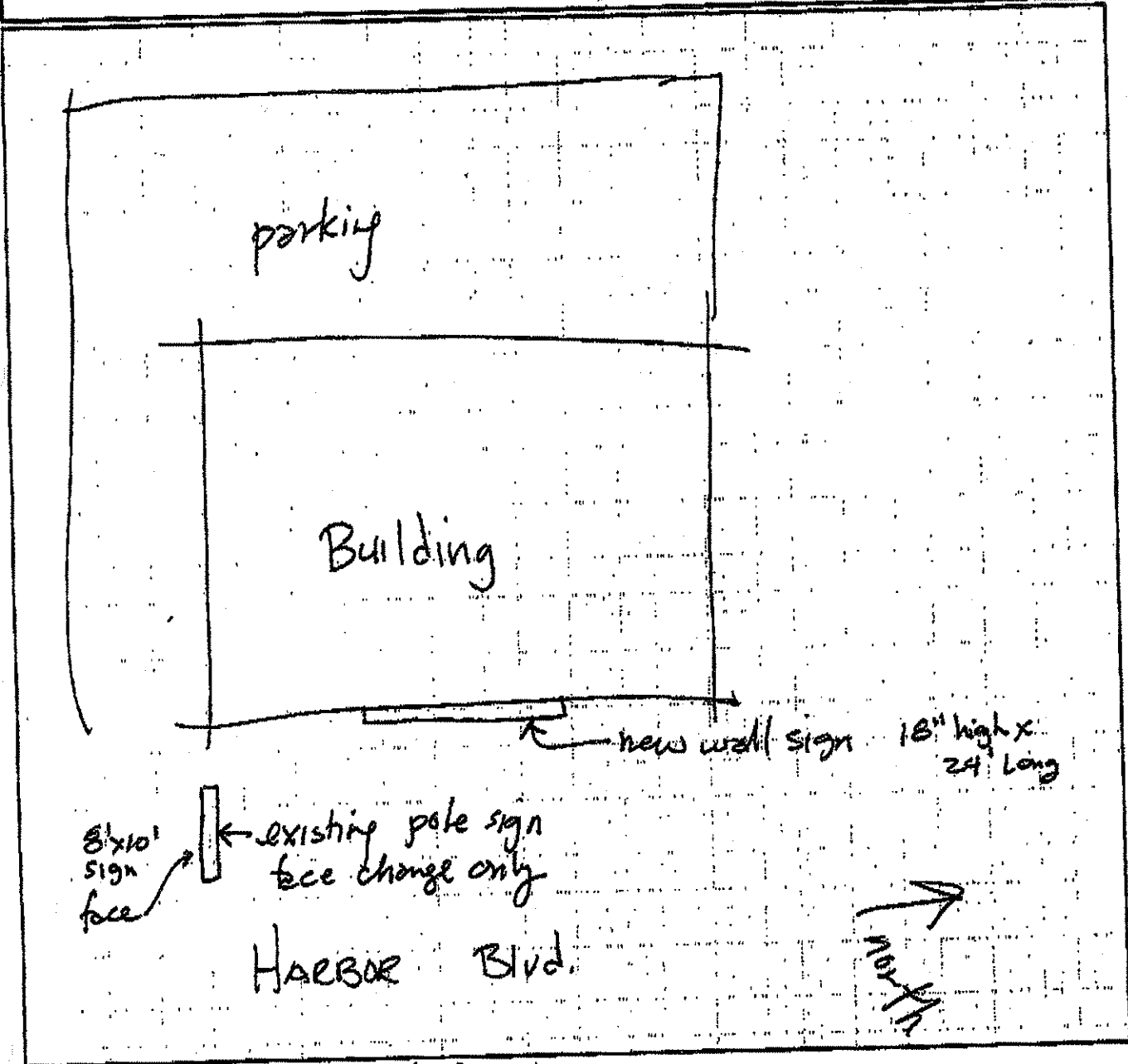
Print Name JAMES C. [Signature] Date 7/8/98

***** VALIDATION *****
 PAID ON 08 Jul 1998 AT 11:52
 RECEIVED BY DOXIE 198.245.206.215/2 TRANS# 90
 AMOUNT PAID \$214.73 BY CHECK#1188
 TOTAL PAID = \$214.73

CITY OF GARDEN GROVE - COMMUNITY DEVELOPMENT DEPARTMENT
Plot Plan Form

Planning Action: <i>Approved</i>	Zone: <i>HCSF</i>	Coverage:	Job Address: <i>12591 Harbor</i>	Permit No.: <i>43419</i>
Approved By: <i>[Signature]</i>	Date: <i>7.8.98</i>	Increase:	Assessor Parcel No.:	Tract & Lot #:
Remarks:			Occupancy:	Const. Type:
			<input type="checkbox"/> New	<input type="checkbox"/> Alter <input type="checkbox"/> Add <input type="checkbox"/> Repair <input type="checkbox"/> Demo

Job Description: wall sign - 18" high x 24' long - 36 #
pole sign face change 8'x10' - 80 #



I certify the information hereon is complete & correct.

Owner's Name (print)	Signature (owner/agent)	Date
----------------------	-------------------------	------

800-3771

For Applicant to Fill In

PERMITTING PERMIT

Public Works & Development

TYPE VN OCC. LOAD FRONT LEFT REAR FIRE SPRINK.		APPROVAL DATE INSPECTOR	
ZONE C-2		FOUNDATION & LOCATION	
ZONE ---		CONCRETE FLOOR	
PLANNING ACTION JPR		REINFORCING	
LAND USE APPROVED BY JPR		ROOF SHIG	
REMARKS: NO CHANGE PLANS		ROUGH FRAME	
DATE 8-20-85		INSULATION, ENERGY	
LATH OR DRYWALL		PLAS. BROWN CT.	
SOUND INSULATION		SMOKE DETECTOR	
PARKING		LANDSCAPING	
LAND USE FINAL		UTILITY RELEASE	
IDENTIFICATION CODE		WORKER'S COMPENSATION REQUIREMENTS	
STATE COMPENSATION POLICY NO. 171006		I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as if he becomes subject to the Worker's Compensation Law of California.	
I certify that I have read this application and agree that the above information is correct. I agree to comply with all City ordinances and rules and regulations pertaining to pending construction. I further agree to hold the City of Garden Grove harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.		EXPIRATION DATE 3/21/86	
BUSINESS TAX CERTIFICATE INFORMATION		I certify that the following Contractor's License No. 321339 is in full compliance with all applicable laws and regulations.	
CONTRACTOR MARK M. MCGEE		EXPIRATION DATE 9/27/85	
OTHER:		I certify that I am exempt from Section 7031.5 of the Business and Professions Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:	
MINOR WORK UNDER \$200: Section 7064		EMPLOYEES WORKING FOR WAGES ONLY: Section 7063	
TOTAL FEES 13316		DATE 8-20-85	
VALUATION 7500.00		AUTHORIZED BY JPR	
ADDRESS 12591 HARBOR BLVD		CITY GARDEN GROVE	
ZIP 92641		STATE CA	
PRESENT BLDG. ADDRESS		MOVING CONTRACTOR ADDRESS	
FLOOR AREA		NO. OF DWELLING UNITS	
NO. OF STORES		NO. OF DWELLING UNITS	
REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>		REPAIR <input checked="" type="checkbox"/> DEMOLISH <input type="checkbox"/>	
ADDN <input type="checkbox"/> ALTER <input type="checkbox"/>		ADDN <input type="checkbox"/> ALTER <input type="checkbox"/>	
PROPOSED BLDG. USE		PROPOSED BLDG. USE	
INTERIOR ALTERATIONS TO EXISTING BLDG		INTERIOR ALTERATIONS TO EXISTING BLDG	
213-539-4000		375739	
12591 HARBOR BLVD		12591 HARBOR BLVD	
GARDEN GROVE, CA 92641		GARDEN GROVE, CA 92641	
714-999-3068		714-999-3068	
7142 ORANGEWOOD GG 92641		7142 ORANGEWOOD GG 92641	
ARCH ENDR. MAILING ADDRESS		ARCH ENDR. MAILING ADDRESS	
TEL. NO.		TEL. NO.	
STATE LIC. NO. & TYPE		STATE LIC. NO. & TYPE	
VALUATION		VALUATION	
CONTRACTOR Mark Nelson		CONTRACTOR Mark Nelson	
1062 W. 231st St. Torrance, CA 90502		1062 W. 231st St. Torrance, CA 90502	
310-7394 8-28-85		310-7394 8-28-85	
7.55		7.55	
46.58		46.58	
69.03		69.03	
10.00		10.00	
13316		13316	
7500.00		7500.00	
JPR		JPR	

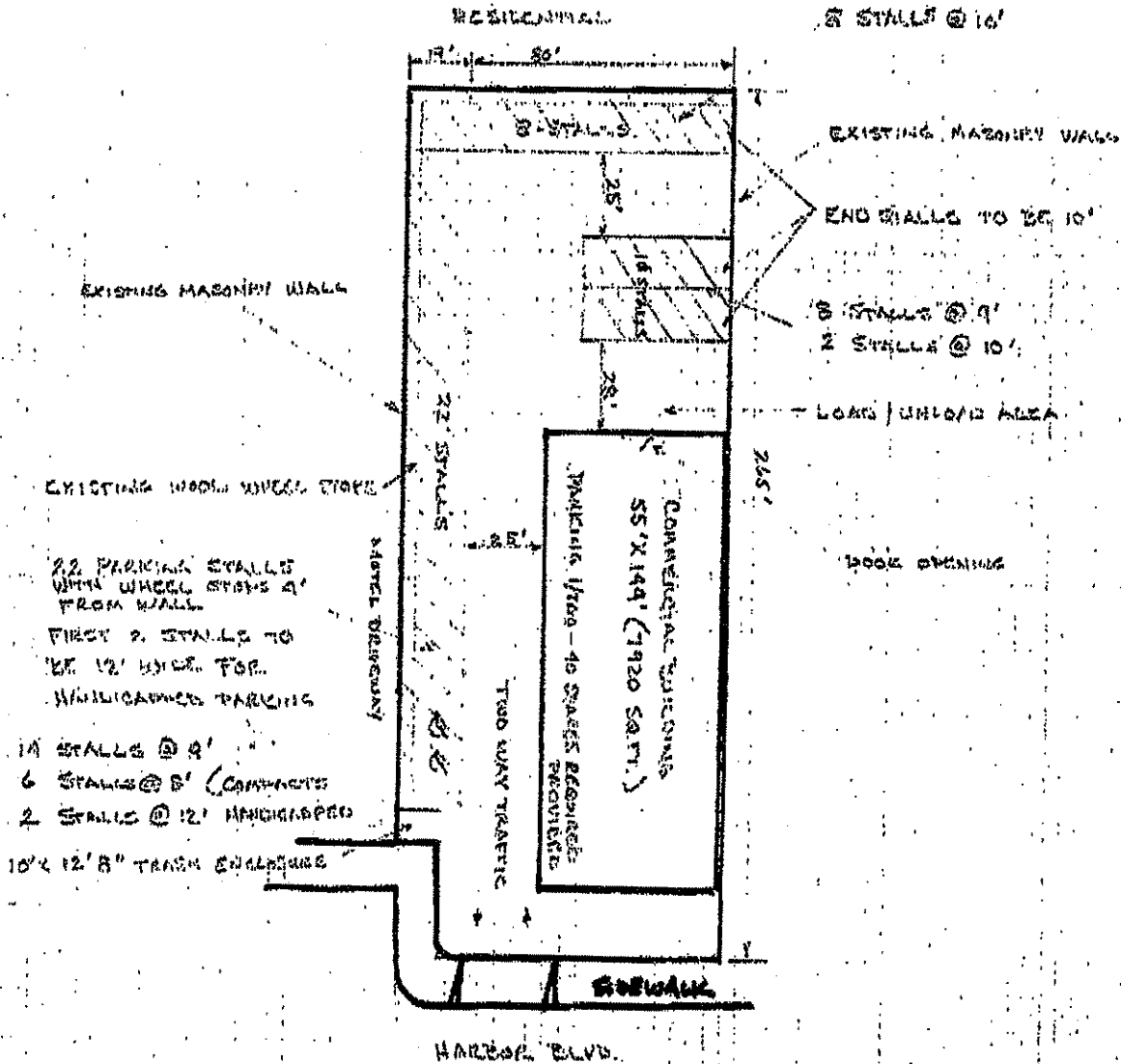
CITY OF GARDEN GROVE

PLOT PLAN

DEVELOPMENT SERVICES DEPARTMENT

OWNER ROBOTRONICS	JOB ADDRESS 12591 HARBOR BLVD 14222A	PERMIT NO.
NAME OF CONSTRUCTION LENDER & BRANCH	ASSESSOR'S PARCEL NO. 231-441-00	LOT BLOCK TRACT
ADDRESS	PLEASE CHECK ONE OR MORE <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Demolish	
CITY	DATE 8-28-85	JOB DESCRIPTION INTERIOR ALTERATIONS
		PERMIT VALUE \$7500.00

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.



#1 Building Insp./#2 Assessor/#3 Permittee/#4 File I certify the information hereon is complete and correct.

PLOT PLAN APPROVED BY

By

***** NOTIFICATION *****
CITY OF GARDEN GROVE
BUSINESS OPERATION TAX CERTIFICATE

220

08/22/85

OFFICE USE ONLY

ID 127096

BC 1331

NN 22918

SD 9/86

DOMING CLEARANCE YES NO

BUILDING CLEARANCE YES NO

A BUSINESS TAX CERTIFICATE IS NECESSARY TO CONDUCT BUSINESS IN THE CITY OF GARDEN GROVE. PLEASE COMPLETE THIS FORM AND SUBMIT PAYMENT PRIOR TO 09/30/85 LATE PAYMENT WILL RESULT IN PROGRESSIVE PENALTIES. (SEE REVERSE SIDE). INFORMATION SUBMITTED INDICATES THAT YOUR FIRM WILL BE OR IS PRESENTLY CONDUCTING BUSINESS AT :
 ***** 12591 HARBOR BLVD *****
 IF WE MAY BE OF ASSISTANCE PLEASE CALL 714-638-6641

MA
 AD
 ID
 LR
 IE
 NS
 GS

TASKMASTERS BUSINESS SUPPORT SRV / R HEER
 C/O 12591 HARBOR BLVD
 GARDEN GROVE, CA 92643
 92640

VALIDATION

418923210-22175 CHECK 45.00

IF MAILING ADDRESS DIFFERENT LINE OUT AND INDICATE CORRECTIONS

OWNER'S NAME (PLEASE PRINT) Taskmasters Business Support Services PARTNERSHIP OR LLC P LOCAL BUSINESS START DATE 10/10/85

ADDRESS 12591 Harbor Blvd. CITY Garden Grove, CA STATE CA ZIP 92640

BUSINESS TYPE Business Services (Retail) STATE RESALE PERMIT NO 94-808369 BUS PHONE NO 998-8668

OWNER'S NAME FIRST Robert Heer SR + JR + Craig Heer LAST Heer HOME PHONE NO 393 0068

OWNER'S HOME ADDRESS 12682 Alder Cook St. Garden Grove 92645 CITY Garden Grove STATE CA ZIP 92645

TAX COMPUTATION SECTION

GARDEN GROVE MUNICIPAL CODE SECTION 5.04.340A - RETAIL, WHOLESALE & MISC.

EVERY PERSON CONDUCTING, OPERATING OR MAINTAINING ANY BUSINESS CONSISTING OF SELLING AT RETAIL OR WHOLESALE ANY GOODS, WARES AND MERCHANDISE OR COMMODITIES OR ANY BUSINESS NOT OTHERWISE SPECIFICALLY COVERED BY THIS CHAPTER BY NAME OR DESCRIPTION, SHALL PAY A TAX TO BE COMPUTED AS FOLLOWS:

BASIC FEE INCLUDES OWNER			\$.... 30.00
ENTER NUMBER OF EMPLOYEES*	5	X 3.00 =	\$.... 15.00
ENTER NUMBER OF AMUSEMENT DEVICES*	0	X 12.00 =	\$.....
ENTER NUMBER OF JUKE BOXES	0	X 12.00 =	\$.....
COIN OPERATED VENDING MACHINES* OPERATED BY APPLICANT:			
ENTER NUMBER OF \$.01 OPERATED MACHINES	0	X 1.00 =	\$.....
ENTER NUMBER OF \$.05-.10 OPERATED MACHINES	0	X 5.00 =	\$.....
ENTER NUMBER OF MACHINES IN EXCESS OF \$.10	0	X 5.00 =	\$.....
ENTER NUMBER OF POSTAGE STAMP MACHINES	0	X 2.00 =	\$.....
TOTAL COMPUTED TAX			\$... 45.00

ADD 10% PENALTY* IF PAID AFTER 09/30/85 AND AN ADDITIONAL 10% FOR EACH MONTH THEREAFTER TOTAL DUE \$... 49.50

(Subject to approval)

*ASTERISKED WORDS ARE DEFINED ON THE REVERSE SIDE OF THIS FORM

OWNER'S SIGNATURE

CITY OF GARDEN GROVE
 PO BOX 2010 GARDEN GROVE CA 92643
 1101A 200 A PKWY GARDEN GROVE CA 92640

FOR MORE INFORMATION

10/85

***** NOTIFICATION ***
CITY OF GARDEN GROVE
BUSINESS OPERATION TAX CERTIFICATE**

270

10/09/86

OFFICE USE ONLY
ID 129924
IC 1119
IN 25220
IP 10/87
JOBING CLEARANCE YES AS
BUILDING CLEARANCE YES NO

A BUSINESS TAX CERTIFICATE IS NECESSARY TO CONDUCT BUSINESS IN THE CITY OF GARDEN GROVE. PLEASE COMPLETE THIS FORM AND SUBMIT PAYMENT PRIOR TO 10/31/86
 LATE PAYMENT WILL RESULT IN PROGRESSIVE PENALTIES. (SEE REVERSE SIDE). INFORMATION SUBMITTED INDICATES THAT YOUR FIRM WILL BE UP IS PRESENTLY CONDUCTING BUSINESS AT :
 ***** 12591 HARBOR BL *****
 IF WE MAY BE OF ASSISTANCE PLEASE CALL 714-638-6641

MA
AD
ID
LR
IE
NS
GS

SEGMENTED MKT OF AMERICA SEC & INS/J P
 C/O 12591 HARBOR BL
 GARDEN GROVE, CA 92640

VALIDATION

FARRFEL

3/5 90.00 BT
 18.00 PEN

IF MAILING ADDRESS DIFFERENT, LINE OUT AND INDICATE CORRECTIONS!

BUSINESS NAME (PLEASE PRINT) Segmented Marketing of America		OWNERSHIP CLASS Solo Proprietor	LOCAL BUSINESS START DATE NOV 86
ADDRESS 12591 Harbor Blvd	SUITE/UNIT # 115	CITY Garden Grove	STATE Cal.
BUSINESS DESCRIPTION Marketing		TAXPAYER IDENTIFICATION NO N/A	ZIP 92640
OWNER'S NAME FIRST John	MIDDLE INITIAL Patrick	LAST Farrell	BUS. PHONE NO. 714 530 5735
OWNER'S HOME ADDRESS 119 Via Lila Soud	SUITE/UNIT #	CITY Newport Beach	STATE Ca.
		ZIP 92663	

TAX COMPUTATION SECTION

GARDEN GROVE MUNICIPAL CODE SECTION 5.04.440 BUSINESS AND PROFESSIONS SHALL PAY A TAX COMPUTED AS FOLLOWS:

\$30.00 PER YEAR FOR EVERY PRINCIPAL OF THE PRACTICE OR BUSINESS WHO IS LICENSED OR OTHERWISE IS DULY QUALIFIED TO PRACTICE THE PROFESSION IN WHICH THE BUSINESS IS ENGAGED; PLUS \$3.00 PER YEAR FOR EACH ADDITIONAL EMPLOYEE. FOR PURPOSES OF THIS SECTION, A PRINCIPAL IS AN INDIVIDUAL WHO HAS AN OWNERSHIP INTEREST IN THE BUSINESS AS A STOCKHOLDER, A PARTNER, OR OWNER THEREOF. INDIVIDUALS PERFORMING WORK AT A LOCATION WHEREIN THE PRINCIPAL HAS PAID THE PRIMARY TAX REQUIRED BY THIS SECTION, SHALL BE TREATED AS AN EMPLOYEE FOR PURPOSES OF TAXING HEREIN.

ENTER NUMBER OF PROFESSIONALS
 ENTER NUMBER OF EMPLOYEES

3 x 30.00 = \$ 90.00
 x 3.00 = \$

TOTAL COMPUTED TAX \$ 90.00

ADD 10% PENALTY* IF PAID AFTER 10/31/86
 AND AN ADDITIONAL 10% FOR EACH MONTH THEREAFTER

TOTAL DUE \$ 108.00
 108.00

*ASTERISKED AMOUNTS ARE DEFINED ON THE REVERSE SIDE OF THIS FORM

OWNER'S SIGNATURE
 Patrick Farrell

ON COMPUTER

JAN 22 1987

PLEASE SIGN ABOVE AND SUBMIT THIS APPLICATION AND PAYMENT TO

CITY OF GARDEN GROVE
 P O BOX 3000 GARDEN GROVE, CA 92640
 11291 ACACIA PKWY, GARDEN GROVE CA 92640

FOR ASSISTANCE PHONE 714-638-6641



****IF BUSINESS IS CONDUCTED AT A BUSINESS LOCATION, COMPLETE THIS SIDE****
THIS FORM MUST ACCOMPANY BUSINESS TAX APPLICATION
GARDEN GROVE BUSINESS LOCATION REVIEW

OFFICE USE ONLY		APPROVED/DENIED	
Other Planning Actions Required: <input type="checkbox"/> No <input type="checkbox"/> Yes	Zone: <u>PUD-121-98</u>	Reviewed by: <u>M. Palle</u>	Date: <u>11/13/07</u>
Type: _____			
Occupancy Classification: _____			

Before your application for a Business Tax Certificate can be processed, it is necessary to verify that your business will be conducted in accordance with all provisions of the Garden Grove Municipal Code. In order to determine whether your business is legally permitted at the proposed location, please answer the questions below and return the form along with your application. Incomplete applications will be returned and all processing will cease. Thank you for your cooperation. Please print legibly.

Business Address: 12591 HARBOR BLVD GARDEN GROVE, CA 92640 Unit/Suite: _____
 Business Name: ADDS STORE OUTLETS
 Business Mailing Address: 12591 HARBOR BLVD GARDEN GROVE, CA 92640
 Owner's Name: TRACY MINISTRANG VII
 Owner's Home Address (No P.O. Box): 9753 Holder St, Cypress, CA 90630
 Owner's Home Phone #: 714-329-0204 Business Phone #: 714-636-3176
 Square footage of proposed use: 3000

<p>What is the primary Business Activity at this location?</p> <input type="checkbox"/> Office Only <input checked="" type="checkbox"/> Retail Sales <input type="checkbox"/> Wholesale Only <input type="checkbox"/> Combination Wholesale _____ % Retail _____ % <input type="checkbox"/> Industrial/Manufacturing <input type="checkbox"/> Mailing Address Only <input type="checkbox"/> Other _____	<p>This is a:</p> <input checked="" type="checkbox"/> New Business in Garden Grove <input type="checkbox"/> Business Name Change (previous name) <input type="checkbox"/> Ownership Change (same business) <input type="checkbox"/> Change in Type of Business <input type="checkbox"/> Address Change (previous address in Garden Grove)
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PLEASE DESCRIBE BUSINESS ACTIVITIES AT THIS LOCATION: General Merchandise retailer (New only)

Will any work/use/storage be conducted outside of a wholly enclosed building at this location? No Yes
 If yes, describe outside operation: _____

- Answer the following questions as they apply to your business at this location:
- | | YES | NO |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------|
| 1. Will your operations include any process, handling or storage of hazardous materials? | 1. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will your business operation include any welding? <input type="checkbox"/> Acetylene <input type="checkbox"/> Arc | 2. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will your business operation include spray painting? | 3. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will there be storage of more than 5 gallons of flammable liquid of any type? | 4. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will your operation include sanding, cutting, or shaping of wood or products producing combustible dust or fibers? | 5. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will there be storage of materials exceeding 12 feet in height or tire storage over 6 feet in height? | 6. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will there be repair of motor vehicles? | 7. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Do your primary business activities involve <input type="checkbox"/> schools? <input type="checkbox"/> education? <input type="checkbox"/> instruction?
<input type="checkbox"/> worship/meditation/prayer? <input type="checkbox"/> religious gathering?
If yes, please explain. | 8. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Do your primary business activities involve <input type="checkbox"/> dining? <input type="checkbox"/> drinking?
If yes, please explain. | 9. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will there be entertainment including, but not limited to (check appropriate boxes):
<input type="checkbox"/> Live Performance (includes bands, disc jockey, karaoke) <input type="checkbox"/> Dancing <input type="checkbox"/> Other | 10. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will your business operation include using water for any manufacturing, processing, fabrication, pumping, cooling of equipment, heating and/or air conditioning, etc. or for any other industrial purpose? (Water Department Approval Required) | 11. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Will your business have peep show devices as defined in GGMC 5.60? | 12. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will you be selling or showing material (movies-books-videos) depicting specified anatomical areas or sexual acts? (See GGMC 9.08.070 (B)) | 13. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will you have employees or yourself modeling or entertaining for someone (customers) nude or partially nude, either at your location or after being sent to another location? | 14. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will you or your employees be giving massages or manipulation either at the location or after being sent to another location? | 15. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Will your business have rap sessions or counseling sessions entailing sexual activity or introductory dating services or escort services? | 16. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will your business offer any type of service or product or entertainment which is characterized by an emphasis on matters depicting, describing, or relating to specified anatomical matters as stated in GGMC 9.08.070 (B)? | 17. <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Will your business involve gambling, bingo, horse racing or games of chance as stated in GGMC 8.20.010? | 18. <input type="checkbox"/> | <input checked="" type="checkbox"/> |

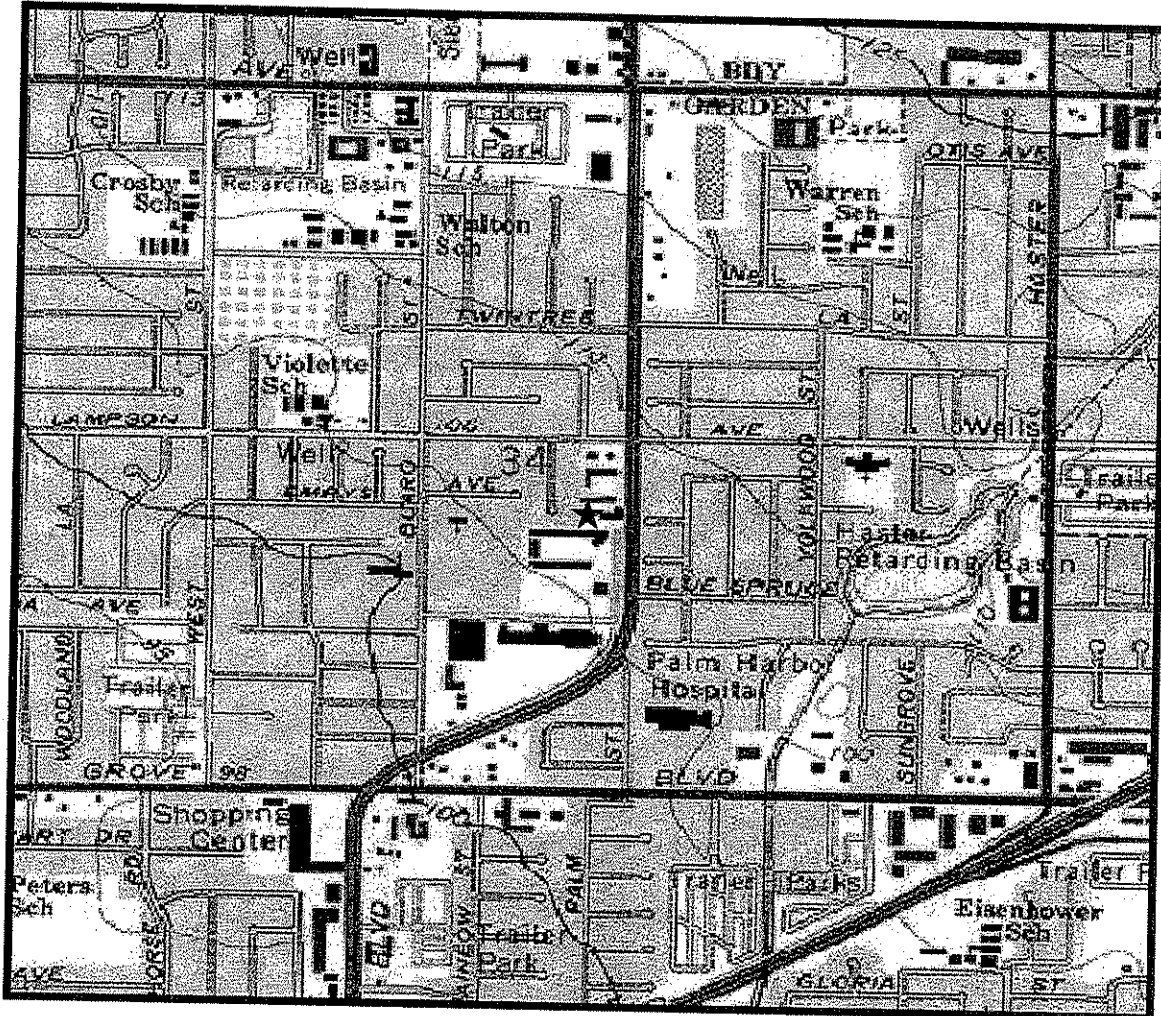
Comments: New Merchandise only

Your Business Tax Certificate will be issued under the provisions of Garden Grove Municipal Code Chapter 5.04 et seq. You are cautioned that this Certificate does not permit operation of a business in violation of other Municipal Code Sections. There will be no tax refund if you are found operating illegally after the Tax Certificate has been issued. Your business must comply with zoning and signage requirements of the Garden Grove Municipal Code. It is your responsibility to check with Planning (on your location) before filing your application for a Garden Grove Business Tax Certificate. Issuance of the Tax Certificate is not an endorsement nor certification of compliance with other ordinances or laws.

I hereby certify under penalty of perjury that I have read and understand the above statement, and that the information provided above is true and correct to the best of my knowledge and ability.

Signature: TRACY MINISTRANG VII Title: _____ Date: 11/13/07
 Print Name: TRACY MINISTRANG VII Print Title: _____

APPENDIX D
ONE-MILE RADIUS REGULATORY DATABASE REPORT



Prepared by:

ERS – Environmental Record Search
(800) 377-2430

Site Location:

12591 Harbor Blvd.
Garden Grove, CA 92840
(N 33-46-48, W 117-54-56) NAD83

RecCheck✓

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

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	12591 Harbor Blvd. Garden Grove, CA 92840
Client Project Number:	6907
Coordinates:	N 33-46-48, W 117-54-56 (NAD 83)
ERS Project Number:	2104623665
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Anaheim
Township, Section and Range:	Township: 04S Range: 10W Section: 34 Baseline: San Bernardino
Site Elevation: (feet above mean sea level)	108
Flood Zone: (FEMA Q3 Digital Data)	Panel: 06059C0020E Zone A - Areas of 100-year flooding
Fire Insurance Map Coverage:	No
Date of Report	March 18, 2009

Soil Type: (USGS STATSGO Data)	
BEACHES 1% to 5% slopes, 1% of total	CHINO 0% to 2% slopes, 3% of total
CHINO 0% to 2% slopes, 2% of total	CROPLEY 2% to 5% slopes, 6% of total
DELHI 0% to 2% slopes, 1% of total	DIABLO 4% to 9% slopes, 1% of total
ELDER 0% to 2% slopes, 1% of total	GREENFIELD 2% to 5% slopes, 2% of total
HANFORD 0% to 2% slopes, 17% of total	HANFORD 2% to 5% slopes, 2% of total
HUENEME 0% to 2% slopes, 1% of total	METZ 0% to 2% slopes, 2% of total
RAMONA 2% to 5% slopes, 2% of total	RIVERWASH 0% to 2% slopes, 1% of total
SORRENTO 0% to 2% slopes, 2% of total	SORRENTO 0% to 2% slopes, 7% of total
SORRENTO 0% to 2% slopes, 2% of total	TUJUNGA 0% to 2% slopes, 2% of total
TUJUNGA 0% to 2% slopes, 1% of total	URBAN LAND 0% to 2% slopes, 43% of total
BEACHES 1% to 5% slopes, 1% of total	

In-House Aerial Photos or Historical Topo Maps	
1994 Aerial File:FSXL3124 Rank: 4	1932 USGS Map File:30D0132_AJC Rank: 3
1963 Aerial File:28D63031053 Rank: 2	1963 Aerial File:28D63031054 Rank: 2
1963 Aerial File:28D63031064 Rank: 3	1963 Aerial File:28D63031065 Rank: 4
5/23/38 Aerial File:19D38OC0145 Rank: 4	6/22/38 Aerial File:27D38OC1781 Rank: 3
6/22/38 Aerial File:27D38OC1782 Rank: 3	

KEY TO AERIAL RANK OR HISTORICAL TOPO MAPS

Rank:	Description:
4	The subject site located near center of Aerial or Topographical map.
3	The subject site located towards edge of Aerial or Topographical map.
2	The subject site is likely covered and located near outer edge of Aerial or Topographical map.
1	The subject site is likely covered and located near outer corner of Aerial or Topographical map.

Radon
For County: 0.5% of homes predicted to be over 4 Pico Curies/Liter
For zip code 92840
Number of tests per zip code: 1
Number of tests where radon is > 4 pCi/L: 0
Percentage of test where radon is > 4 pCi/L: 0.00%

HIGH RISK* OCCURRENCES FOUND IN REQUESTED SEARCH RADIUS

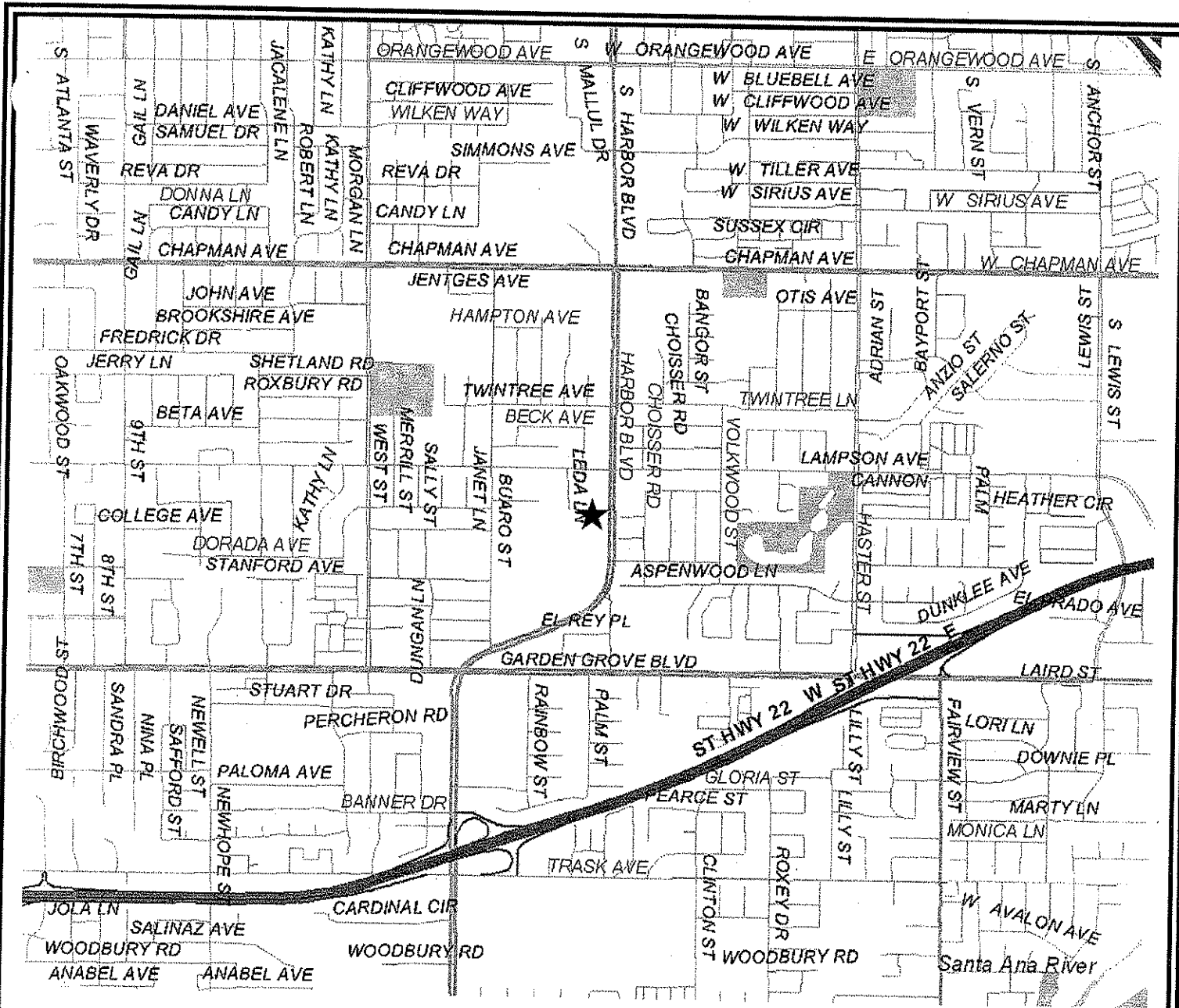
LIST SEARCHED	DISTANCE SEARCHED (IN MILES)	OCCURRENCES FOUND
NPL	1	0
Cal Superfund Active	1	0
Cal State Response Active	1	0
CERCLIS	0.5	0
Cal Military Active	1	0
LUST-Open	0.5	1
Cal VCP Active	0.5	0
SLIC-Open	0.5	0
Cal School Active	0.5	0
Cal Eval-Hist	0.5	0

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

LISTED OCCURRENCE SUMMARY

LIST SEARCHED	DISTANCE SEARCHED	0.125	0.25	0.5	1.0	TOTAL
NPL	1	0	0	0	0	0
Cal Superfund Active	1	0	0	0	0	0
Cal State Response Active	1	0	0	0	0	0
CERCLIS	0.5	0	0	0	-	0
Cal Military Active	1	0	0	0	0	0
LUST-Open	0.5	1	0	0	-	1
Cal VCP Active	0.5	0	0	0	-	0
SLIC-Open	0.5	0	0	0	-	0
Cal School Active	0.5	0	0	0	-	0
Cal Superfund Other	1	0	0	0	0	0
Cal State Response Other	0.5	0	0	0	-	0
Cal School Other	0.5	0	0	0	-	0
Cal VCP Other	0.5	0	0	0	-	0
Cal Military Other	1	0	0	0	0	0
Cal Eval-Hist	0.5	0	0	0	-	0
SWIS	0.5	0	0	0	-	0
Cal Superfund NFA	1	0	0	0	0	0
RCRA-COR	1	0	0	0	0	0
Cal VCP NFA	0.5	0	0	0	-	0
RCRA-TSD	0.5	0	0	0	-	0
Controls-CA	0.5	0	0	0	-	0
Cal State Response NFA	0.5	0	0	0	-	0
Cal Military NFA	0.5	0	0	0	-	0
Cal School NFA	0.5	0	0	0	-	0
Cal Eval-Hist	0.5	0	0	0	-	0

NFA						
Tribal-LUST-Closed	0.5	0	0	0	-	0
Tribal-UST	0.125	0	-	-	-	0
Tribal-LUST-Open	0.5	0	0	0	-	0
OGW	0.25	0	0	-	-	0
ERNS	0.125	0	-	-	-	0
CERCLIS-Archived	0.5	0	0	0	-	0
LUST-Closed	0.5	0	0	0	-	0
SLIC-Closed	0.5	0	0	0	-	0
UST	0.125	0	-	-	-	0
Hist-UST	0.125	0	-	-	-	0
RCRA	0.125	0	-	-	-	0
HWIS-CA	0.125	3	-	-	-	3



SITE LOCATION STREET MAP

Approximate Scale: 1: 24000



PHASE ONE INC.

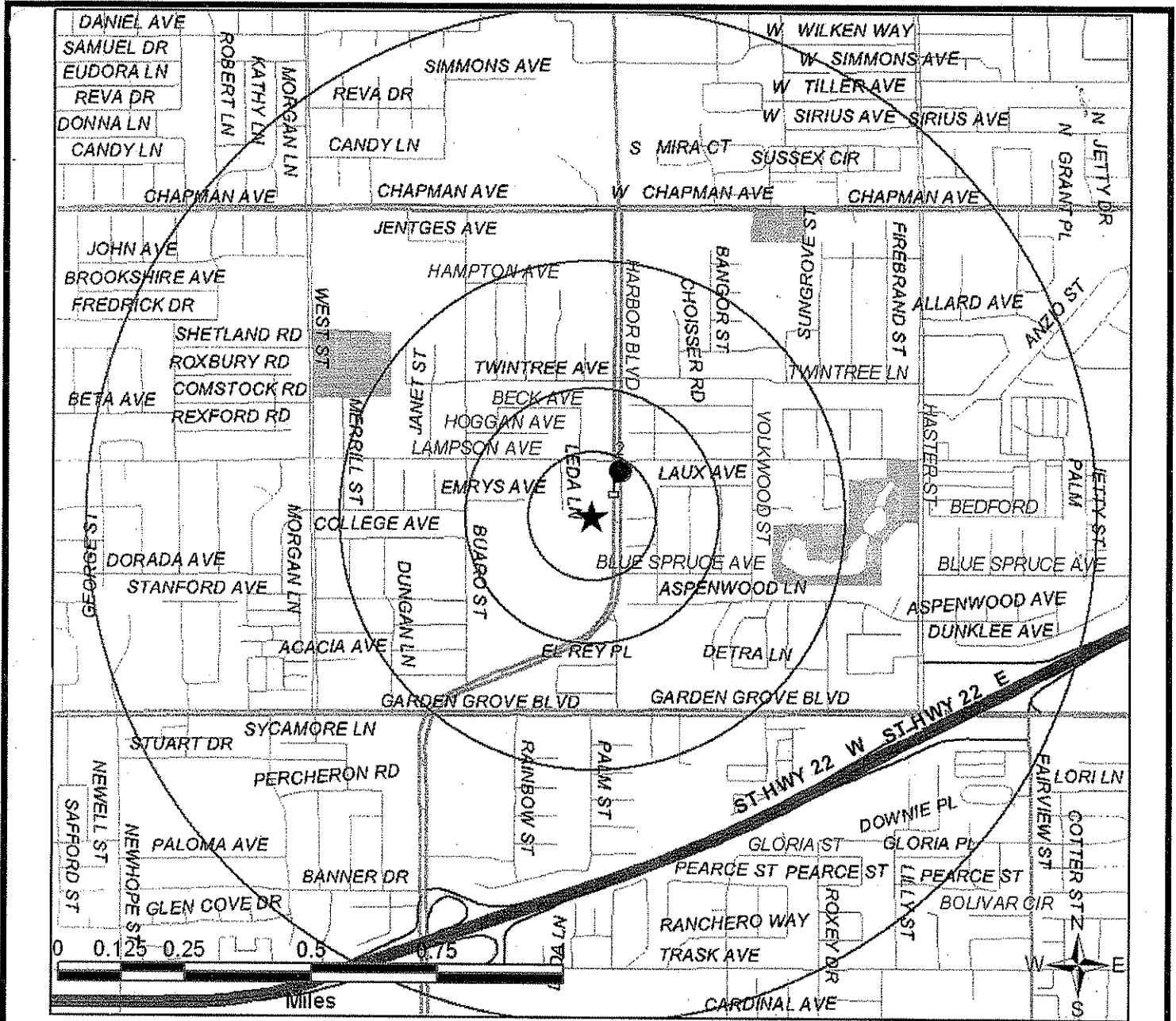
12591 Harbor Blvd.
Garden Grove, CA 92840

FIGURE:

JOB: 6907

DATE: 3/19/2009

1-MILE RADIUS STREET MAP W/OCCURENCES

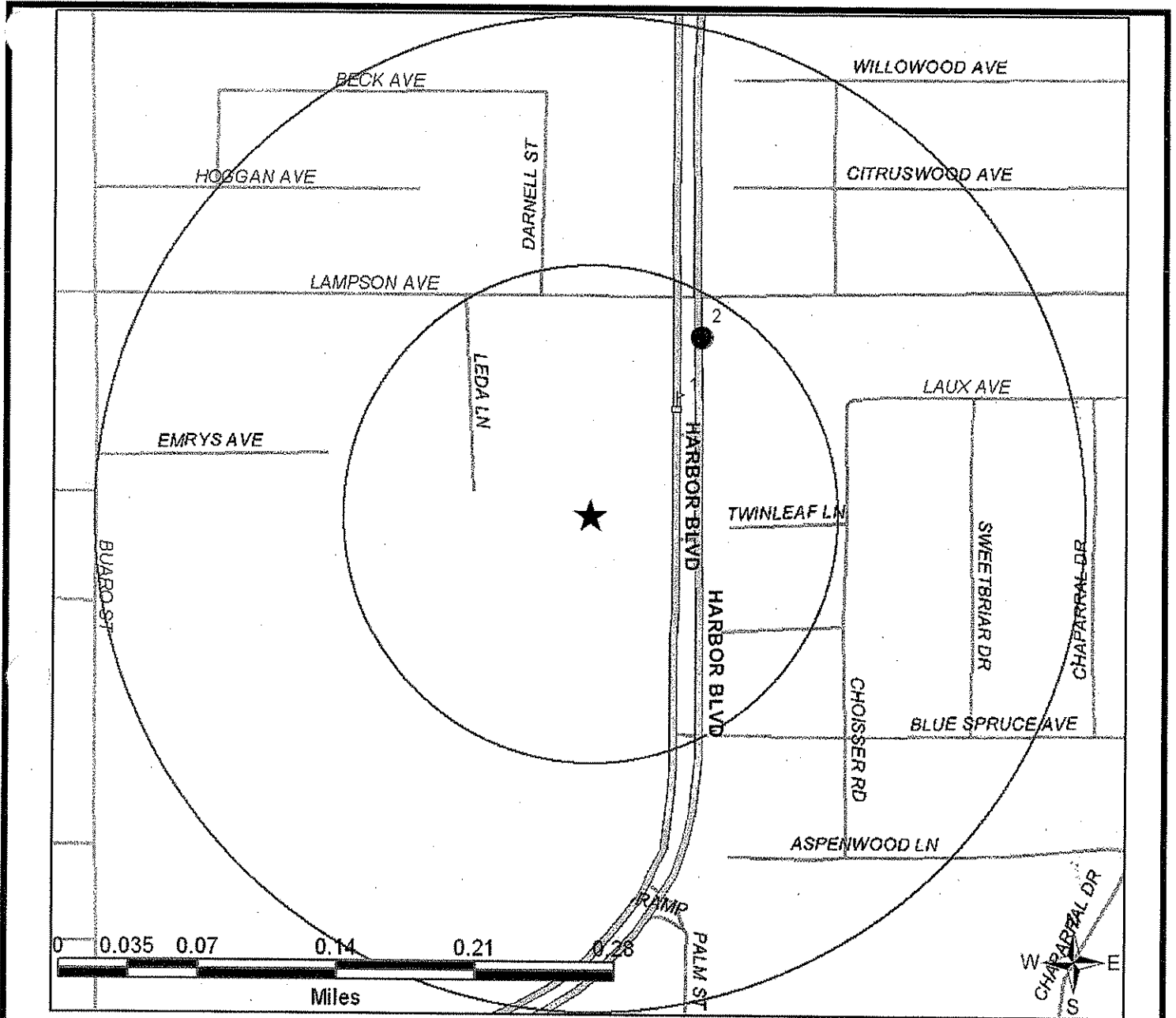


Legend

- | | | | | |
|-----------------------------|----------------------------|--------------------------|----------------------|---------------|
| ● Cal Superfund Active | ▲ SLIC-Open | ⊙ SWS | ⊙ Cal Military NFA | ⊙ LUST-Closed |
| ◆ NPL | ⊙ Cal Superfund Other | ⊙ Cal Superfund NFA | ⊙ Cal School NFA | ▲ SLIC-Closed |
| ● CERCLIS | ● Cal School Active | ▲ RCRA-COR | ⊙ Tribal-LUST-Closed | ⊙ UST |
| ● Cal State Response Active | ⊙ Cal State Response Other | ⊙ Cal VCP NFA | ⊙ Tribal-UST | ⊙ Hist-UST |
| ● Cal Military Active | ⊙ Cal VCP Other | ⊙ RCRA-TSD | ⊙ Tribal-LUST-Open | ⊙ RCRA |
| ● LUST-Open | ⊙ Cal Military Other | ⊙ Controls-CA | ⊙ OGW | ⊙ HWS-CA |
| ● Cal VCP Active | ⊙ Cal School Other | ⊙ Cal State Response NFA | ⊙ ERNS | |
| | ● Cal Eval-Hist | ⊙ Cal Eval-Hist NFA | ⊙ CERCLIS-Archived | |

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

1/4-MILE RADIUS STREET MAP W/OCCURRENCES

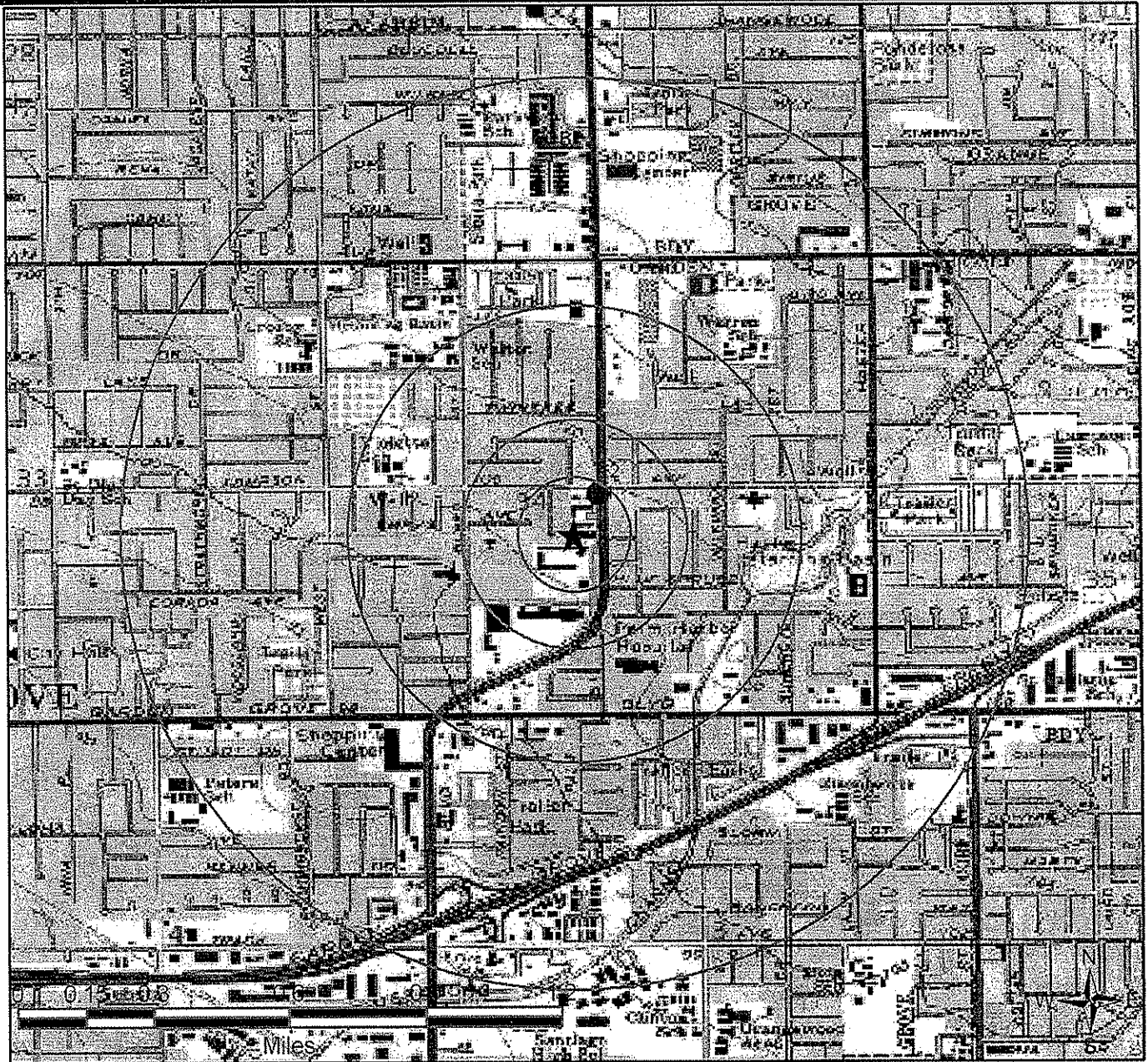


Legend

- | | | | | |
|-----------------------------|----------------------------|--------------------------|----------------------|---------------|
| ● Cal Superfund Active | ▲ SLIC-Open | ⬢ SWS | ⊗ Cal Military NFA | ⊙ LUST-Closed |
| ◆ NPL | ⊙ Cal Superfund Other | ⊙ Cal Superfund NFA | ⊙ Cal School NFA | ▲ SLIC-Closed |
| ● CERCLIS | ● Cal School Active | ▲ RCRA-COR | ⊙ Tribal-LUST-Closed | ⊙ UST |
| ● Cal State Response Active | ⊙ Cal State Response Other | ⊙ Cal VCP NFA | ⊙ Tribal-UST | ⊗ Hist-UST |
| ● Cal Military Active | ⊙ Cal VCP Other | ⊙ RCRA-TSD | ⊙ Tribal-LUST-Open | ⊙ RCRA |
| ● LUST-Open | ⊙ Cal Military Other | ⊙ Controls-CA | ⊙ OGW | ⊙ HWS-CA |
| ● Cal VCP Active | ⊙ Cal School Other | ⊙ Cal State Response NFA | ⊙ ERNS | |
| | ● Cal Eval-Hist | ⊙ Cal Eval-Hist NFA | ⊙ CERCLIS-Archived | |

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

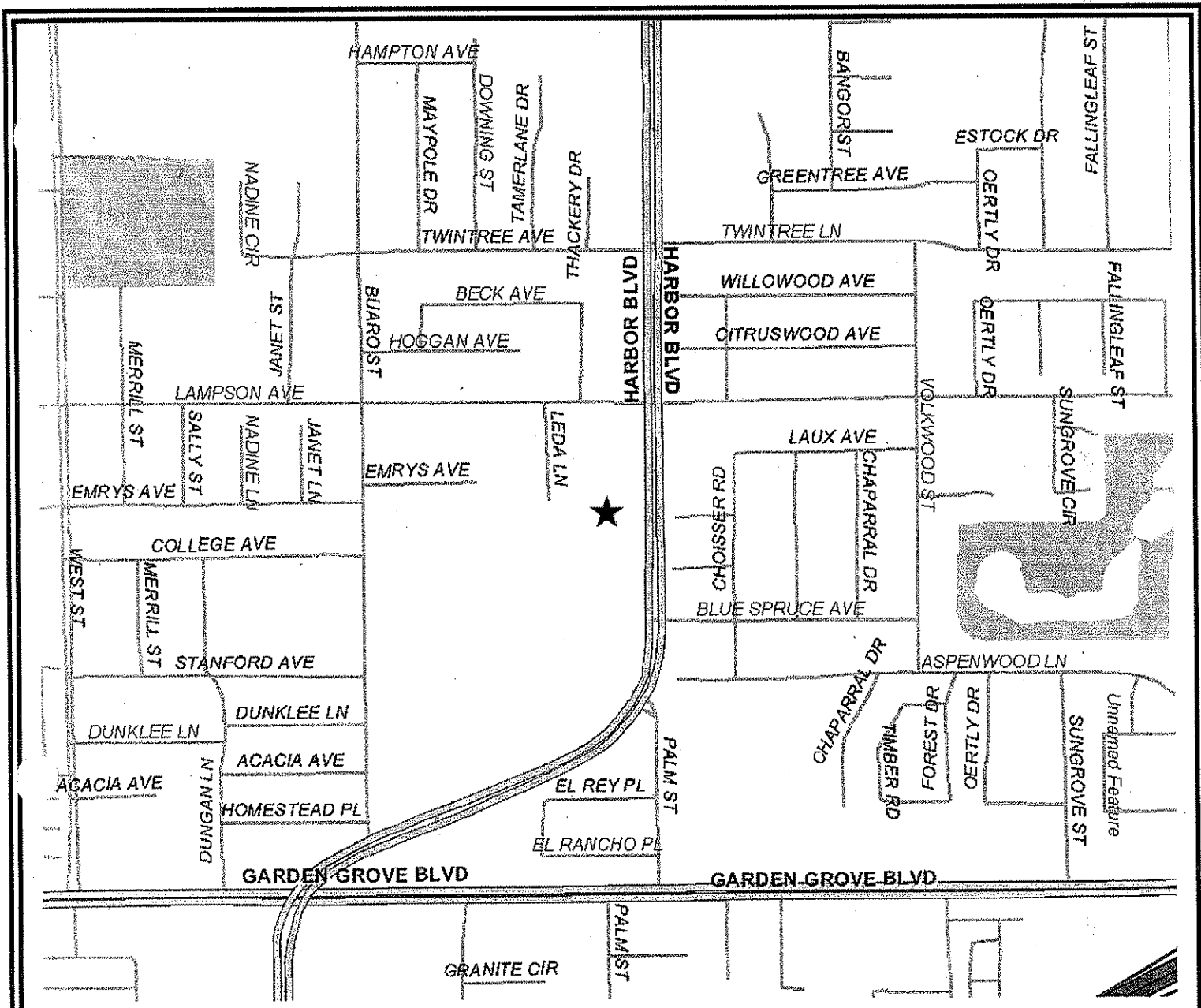
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES



Legend

● Cal Superfund Active	▲ SLIC-Open	⬢ SWIS	⊗ Cal Military NFA	⊙ LUST-Closed
◆ NPL	⊙ Cal Superfund Other	⊙ Cal Superfund NFA	⊙ Cal School NFA	▲ SLIC-Closed
● CERCLIS	● Cal School Active	▲ RCRA-COR	⊙ Tribal-LUST-Closed	⊙ UST
● Cal State Response Active	⊙ Cal State Response Other	⊙ Cal VCP NFA	⊙ Tribal-LUST	⊗ Hist-UST
● Cal Military Active	⊙ Cal VCP Other	⬢ RCRA-TSD	⊙ Tribal-LUST-Open	⊙ RCRA
● LUST-Open	⊙ Cal Military Other	⊙ Controls-CA	⊕ OGW	⊙ HWIS-CA
● Cal VCP Active	⊙ Cal School Other	⊙ Cal State Response NFA	△ ERNS	
	● Cal Eval-Hist	⊙ Cal Eval-Hist NFA	⊙ CERCLIS-Archived	

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



1/2-MILE RADIUS STREET MAP

Showing all Street Names
 Within a 1/2-mile Radius
 Approximate Scale: 1: 7000



PHASE ONE INC.

12591 Harbor Blvd.
 Garden Grove, CA 92840

FIGURE:
 JOB: 6907
 DATE: 3/19/2009

LISTED OCCURRENCE DETAILS

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.07 miles NE	108 ft (0 ft higher than site)	1
SITE NAME				AGENCY ID#
BATUTA PHOTO LAB				CAL000153146
ADDRESS			CITY	ZIP
12531 HARBOR BLVD, STE H			GARDEN GROVE	92640
DETAILS				
Year: 1998 CAT_DESC: Photochemicals/photoprocessing waste CODE_VALUE_DESC: RECYCLER TONS: 0.1				

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-Open	Remediation Underway	0.1 miles NE	108 ft (0 ft higher than site)	2
SITE NAME				AGENCY ID#
ARCO #5202				T0605901648
ADDRESS			CITY	ZIP
12502 HARBOR			GARDEN GROVE	92840

DETAILS

Case Number: 083002249T
 Lead Agency: LOCAL AGENCY
 Local Case Number: 93UT047
 Discovered: 1993-05-20
 Stop Date: 9999-09-09
 Leak Confirmed: 1993-03-25
 Preliminary Site Assessment Workplan Submitted: 1993-05-20
 Preliminary Site Assessment Underway: 1993-09-01
 Pollution Characterization Underway: 1993-12-10
 Remediation Workplan (Corrective Action Plan) Submitted: 1999-11-10
 Remediation Underway: 2003-02-18
 Case Type: Other Groundwater affected (uses other than drinking water)
 Substance released: "Gasoline-Automotive (motor gasoline and additives), leaded & unleaded"
 Field Points: B-10 ,B-11 ,B-12 ,B-13 ,B-3 ,B-5 ,B-6 ,B-7 ,B-8 ,B-9 ,CPT-1d ,CPT-1s ,CPT-4d ,CPT-4s ,QCTB ,SV-2d ,SV-2s
 ENFRCTYPE: SEL
 HOWDISCOVER: UM
 HOWSTOPPED: RPP
 LEAKCAUSE: U
 LEAKSOURCE: D
 REPORTDATE: 1993-05-20 00:00:00
 COUNTY: 30
 REGBOARD: 08
 STATUS: 7
 SUB: 8006619
 RP: BOBBY LU
 RADDRESS: 6 CENTERPOINTE DRIVE
 PROGRAM: LUST
 MTBECNTS: 0
 MTBEFUEL: 1
 MTBE_TESTED: YES
 STAFF: VJB
 LSTAFF: KL
 LEADAGENCY: L
 LOCLAGENCY: 30000L
 BENEFICIAL_USE: MUN
 SUBQTY: 0
 DISTANCE: 0
 MTBECLASS: *

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.1 miles NE	108 ft (0 ft higher than site)	2
SITE NAME				AGENCY ID#
ARCO PRODUCTS COMPANY				CAL000032592
ADDRESS		CITY		ZIP
12502 HARBOR BLVD		GARDEN GROVE		92640

DETAILS

Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.46
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.83
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.83
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.7
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.45
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 1.38
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.95
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.68
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.22
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.48
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.81
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.62
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.72
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.47
Year: 2002

CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.41
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.56
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.57
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.8
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.73
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.84
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.85
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.5
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.68
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.67
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.49
Year: 2002
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.72
Year: 2001
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 23.89
Year: 2001
CAT_DESC: Tank bottom waste
CODE_VALUE_DESC: RECYCLER
TONS: 3.12
Year: 2000
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 22.52
Year: 1999
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 20.4102
Year: 1998
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 10.3446

Year: 1997
 CAT_DESC: Aqueous solution with total organic residues less than 10 percent
 CODE_VALUE_DESC: RECYCLER
 TONS: 3.3939
 Year: 1996
 CAT_DESC: Aqueous solution with total organic residues less than 10 percent
 CODE_VALUE_DESC: RECYCLER
 TONS: 3.536
 Year: 1995
 CAT_DESC: Aqueous solution with total organic residues less than 10 percent
 CODE_VALUE_DESC: RECYCLER
 TONS: 3.9405
 Year: 1995
 CAT_DESC: Waste oil and mixed oil
 CODE_VALUE_DESC: RECYCLER
 TONS: 0.1959
 Year: 1994
 CAT_DESC: Unspecified oil-containing waste
 CODE_VALUE_DESC: TREATMENT, TANK
 TONS: 0.5003
 Year: 1994
 CAT_DESC: Aqueous solution with total organic residues less than 10 percent
 CODE_VALUE_DESC: RECYCLER
 TONS: 0.9548
 Year: 1994
 CAT_DESC: Unspecified oil-containing waste
 CODE_VALUE_DESC: TREATMENT, TANK
 TONS: 0.0625
 Year: 1993
 CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
 CODE_VALUE_DESC: RECYCLER
 TONS: 0.5421
 Year: 1993
 CAT_DESC: Unspecified oil-containing waste
 CODE_VALUE_DESC: RECYCLER
 TONS: 3.5445

LIST	STATUS	DISTANCE	ELEVATION	MAP ID
HWIS-CA	Listed	0.1 miles NE	108 ft (0 ft higher than site)	2
SITE NAME				AGENCY ID#
BP WEST COAST PRODUCTS LLC 05202				CAL000261042
ADDRESS			CITY	ZIP
12502 HARBOR BLVD			GARDEN GROVE	92640

DETAILS

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.6

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 1.32

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: RECYCLER
TONS: 0.62

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.88

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.75

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.02

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.48

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.3

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 0.72

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 0.54

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
TONS: 1.36

RECORD SOURCES SEARCHED

NPL

National Priorities List

Description: The National Priorities List is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/21/2009

Date last checked: 12/27/2008

Distance searched: 1 mile

Sites:

None Found

Cal Superfund Active

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Federal Superfund sites are Identified sites where the U.S. EPA proposed, listed, or delisted a site on the National Priorities List (NPL). The list of sites is developed and maintained by U.S. EPA, which typically has primary regulatory oversight for the sites listed on the NPL.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 1 mile

Sites:

None Found

Cal State Response Active

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons

to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 1 mile

Sites:

None Found

CERCLIS

Comprehensive Environmental Response, Compensation, and Liability Information System

Description: CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/5/2009

Date last checked: 12/16/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal Military Active

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Military sites include open and closed bases and Former Used Defense Sites.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 1 mile

Sites:

None Found

LUST-Open

Leaking Underground Storage Tanks, Open Cases

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites is those that have not yet been updated as having been closed and now have a status of Case Open.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.5 miles

Sites:

ARCO #5202

Underway

MapID: 2 Remediation

Cal VCP Active

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

SLIC-Open

The Spills, Leaks, Investigation & Cleanup, Open Cases

Description: The Spills, Leaks, Investigation & cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. This program is not restricted to particular pollutants or environments; rather, the program covers all types of pollutants (such as solvents, petroleum fuels, and heavy metals) and all environments (including surface and water, groundwater, and the vadose zone). Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional water bodies, the Regional Board oversees site investigation and corrective action. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures For Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal School Active

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. School sites are Identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal Superfund Other

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Federal Superfund sites are Identified sites where the U.S. EPA proposed, listed, or delisted a site on the National Priorities List (NPL). The list of sites is developed and maintained by U.S. EPA, which typically has primary regulatory oversight for the sites listed on the NPL.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 1 mile

Sites:

None Found

Cal State Response Other**Full**

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal School Other**Full**

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. School sites are Identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal VCP Other

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal Military Other

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Military sites include open and closed bases and Former Used Defense Sites.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 1 mile

Sites:

None Found

Cal Eval-Hist

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites.

Evaluation sites are identified suspected, but unconfirmed, contaminated sites that need or have gone through a limited investigation and assessment process. Historical sites are Identified sites from an older database where no site type was identified.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

SWIS

Solid Waste Information System

Description: The Solid Waste Information System (SWIS) database 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.

Agency: CA Integrated Waste Management Board

Phone Number: 9163416320

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal Superfund NFA

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Federal Superfund sites are Identified sites where the U.S. EPA proposed, listed, or delisted a site on the National Priorities List (NPL). The list of sites is developed and maintained by U.S. EPA, which typically has primary regulatory oversight for the sites listed on the NPL.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 1 mile

Sites:

None Found

RCRA-COR

Resource Conservation and Recovery Act - Corrective Actions (CORRACTS)

Description: In 1965, to encourage environmentally sound methods for disposal of household, municipal, commercial, and industrial refuse, Congress passed the first federal law to require safeguards on these activities, the Solid Waste Disposal Act. Congress amended this law in 1976 by passing the Resource Conservation and Recovery Act (RCRA) (pronounced "Ric-ra"). The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

EPA estimates that between 50 and 70 percent of all TSDFs have some degree of environmental contamination requiring detailed investigation and perhaps cleanup. Under

a program entitled Corrective Action, EPA has the statutory authority to require permitted and interim status TSDFs to clean up hazardous waste contamination.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/4/2009

Date last checked: 12/16/2008

Distance searched: 1 mile

Sites:

None Found

Cal VCP NFA

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

RCRA-TSD

Resource Conservation and Recovery Act - Treatment, Storage, and Disposal sites

Description: In 1965, to encourage environmentally sound methods for disposal of household, municipal, commercial, and industrial refuse, Congress passed the first federal law to require safeguards on these activities, the Solid Waste Disposal Act. Congress amended this law in 1976 by passing the Resource Conservation and Recovery Act (RCRA) (pronounced "Ric-ra"). The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Treatment, Storage and Disposal Facility - Facilities that receive hazardous waste from generators or other facilities for treatment, storage or disposal of waste are known as TSDFs.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346
Date last updated: 1/4/2009
Date last checked: 12/16/2008
Distance searched: 0.5 miles
Sites:
None Found

Controls-CA

Calsites with Deed Restrictions or other Controls

Description: A deed restricted site is a property where DTSC has placed limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site. The DTSC Site Mitigation and Brownfield's 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 deed restrictions that are active. Some sites have multiple deed restrictions. Not all deed restrictions are available at this time.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control
Phone Number: 9162553745
Date last updated: 11/29/2008
Date last checked: 11/19/2008
Distance searched: 0.5 miles
Sites:
None Found

Cal State Response NFA

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. State Response Sites are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control
Phone Number: 9163233400
Date last updated: 12/17/2008
Date last checked: 11/29/2008
Distance searched: 0.5 miles
Sites:
None Found

Cal Military NFA

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. Military sites include open and closed bases and Former Used Defense Sites.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal School NFA

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites. School sites are Identified as proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. All proposed school sites that will receive State funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under DTSC's oversight.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Cal Eval-Hist NFA

Full

Description: The Department of Toxic Substances Control's (DTSC's) EnviroStor database is an online search and Geographic Information System (GIS) tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose or transfer (TSDTF) hazardous waste. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List (NPL)); State Response, including Military Facilities and Stateuperfund; Voluntary Cleanup; and School sites. The EnviroStor database replaced a former database, referred to as, "the Site Mitigation and Brownfields Reuse Program (SMBRP) database, also known as CalSites.

Evaluation sites are identified suspected, but unconfirmed, contaminated sites that need or have gone through a limited investigation and assessment process. Historical sites are Identified sites from an older database where no site type was identified.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9163233400

Date last updated: 12/17/2008

Date last checked: 11/29/2008

Distance searched: 0.5 miles

Sites:

None Found

Tribal-LUST-Closed

Tribal Leaking Underground Storage Tanks

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/4/2009

Date last checked: 12/16/2008

Distance searched: 0.5 miles

Sites:

None Found

Tribal-UST

Tribal Underground Storage Tanks

Description: Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/4/2009

Date last checked: 12/16/2008

Distance searched: 0.125 miles

Sites:

None Found

Tribal-LUST-Open

Tribal Leaking Underground Storage Tanks

Description: Leaking Underground Storage Tanks on Native American Land identified by the United States Environmental Protection Agency.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/4/2009

Date last checked: 12/16/2008

Distance searched: 0.5 miles

Sites:

None Found

OGW

California Oil and Gas Wells

Description: The Division of Oil, Gas, and Geothermal Resources (DOGGR) was formed in 1915 to address the needs of the state, local governments, and industry by regulating statewide oil and gas activities with uniform laws and regulations. The Division supervises the drilling, operation, maintenance, and plugging and abandonment of onshore and offshore oil, gas, and geothermal wells, preventing damage to: (1) life, health, property, and natural resources; (2) underground and surface waters suitable for irrigation or domestic use; and (3) oil, gas, and geothermal reservoirs.

Agency: California Department of Conservation, Division of Oil, Gas & Geothermal Resources

Phone Number: 9163231779

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.25 miles

Sites:

None Found

ERNS

Emergency Response Notification System

Description: The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. In addition to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operations center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria.

Agency: National Response Center

Phone Number: 8004248802

Date last updated: 12/31/2008

Date last checked: 12/6/2008

Distance searched: 0.125 miles

Sites:

None Found

CERCLIS-Archived

CERCLIS sites that have been archived (NFRAP)

Description: The Archive designation means that assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority by listing it on the National Priorities List (NPL). No further remedial action is planned for these sites under the Superfund Program.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/5/2009

Date last checked: 12/16/2008

Distance searched: 0.5 miles

Sites:

None Found

LUST-Closed

Leaking Underground Storage Tanks, Closed Cases

Description: The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. This subset of sites is those that have received closure and now have a status of Case Closed.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.5 miles

Sites:

None Found

SLIC-Closed

The Spills, Leaks, Investigation & Cleanup, Closed Cases

Description: The Spills, Leaks, Investigation & cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. This program is not restricted to particular pollutants or environments; rather, the program covers all types of pollutants (such as solvents, petroleum fuels, and heavy metals) and all environments (including surface and water, groundwater, and the vadose zone). Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional water bodies, the Regional Board oversees site investigation and corrective action. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures For Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304.

Agency: CA State Water Resources Control Board (Spills, Leaks, Investigation & cleanup Program)

Phone Number: 2135766717

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.5 miles

Sites:

None Found

UST

Underground Storage Tanks

Description: The California State Water Resources Control Board keeps this list of registered underground storage tanks.

Agency: CA State Water Resources Control Board, Underground Storage Tank Program

Phone Number: 9163415808

Date last updated: 11/28/2008

Date last checked: 11/19/2008

Distance searched: 0.125 miles

Sites:

None Found

Hist-UST

Historical Underground Storage Tanks

Description: The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.

Agency: California State Water Resources Control Board

Phone Number: 9163415851

Date last updated: 11/28/2008

Date last checked: 11/8/2008

Distance searched: 0.125 miles

Sites:

None Found

RCRA

Resource Conservation and Recovery Act

Description: In 1965, to encourage environmentally sound methods for disposal of household, municipal, commercial, and industrial refuse, Congress passed the first federal law to require safeguards on these activities, the Solid Waste Disposal Act. Congress amended this law in 1976 by passing the Resource Conservation and Recovery Act (RCRA) (pronounced "Ric-ra"). The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner.

Agency: United States Environmental Protection Agency

Phone Number: 8004249346

Date last updated: 1/5/2009

Date last checked: 12/16/2008
Distance searched: 0.125 miles
Sites:
None Found

HWIS-CA

Hazardous Waste Information Summary

Description: The Hazardous Waste Summary Report (formerly the Tanner Report) is prepared from data extracted from the copies of hazardous waste manifests received each year by DTSC. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Agency: CA Environmental Protection Agency, Department of Toxic Substances Control

Phone Number: 9162553745

Date last updated: 11/27/2008

Date last checked: 11/8/2008

Distance searched: 0.125 miles

Sites:

BATUTA PHOTO LAB

MapID: 1 Listed

ARCO PRODUCTS COMPANY

MapID: 2 Listed

BP WEST COAST PRODUCTS LLC 05202

MapID: 2 Listed

OCCURRENCES NOT MAPPED

The following occurrences were not mapped due to various reasons mostly resulting from incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the subject site. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

No unplottable sites requested.

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The data presented in this report should only be interpreted by an experienced environmental professional that completely understands the potential inaccuracy of the data, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented.

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APPENDIX E
SAMPLING AND ANALYSIS DOCUMENTS

APPENDIX F
INTERVIEW NOTES

USER QUESTIONNAIRE
12591 HARBOR BLVD., GARDEN GROVE, CA

JOB# 6907 TODAY'S DATE: 3/9/09
INTERVIEWEE NAME: Carlos Marquez COMPANY: City of Garden Grove
TITLE: Real Property Agent PHONE: 714-741-5131
ADDRESS: 11222 Acacia Pkwy, Garden Grove, CA 92842
CURRENT OWNER OF SITE: Estor, Leon HOW LONG AS OWNER: ?
OWNER'S PHONE # 30-888-8899
PREVIOUS OWNER OF SITE: ? HOW LONG AS OWNER: ?
PREVIOUS OWNER'S PHONE # ?
CURRENT SITE MANAGER: same as above HOW LONG AS MANAGER: ?
SITE MANAGER'S PHONE # same as above
PREVIOUS SITE MANAGER: ? HOW LONG AS MANAGER: ?
PREVIOUS SITE MANAGER'S PHONE # _____

SITE ADDRESS: (address/city/state/zip) 12591 Harbor Blvd, Garden Grove, CA

SITE NAME: Handsign Furniture Store

PROPOSED PROPERTY USE: ~~Bar/Restaurant~~ Hotel/Restaurant Development

1. WHAT IS THE PURPOSE OF THIS PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT (Property Sale, Refinancing, Bank Loan, etc.)? Purchase
2. WHAT IS/WAS THE PURCHASE PRICE OF THE SUBJECT PROPERTY? (Current Purchase Price of the property, NOT the original purchase price) \$2225,000
3. WHAT IS THE FAIR MARKET VALUE (FMV) OF THE SUBJECT PROPERTY?
\$ 2,225,000
4. IF THERE IS A DIFFERENCE BETWEEN THE PURCHASE PRICE AND THE FMV, IS IT DUE TO CONTAMINATION, THE PRESENCE OF RELEASES OF HAZARDOUS SUBSTANCES, THREATENED RELEASES OF POLLUTANTS, CONTAMINANTS, PETROLEUM, PETROLEUM PRODUCTS, OR CONTROLLED SUBSTANCES?
NONE
5. ARE YOU AWARE OF ANY ACTIVITY OR LAND USE LIMITATIONS, ENGINEERING CONTROLS, INSTITUTIONAL CONTROLS, ENVIRONMENTAL LIENS, OR OTHER RESTRICTIONS THAT HAVE BEEN PLACED ON THE PROPERTY RELATING TO HAZARDOUS MATERIALS OR PETROLEUM PRODUCTS?
 YES NO
IF YES, WHAT? _____
6. DO YOU HAVE ANY SPECIALIZED KNOWLEDGE OF THE SUBJECT PROPERTY AND SURROUNDING AREAS THAT IS MATERIAL TO RECOGNIZED ENVIRONMENTAL CONDITIONS, IN CONNECTION WITH THE SUBJECT PROPERTY?
 YES NO
IF YES, WHAT? _____

Completed By Carlos Marquez

SITE INTERVIEW
12591 Harbor Blvd. , Garden Grove

#PI01

JOB# 6907 TODAY'S DATE: MAR 5 2009

INTERVIEWEE NAME: LEON ELSTER COMPANY: LEON ELSTER INC

TITLE: PRESIDENT/TRUSTEE PHONE: 310-888-8899

ADDRESS: 9201 WILSHIRE BL. #109 BEVERLY HILLS CA. 90210

RELATIONSHIP TO SUBJECT PROPERTY (CHECK ALL THAT APPLY):
 OWNER PREVIOUS OWNER SITE MANAGER PREVIOUS SITE MANAGER
 OCCUPANT OTHER _____

OF YEARS RELATIONSHIP HAS EXISTED: 12

CURRENT OWNER OF SITE: LEON ELSTER INC HOW LONG AS OWNER: 12

OWNER'S PHONE # 310-888-8899

PREVIOUS OWNER OF SITE: _____ HOW LONG AS OWNER: _____

PREVIOUS OWNER'S PHONE # _____

CURRENT SITE MANAGER: LEON ELSTER HOW LONG AS MANAGER: 12

SITE MANAGER'S PHONE # 310-888-8899

PREVIOUS SITE MANAGER: _____ HOW LONG AS MANAGER: _____

PREVIOUS SITE MANAGER'S PHONE # _____

SITE ADDRESS: (address/city/state/zip) 12591 HARBOR BLVD GARDEN GROVE CA

PREVIOUS STREET NAMES/ADDRESSES: _____

SITE NAME: _____ SITE PARCEL #(S) APN 231-441-40

LEASED OR SUBLEASED BUILDINGS OR SPACE: ONE

GENERAL BUSINESS TYPE/PRESENT PROPERTY USE: RETAIL CLOTHING

PROPOSED PROPERTY USE, if known: RETAIL STORE

1. FOR WHAT TYPE OF TRANSACTION IS THIS PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT BEING CONDUCTED (Property Sale, Refinancing, Bank Loan, etc.)?

2. WHAT IS/WAS THE PURCHASE PRICE OF THE SUBJECT PROPERTY? (Current Purchase Price of the property, NOT the original purchase price) 2,250,000
3. WHAT IS THE FAIR MARKET VALUE (FMV) OF THE SUBJECT PROPERTY? 2,250,000
4. IF THERE IS A DIFFERENCE BETWEEN THE PURCHASE PRICE AND THE FMV, IS IT DUE TO CONTAMINATION, THE PRESENCE OF RELEASES OF HAZARDOUS SUBSTANCES, THREATENED RELEASES OF POLLUTANTS, CONTAMINANTS, PETROLEUM, PETROLEUM PRODUCTS, OR CONTROLLED SUBSTANCES?

5. ARE YOU AWARE OF ANY ACTIVITY OR LAND USE LIMITATIONS, ENGINEERING CONTROLS, INSTITUTIONAL CONTROLS, ENVIRONMENTAL LIENS, OR OTHER RESTRICTIONS THAT HAVE BEEN PLACED ON THE PROPERTY RELATING TO HAZARDOUS MATERIALS OR PETROLEUM PRODUCTS?

SITE INTERVIEW
12591 Harbor Blvd. , Garden Grove

#PI01

YES NO
 IF YES, WHAT? No

6. DO YOU HAVE ANY SPECIALIZED KNOWLEDGE OF THE SUBJECT PROPERTY AND SURROUNDING AREAS THAT IS MATERIAL TO RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THE SUBJECT PROPERTY?

YES NO
 IF YES, WHAT? No

TOTAL # OF BUILDINGS OR STRUCTURES: 1 GRAND TOTAL SQ. FOOTAGE: 8000

IF APARTMENTS, OFFICE SUITES, ETC. HOW MANY TOTAL UNITS: 1

	<u>Use</u>	<u>Date Built</u>	<u># of Stories</u>	<u># Units/Offices</u>	<u>Square Footage</u>
Building #1	<u>RETAIL STORE</u>		<u>1</u>		<u>8000</u>
Building #2					
Building #3					
Building #4					
Building #5					
Building #6					

PAST PROPERTY USES (include dates) FURNITURE STORE RETAIL COMIC BOOKS CLOTHING

PROPERTY STATUS AT TIME OF CONSTRUCTION (vacant? prior bldgs. demo'ed?) _____

LOT SIZE (ACREAGE): .60 GROUNDWATER DEPTH/FLOW DIRECTION: UNKNOWN

POTABLE WATER SUPPLY: Private Wells Municipal: Supplier GARDEN GROVE

SEWAGE DISPOSAL: Septic System Municipal: Supplier GARDEN GROVE

AGE OF SEWER LINES/SYSTEM: UNKNOWN

MEANS OF HEATING/COOLING (gas, electric, heating oil, radiators/steam boilers) GAS - ELECTRIC

FUEL SOURCE FOR HEATING/AIR CONDITIONING: SOCAL GAS - EDISON Co

DO YOU HAVE ANY OF THE FOLLOWING: (IF YES, PLEASE FORWARD A COPY):

- YES NO TITLE REPORT / PRELIMINARY TITLE REPORT / CHAIN OF TITLE
- YES NO APPRAISAL REPORT
- YES NO PLOT PLAN SHOWING THE SITE PROPERTY AND ADJACENT BUILDINGS
- YES NO SITE PLAN SHOWING THE INTERIOR WALLS OF THE STRUCTURE(S)
- YES NO AERIAL PHOTOGRAPHS OF THE SITE
- YES NO REGULATORY COMPLIANCE AUDIT REPORTS, GEOTECHNICAL REPORTS, PHASE I ENVIRONMENTAL REPORTS, OR PHASE 2 SUBSURFACE REPORTS, ASBESTOS SURVEY REPORT, PREPARED FOR THE SUBJECT SITE?

SITE INTERVIEW
12591 Harbor Blvd. , Garden Grove

#PI01

**ARE THERE CURRENTLY, OR HAVE THERE BEEN IN THE PAST, ANY
 OF THESE ITEMS ON SITE:**

Y = Yes **IF YES, please indicate as much detail as possible**
 N = No
 ? = Don't Know

Comments, as applicable

QUESTIONS FOR ALL SITES

- | | | |
|----------|--------------------------------------------------------------------------------------------|--|
| <u>N</u> | rivers, creeks, streams, drainage ditches
ponds or lakes | |
| <u>N</u> | fill material (prior to or since construction) | |
| <u>N</u> | storm water drains in parking lots | |
| <u>N</u> | gw wells | |
| <u>N</u> | oil or gas wells | |
| <u>N</u> | hazardous materials (other than janitorial) | |
| <u>N</u> | hazardous wastes: disposal permit? | |
| <u>N</u> | hazardous materials management plan/business plan | |
| <u>N</u> | MSDSs - Material Safety Data Sheets on file? | |
| <u>N</u> | above-ground storage tanks: Permits? | |
| <u>N</u> | underground storage tanks: Permits? | |
| <u>N</u> | vent or fill pipes or access ways indicating a fill pipe
to an underground storage area | |
| <u>N</u> | electrical transformers | |
| <u>N</u> | surface impoundments: Permits? | |
| <u>N</u> | landfills: Permits? | |
| <u>N</u> | belowground lifts | |
| <u>N</u> | agricultural use of property | |

**QUESTIONS FOR SITES THAT STORE or USE HAZARDOUS MATERIALS and/or GENERATE
 HAZARDOUS WASTES (other than janitorial)**

- | | | |
|-------|----------------------------------------------------------|--|
| _____ | storm water management plan | |
| _____ | hazardous waste generator notices or reports | |
| _____ | 55-gallon drums of raw materials or waste | |
| _____ | wastewater discharge points to sewer: wastewater permit? | |
| _____ | wastewater discharge points to river/stream: NPDES? | |
| _____ | clarifiers: Permits? | |
| _____ | sumps: Permits? | |
| _____ | trenches | |
| _____ | floor drains or floor sinks | |
| _____ | community right to know plan | |
| _____ | safety, preparedness/prevention, spill prevention plans | |

ADDITIONAL INFORMATION: _____

SITE INTERVIEW
12591 Harbor Blvd. , Garden Grove

#PI01

ADDITIONAL QUESTIONS	Yes	No	Don't Know
1. Has the subject property been used as any of the following: gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X	
2. Other than stains from parked cars, has there been, or is there any, stained soil of any kind on the subject property?		X	
3. Has there been, or are there any, stained surfaces inside the building on the subject property (concrete or tile floors, etc.)?		X	
4. Other than food preparation, are there any odors associated with operations at the site?		X	
5. Do you know of any notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the subject site, or relating to environmental liens encumbering the subject site?		X	
6. Do you know of any pending, threatened or past <i>litigation or administrative proceedings</i> relevant to hazardous substances or petroleum products in, on, or from the property?		X	
7. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		X	
8. Do you know of any environmental concerns associated with the subject site?		X	
9. Do you know of any environmental concerns on an adjacent or nearby properties?		X	

OTHER NOTES:

Completed By: LEON ELSTER

APPENDIX E
SAMPLING AND ANALYSIS DOCUMENTS

APPENDIX F
INTERVIEW NOTES

USER QUESTIONNAIRE
12591 HARBOR BLVD., GARDEN GROVE, CA

JOB# 6907 TODAY'S DATE: 3/9/09
INTERVIEWEE NAME: Carlos Marquez COMPANY: City of Garden Grove
TITLE: Real Property Agent PHONE: 714-741-5131
ADDRESS: 4222 Acacia Pkwy, Garden Grove, CA 92842
CURRENT OWNER OF SITE: Elster, Leon HOW LONG AS OWNER: ?
OWNER'S PHONE # 30-888-8899
PREVIOUS OWNER OF SITE: ? HOW LONG AS OWNER: ?
PREVIOUS OWNER'S PHONE # ?
CURRENT SITE MANAGER: same as above HOW LONG AS MANAGER: ?
SITE MANAGER'S PHONE # same as above
PREVIOUS SITE MANAGER: ? HOW LONG AS MANAGER: ?
PREVIOUS SITE MANAGER'S PHONE # _____

SITE ADDRESS: (address/city/state/zip) 12591 Harbor Blvd, Garden Grove, CA

SITE NAME: Hundinger Furniture Store

PROPOSED PROPERTY USE: ~~Bar/Restaurant~~ Hotel/Restaurant Development

1. WHAT IS THE PURPOSE OF THIS PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT (Property Sale, Refinancing, Bank Loan, etc.)? Purchase
2. WHAT IS/WAS THE PURCHASE PRICE OF THE SUBJECT PROPERTY? (Current Purchase Price of the property, NOT the original purchase price) \$2,225,000
3. WHAT IS THE FAIR MARKET VALUE (FMV) OF THE SUBJECT PROPERTY?
\$ 2,225,000
4. IF THERE IS A DIFFERENCE BETWEEN THE PURCHASE PRICE AND THE FMV, IS IT DUE TO CONTAMINATION, THE PRESENCE OF RELEASES OF HAZARDOUS SUBSTANCES, THREATENED RELEASES OF POLLUTANTS, CONTAMINANTS, PETROLEUM, PETROLEUM PRODUCTS, OR CONTROLLED SUBSTANCES?
NONE
5. ARE YOU AWARE OF ANY ACTIVITY OR LAND USE LIMITATIONS, ENGINEERING CONTROLS, INSTITUTIONAL CONTROLS, ENVIRONMENTAL LIENS, OR OTHER RESTRICTIONS THAT HAVE BEEN PLACED ON THE PROPERTY RELATING TO HAZARDOUS MATERIALS OR PETROLEUM PRODUCTS?
 YES NO
IF YES, WHAT? _____
6. DO YOU HAVE ANY SPECIALIZED KNOWLEDGE OF THE SUBJECT PROPERTY AND SURROUNDING AREAS THAT IS MATERIAL TO RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THE SUBJECT PROPERTY?
 YES NO
IF YES, WHAT? _____

Completed By Carlos Marquez

APPENDIX G
MISCELLANEOUS INFORMATION

Order Number: 19145 (dn)

Page Number: 1



625 The City Drive, Suite 150, Orange, CA 92868
(714)748-7000

Armando Morales
City of Garden Grove
11222 Acacia Parkway PO Box 3070
Garden Grove, CA 92842
Phone: (714)741-5126
Fax: (714)741-5044

Customer Reference: 231-441-40

Order Number: 19145 (dn)

Title Officer: David Noble
Phone: (714)481-4970
Fax No.: (714)852-4097
E-Mail: dnoble@westernresourcetitle.com

Buyer:
Owner: Stuart A. Elster Trust
Property: **12591 Harbor Boulevard
Garden Grove, CA**

PRELIMINARY REPORT

First American Title Insurance Company

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Western Resources Title Company

Dated as of January 12, 2009 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Leon Elster Inc Defined Benefit Pension Plan and Trust, as to an undivided 50% interest; and Leon Elster, Inc. a California corporation as to an undivided 25% interest; and Stuart A. Elster and Rachel Cherubin Elster, Trustees, Stuart A. Elster and Rachel Cherubin Elster Revocable 2006 Trust, as to an undivided 25% interest

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2008-2009.

First Installment:	\$2,446.08, PAID
Penalty:	\$0.00
Second Installment:	\$2,446.08, OPEN
Penalty:	\$0.00
Tax Rate Area:	18-341
A. P. No.:	231-441-40

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

Although the above supplemental taxes may be a lien, the installments thereof are not yet due or payable.

3. A reservation for roads and incidental purposes over the east 30 feet of said a land as reserved in deed recorded in book 63, page 308, Deeds. (Said 30 feet is within Harbor Boulevard).

Order Number: 19145 (dn)

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4. An easement over all that portion lying within Harbor Boulevard as granted to and dedicated to the County of Orange by documents recorded on October 14, 1926 in Book 681, Page 186, as Instrument No. 20499 on May 12, 1947, May 29, 1948 in Book 1743, Page 131, and March 29, 1955 in Book 3013, Page 206, and November 9, 1959 in Book 4965, Page 241, all of Official Records.
5. An easement for both pole lines, conduits and incidental purposes, recorded as book 5028, page 540 of Official Records.

Affects: a portion of said land

6. Any restrictions covering the future use of the land, as disclosed by a "Ordinance No. 2232", recorded July 16, 1992 as Instrument No. 92-476859 of Official Records, covering the herein described and other land.
7. Rights of parties in possession.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) commercial property known as 12591 Harbor Boulevard, Garden Grove, California.

2. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

A. WITH RESPECT TO A CORPORATION:

- a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
- b. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
- c. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:

- a. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
- b. A full copy of the partnership agreement and any amendments;
- c. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
- d. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:

- a. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 - b. A full copy of the partnership agreement and any amendment;
 - c. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 - d. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
- a. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 - b. A full copy of the partnership agreement and any amendments;
 - c. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
- a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 - c. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of

a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.

- e. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

F. WITH RESPECT TO A TRUST:

- a. A certification pursuant to Section 18500.5 of the California Probate Code in a form satisfactory to the Company.
- b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
- c. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.

G. WITH RESPECT TO INDIVIDUALS:

- a. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

SECTION 12413.1, CALIFORNIA INSURANCE CODE, COMMONLY KNOWN AS ASSEMBLY BILL 512, BECAME EFFECTIVE JANUARY 1, 1990. THIS LEGISLATION DEALS WITH THE DISBURSEMENT OF FUNDS DEPOSITED WITH ANY TITLE ENTITY ACTING IN AN ESCROW OR SUBESCROW CAPACITY. THE LAW REQUIRES THAT ALL FUNDS BE DEPOSITED AND COLLECTED BY THE TITLE ENTITY'S ESCROW AND/OR SUBESCROW ACCOUNT PRIOR TO DISBURSEMENT OF ANY FUNDS. SOME METHODS OF FUNDING MAY SUBJECT FUNDS TO A HOLDING PERIOD WHICH MUST EXPIRE BEFORE ANY FUNDS MAY BE DISBURSED. IN ORDER TO AVOID ANY SUCH DELAYS, ALL FUNDINGS SHOULD BE DONE THROUGH WIRE TRANSFER, CERTIFIED CHECK OR CHECKS DRAWN ON CALIFORNIA FINANCIAL INSTITUTIONS.

FOR YOUR CONVENIENCE, THE FOLLOWING IS WESTERN RESOURCES TITLE COMPANY WIRING INSTRUCTIONS:

UNION BANK OF CALIFORNIA
1980 SATURN STREET
MONTEREY PARK, CA 91754

ABA ROUTING #122000496
CREDIT WESTERN RESOURCES TITLE COMPANY
TITLE TRUST ACCOUNT #9120267369

REFERENCE: David Noble , TITLE OFFICER
WRTC ORDER NO.: 19145

WHEN THIS ORDER CLOSSES AND WESTERN RESOURCES TITLE COMPANY HAS CLEARED FUNDS TO DISBURSE THROUGH SUBESCROW, WE WILL DEDUCT FROM LOAN PROCEEDS ALL TITLE CHARGES, TAXES, WIRE FEES, DELIVERY FEES AND \$25.00 PER DEMAND OVER TWO (2), IF ANY.

PRIVACY NOTICE (15 U.S.C. 6801 AND 16 CFR PART 313):

WE COLLECT NONPUBLIC PERSONAL INFORMATION ABOUT YOU FROM INFORMATION YOU PROVIDE ON FORMS AND DOCUMENTS AND FROM OTHER PEOPLE SUCH AS YOUR LENDER, REAL ESTATE AGENT, ATTORNEY, ESCROW, ETC. WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT OUR CUSTOMERS OR FORMER CUSTOMERS TO ANYONE, EXCEPT AS PERMITTED BY LAW. WE RESTRICT ACCESS TO NONPUBLIC PERSONAL INFORMATION ABOUT YOU TO THOSE EMPLOYEES WHO NEED TO KNOW THAT INFORMATION IN ORDER TO PROVIDE PRODUCTS OR SERVICES TO YOU. WE MAINTAIN PHYSICAL, ELECTRONIC AND PROCEDURAL SAFEGUARDS THAT COMPLY WITH FEDERAL REGULATIONS TO GUARD YOUR NONPUBLIC PERSONAL INFORMATION.

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LEGAL DESCRIPTION

Real property in the **City of Garden Grove**, County of **Orange**, State of **California**, described as follows:

THE SOUTH 100.00 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: **231-441-40**

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
SCHEDULE OF EXCLUSIONS FROM COVERAGE

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

Part One

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL
TITLE INSURANCE POLICY - 1987
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:

* land use	* land division
* improvements on the land	* environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
 This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
 - * in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

11. EAGLE PROTECTION OWNER'S POLICY

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998 ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:

a. building	b. zoning
c. land use	d. improvements on the land
e. land division	f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.
This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
 - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the Land without knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This exclusion does not limit the coverage described in Covered Risk 11 or 18.

12. SECOND GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion

- does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
 3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the Indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
 5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
 6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8 (e) and 26.
 7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
 8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.
 This exclusion does not limit the coverage provided in Covered Risk 8.
 9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. The following existing statutes, reference to which are made part of the ALTA 8.1 Environmental Protection Lien Endorsement incorporated into this Policy following item 28 of Covered Risks: NONE.

13. SECOND GENERATION EAGLE LOAN POLICY AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Part One:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Part Two:

Order Number: 19145 (dn)

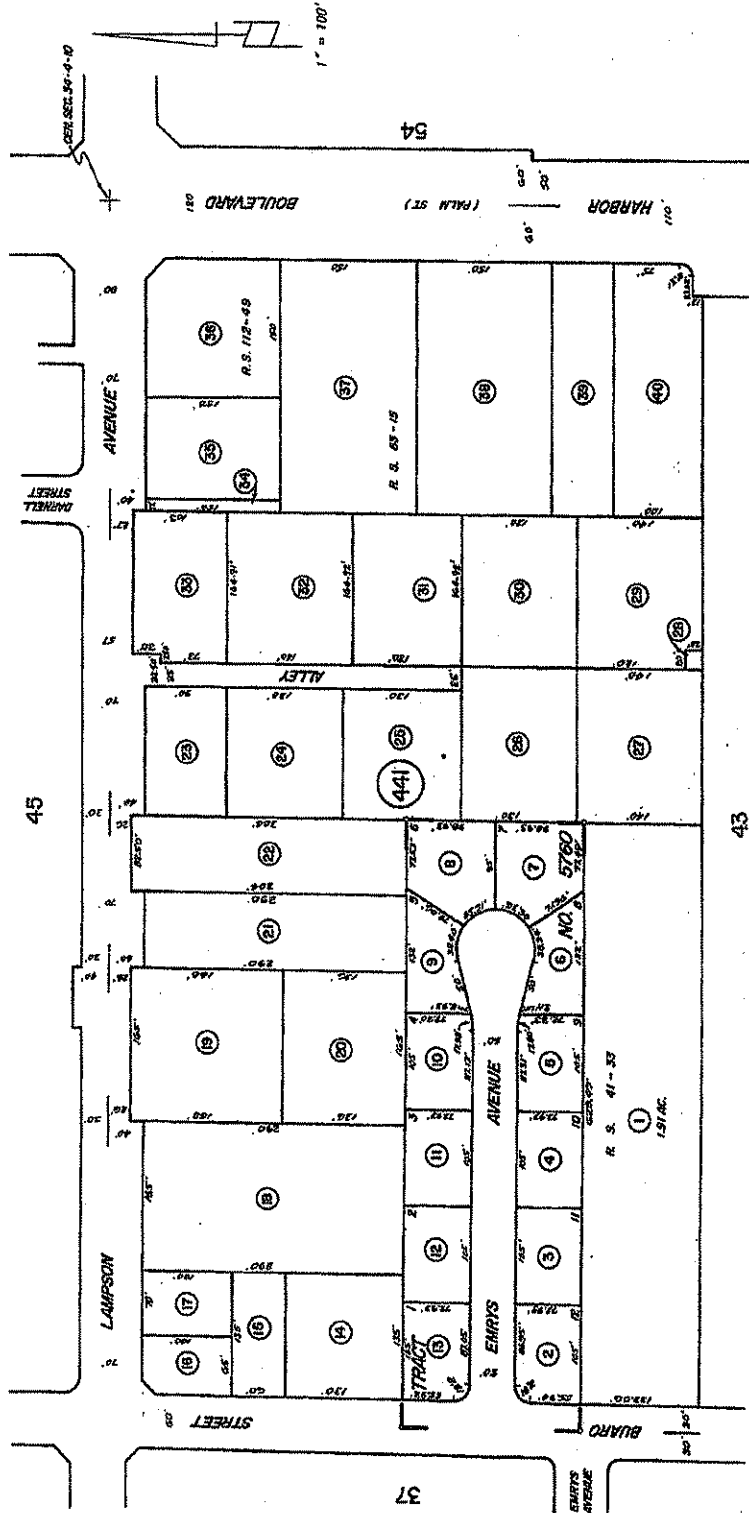
Page Number: 15

1. The following existing statutes, reference to which are made part of the ALTA 8.1 Environmental Protection Lien Endorsement incorporated into this Policy following item 28 of Covered Risks: None.

Order Number: 19145 (dn)
Page Number: 16

231-44

POR. N. 1/2, N.E. 1/4, S.W. 1/4, SEC. 34, T. 4S., R. 10W.



SEP 2008

NOTE - ASSESSOR'S BLOCK 4
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 231, PAGE 44
 COUNTY OF ORANGE

TRACT NO. 5760 M.M. 208-37, 38

MARCH 1980

**PHASE 1
ENVIRONMENTAL ASSESSMENT REPORT**

**Retail Store
12591 Harbor Boulevard
Garden Grove, California 90260**

PREPARED BY:

**DCI Services
P.O. Box 7087
Burbank, California 91510**

Project No.: 93075

DATED:

September 7th, 1993

Retail Store

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Retail Store

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Retail Store

ENVIRONMENTAL ASSESSMENT REPORT

**Retail Store
12591 Harbor Boulevard
Garden Grove, CA 90260**

INTRODUCTION

DCI Services was retained to prepare an environmental assessment report for the property located at 12591 Harbor Boulevard, Garden Grove, California 90260. The purpose of this investigation was to assess the site for evidence of hazardous waste contamination and the possibility of underground tanks.

The potential for contamination and evidence of underground tanks was assessed through performance of a site reconnaissance survey of the property and through contact with appropriate regulatory agencies. Sampling or an analysis of soil, ground water, air or building materials was not conducted as a part of this study.

The site reconnaissance survey and interviews with personnel from the appropriate regulatory agencies and other persons with knowledge of the site were conducted on September 7th, 1993. The results of our findings are presented as follows.

Retail Store

SITE DESCRIPTION AND HISTORY

The subject property consists of a rectangular shaped parcel with approximately 26,000 square feet of total area. The site is located along the westerly side of Harbor Boulevard between Lampson Avenue and Garden Grove Boulevard.

The overall character of the surrounding neighborhood is a mixture of commercial and residential properties. Harbor Boulevard is a major thoroughfare providing access to several cities and municipalities. Various retail stores and commuter services such as automotive repair shops and refueling stations, also fast food restaurants and motel facilities, are situated along both sides of Harbor Boulevard in the site vicinity. Educational schools and a Hospital facility are within a half mile from the site location.

Adjacent to the subject property on the northerly side is a night club which operates only during limited hours in the evening. A motel facility and retail store occupy the adjoining property on the southerly side. Towards a westerly direction and also adjacent to the site property are a combination of single and multiple residential dwellings. The site property has frontage along Harbor Boulevard. Various residential dwellings occupy the properties which are directly across Harbor Boulevard in an easterly direction from the site.

The subject property has one structure which is currently unoccupied. The building is of single story design with Type V walls over a concrete foundation and topped by a wooden framed composition roof. Original date of construction is believed to have been completed in 1960 with approximately 7,920 square feet in total area. The building was constructed as a retail store and has remained commercial use since construction. The current owner purchased the site in 1980. The subject property appears to have been vacant for several months with minor vandalism along Harbor Boulevard.

Retail Store

SEISMOLOGY

Under the Alquist-Priolo Studies Zone Act of 1972, the California State Geologist was required to delineate "Special Studies Zones" along known faults with a potential for surface rupture. These zones were created to aid in rational development of zoning laws, building codes, real estate development and creation of civil defense general plans. The subject property is not located within a Special Studies Zone.

GEOLOGY AND HYDRO-GEOLOGY

The subject property is located approximately 105 feet above mean sea level upon the geologic structures known as the Orange County-Santa Ana River Alluvial Plain. There is a slight topographic relief in a southwesterly direction.

The subject property is located within the central block of the Orange County Basin. The Orange County Basin is a depositional basin which is underlain by a deep structural depression containing in places over 20,000 feet of tertiary sedimentary rocks and quaternary shallow marine or alluvial deposits. Recent alluvial material is approximately 1,000 feet thick in the site vicinity and consists mainly of stream channel and flood plain deposits. The site is generally underlain by clays and silts with lenses of sand and gravel.

Local records were examined for information of shallowmost groundwater bodies existing beneath the subject site. Although no data was available at the site location, regional groundwater is known to exist at depths of 60 to 100 feet below ground surface. Perched groundwater has been detected at depth of 30 to 50 feet depending on climate conditions and proximity within existing surface water bodies.

Nearest surface water bodies exist approximately one-mile in an easterly direction and is known as the Santa Ana River channel. A review of the literature suggests that the direction of groundwater flow in the shallowmost aquifers is believed to be towards the southwest.

Retail Store

SITE RECONNAISSANCE

A representative of DCI Services visited the subject property on September 7th, 1993. The site was reviewed for signs of hazardous materials use and storage as well as signs that such materials may have been spilled or dumped.

The subject structure appears to be in good condition with no signs of erosion or deterioration from apparent use and age. Access was not available to the interior structure however, almost the entire building can be observed from the exterior windows and door openings. The structure has a large showroom occupying over eighty percent of the entire building with a storage room and restrooms. No signs of any hazardous materials were present. The structure has a cement slab floor with a carpet covering. No signs of any stains or spills were encountered and there is no reason to believe that any hazardous substances have been handled within the structure. Minor vandalism has affected the front portion windows however, security gates keep the structure inaccessible. Based on observations performed on the building there is no indication that an environmental concern exists within the structure.

The site exterior lot is covered in an asphalt composition. Access is only obtainable from a driveway along the southeast corner of the parcel. The entire lot is enclosed with a block wall which separates the adjoining properties. An enclosed disposal area location is within the lot along the southwesterly corner. The asphalt covering appears to be in fair condition with minor cracks and separations. Small stains are also present and appear to be free from normal automotive traffic. No signs of any large stains or spill locations were observed and no unusual odors were encountered. There is no signs of any hazardous materials being stored or handled at the site, and no illegal dumping locations were present. Based on observations performed on the subject property, there is no indication that an environmental impairment exists.

Retail Store

ON-SITE INSPECTION AND PROPERTY USE

PROPERTY ADDRESS

12591 Harbor Boulevard
Garden Grove, CA 90260

UTILITIES

ELECTRIC:	120/240, Three Phase, 400 Amps
GAS:	Available
TELEPHONE:	Private
SEWER:	City
WATER:	City

PHYSICAL FEATURES

PARKING:	Large area along rear lot
ACCESS:	Only available from Harbor Boulevard
POWER LINES:	Underground from rear side
IMPROVEMENTS:	None

SECURITY FEATURES

ALARM SYSTEM:	Security gates
FENCING:	Block walls enclose site
VEGETATION:	None
LIGHTING:	All of building and outside are well lighted

ADJACENT LAND

USES:	N - Humdinger S - The Fire Station Motel E - Residential W - Residential
UTILITIES:	All available
PUBLIC LAND:	None
VACANT LAND:	None

Retail Store

ON-SITE INSPECTION AND PROPERTY USE (CONT'D)

UNDERGROUND TANKS

TYPE: None

MAINTENANCE CHEMICALS

TYPE: None

CHEMICAL WASTE

TYPE: None

HAZARDOUS WASTE

TYPE: None

AIR EMISSIONS

SOURCE: None

Retail Store

INSPECTION FOR UNDERGROUND FUEL TANKS

During our investigation the property located at 12591 Harbor Boulevard was visually inspected for signs of underground fuel tanks. At this time our reconnaissance revealed no indications of the presence of underground fuel tanks.

INSPECTION FOR UNDERGROUND WASTE OIL TANKS

An inspection was also performed to identify an underground waste oil tanks on the subject site. We noted the property to show no indications of any underground waste oil tank on the subject property.

While at the subject site, we observed no oil stains, chemical spills or toxic contamination on the subject property.

INSPECTION FOR ACM AND PCB - CONTAINING TRANSFORMERS

During the site visit, an inspection for asbestos-containing material (ACM) and electrical transformers, which may contain polychlorinated biphenyls (PCB) was performed. ACM could be present in building materials regardless of age or date of construction. However, during the inspection, no friable forms of ACM were observed in the building or on the subject site.

In a recent statistically-valid test of over 20,000 distribution transformers, it was determined that concentrations of PCB in mineral oil was less than fifty parts per million in over ninety-six percent of the transformer units tested. Current transformers utilize mineral oil as the insulating or cooling fluid exclusively.

Retail Store

REGIONAL INVESTIGATION

The subject site is located in an area primarily zoned for commercial use, has good access roads and all utilities and municipal services available.

AGENCY CONTACTS

Public agencies were contacted in an effort to identify any known or suspected contamination sites or incidents of hazardous waste storage or disposal violations within a one-quarter mile radius of the site. The following represents a list of agencies contacted and the information provided for this study:

**City of Garden Grove
Planning Department
11300 Stanford Avenue
Garden Grove, CA 92640**

Current records indicate that the site is zoned C-2. This designation allows for a mix of light industrial and commercial use.

**City of Garden Grove Fire Department
Fire Prevention Bureau
11300 Stanford Avenue
Garden Grove, CA 92640**

DCI reviewed the Fire Department files and found that the property shows no presence of underground tanks.

**South Coast Air Quality Management District
21865 East Copley Drive
Diamond Bar, California 91765
(714) 396-2000**

This agency shows no present or past documentation on file for air emissions on the subject property.

Retail Store

AGENCY CONTACTS (CONT'D)

**Orange County Department of Public Works
Underground Tanks Division
515 North Sycamore Street
Orange, CA 92703**

This office has no records of underground tanks having been located on the subject property.

**Orange County Department of Public Works
Hazardous Materials Division
2009 East Edinger
Santa Ana, CA 92703**

This department has no record of violations for incidents of non-compliance on file for the subject property.

**Orange County Department of Health Services
2000 North Main Street
Orange, CA 92648**

DCI reviewed files at this agency and observed no citations, correctional letters or incidents of non-compliance on file for the subject property.

Retail Store

ADJACENT SITES

- 1.) **Prestige Arco #688
12502 Harbor Boulevard
Garden Grove, CA**

This property is found on the Regional Water Quality Control Board's Leaky Underground Storage Tank List database. According to information provided, an underground tank containing a gasoline motor fuel released enough substance to have contaminated the underlying soils at the identified location. A Preliminary Site Assessment Workplan has been submitted and the remedial phase should take place within a short time. Having only soils being affected suggests that contamination is site contained. Therefore, an environmental impact will not affect the subject property from this impaired location.

Retail Store

ENVIRONMENTAL INFORMATION

REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)
SANTA ANA REGION

DCI reviewed the RWQCB's most recent list of leaky underground storage tank ("LUST") sites dated July of 1993 and found no listing of the Garden Grove site, but did find one other site located within a surrounding one quarter mile radius (See Appendix B).

EPA CERCLIS DATABASE

DCI reviewed the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) database dated June of 1993 and found no listing of the Garden Grove site nor any other sites located within a surrounding one quarter mile radius.

EPA NPL DATABASE

DCI reviewed the National Priority List (NPL) database dated May of 1993 and found no listing of the Garden Grove site nor any other sites located within a surrounding one quarter mile radius.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)

DCI reviewed the Revised January, 1989 Edition of the Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984 and the January 1990 Update to the 1989 Expenditure Plan and found no listing of the Garden Grove site nor any other sites located within a surrounding one mile radius.

CALSITES DATABASE

DCI reviewed the Calsites database dated November of 1992 and found no listing of the Garden Grove site nor any other sites located within a surrounding one quarter mile radius.

Retail Store

ENVIRONMENTAL INFORMATION (CONT'D)

CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD

DCI reviewed the California Waste Management Board's - Solid Waste Information System (SWIS) database dated March of 1993 for any information concerning active/inactive landfills, transfer stations or special facilities and found no listing of the Garden Grove site, nor any other sites located within a surrounding one mile radius.

AB-1803 - LIST OF POLLUTED WELLS - SANTA ANA REGION

DCI reviewed the RWQCB - Santa Ana Region's most recent "List of Polluted Wells by DWR Well Number" dated May of 1992 to determine if there were any contaminated drinking water wells located within a surrounding one quarter mile radius of the Garden Grove site. DCI found no such wells within that radius.

DIVISION OF OIL AND GAS - LONG BEACH OFFICE

DCI reviewed Map W1-6 from the Division of Oil and Gas - Long Beach Office to determine if there were any abandoned or producing oil/gas wells located within a surrounding one quarter mile radius of the Garden Grove site. DCI found no such wells within that radius.

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

DCI reviewed the July, 1992 Edition of the Hazardous Waste and Substances Sites List Pursuant to Government Code Sec. 65962.5 database and found no listing of the Garden Grove site, nor any other sites located within a surrounding one quarter mile radius.

ACTIVE ANNUAL WORKPLAN

DCI reviewed the Annual Active Workplan (AWP) database dated October of 1992 and found no listing of the Garden Grove site nor any other sites located within a surrounding one quarter mile radius.

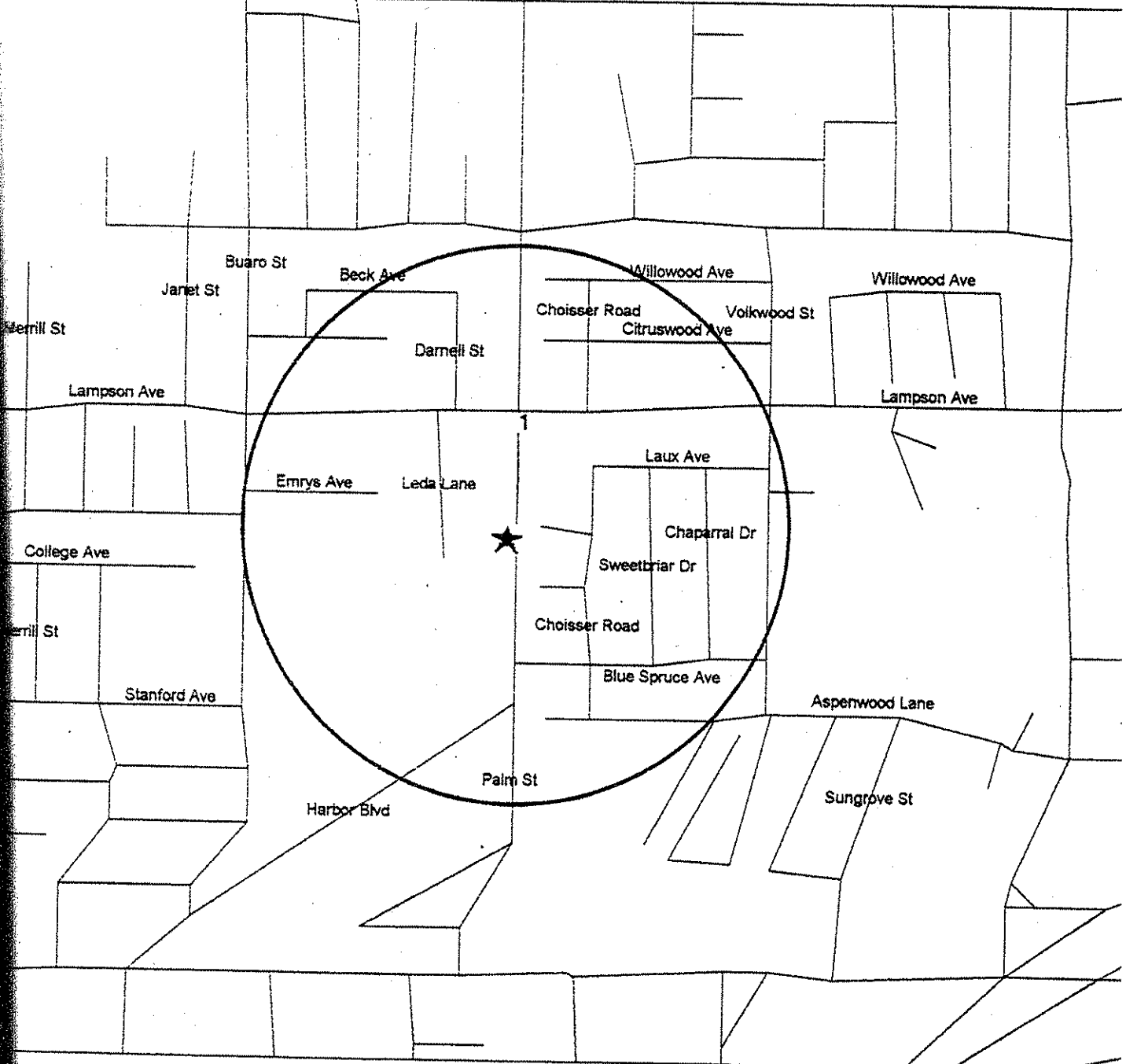
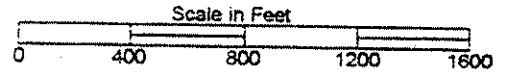
(Please refer to Appendix C for a Summary Table listing all the sites found [excluding any "NFA - No further action" Calsites sites] as well as a map indicating their approximate locations).

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Appendix A

Area Map

Site Map



★ DCI Services
12591 Harbor Blvd.
Garden Grove, CA 92640



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Appendix B

Taken from the Regional Water Quality
Control Board's Leaky Underground Storage Tank List

**Sites Encountered Within a One Quarter Mile Radius of the
Garden Grove Site as Listed in the
Regional Water Quality Control Board's
Leaky Underground Storage Tank List**

1. Prestige Arco #688
12502 Harbor Blvd
Garden Grove, CA
Orange

Regional Board: Santa Ana
Case Number: 083002249T
Case Type: S - Soil Only
Status: 3A - Preliminary Site Assessment Workplan Submitted
Substance: 8006619 - Gasoline
Lead Agency: L - Local Agency
File Exists: No

Retail Store

Appendix C

Summary Table

Summary Table

Sites	LUST	CERC	NPL	BEP	*CAL SITES	SWIS	AB 1803	HAZ. WASTE	AWP
Investigative Arco #688 2502 Harbor Blvd Garden Grove, CA Distance to site: 570'	X								

The Summary Table lists only the 'active sites' found in the Calsites database. Any sites listed as NFA - No Further Action are omitted here.

Retail Store

CONCLUSIONS

After completing a site reconnaissance and a review of federal, state and municipal records, aerial photographs, geological and hydrogeological information, site history and interviews with regulatory personnel and persons having knowledge of the subject property, it does not appear that the specific site has been impaired by hazardous substances due to present or past use.

LIMITATIONS

This preliminary environmental site assessment report was performed in accordance with generally accepted practices and principals. The conclusions presented in this report are based on and in accordance with information obtained from visual inspections of the property and from relevant sources including Federal, State regional and local agencies. Although DCI Services believes that the information contained herein is reliable, no guarantee is made as to the accuracy of information provided to DCI by others. This study was not intended to be a definitive investigation of contamination at the subject property and the conclusions are not inclusive of all possible options. The testing of soil, water air or building materials were not performed as a part of this site or from off-site sources. Opinions herein are based on conditions that existed at the time of our investigations and do not apply to any changes that may have occurred afterward and of which we are not aware.


E.W. Douglas
Project Manager

Dated: September 19, 1993

APPENDIX H

REFERENCES

APPENDIX H

REFERENCES

AGENCIES

See Appendix B for a comprehensive list of the state and local agencies consulted for this project.

PUBLICATIONS

Basic Guide for Environmental Inspection. EEA. 1991.

Environmental Evaluations for Real Estate Transactions. Government Institutes, Inc. 1989.

"Flatland Deposits" Geological Survey Professional Paper No. 943. 1991.

"Geologic Principles for Prudent Land Use." Geological Survey Professional Paper No. 946. 1990.

"Groundwater Geology of the Valley." California Earthquakes: California Division of Mines and Geology Bulletin. 1975.

Hazardous Materials, Substances and Wastes Compliance Guide. 1990-1991.

Oil and Gas Field and Wildcat Maps. California Department of Conservation, Division of Oil and Gas. Various dates.

"Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles." State of California, Department of Water Resources, Bulletin No. 104. 1961 and 1988.

Principles of Contaminant Hydrogeology. Palmer, Christopher M. 1992.

Protection of Public Water Supplies from Groundwater Contamination: A Publication of the Environmental Protection Agency.

"Radon: A Homeowner's Guide to Detection and Control." 1987 and 1989.

Report and General Soil Map. California Soil Conservation Service, United States Department of Agriculture. 1967 and 1969.

The Sourcebook for Aerial Photographs, California edition. 1992.

Underground Storage Tank Corrective Action Technologies: A Publication of the Environmental Protection Agency. 1987.

APPENDIX I
RESUMES

ERIC D. KIESELBACH
President and CEO

Education

B.S. Environmental Resource Sciences: University of California, Davis, 1986
Emphasis: Water Sciences, Environmental Toxicology, Soil Sciences

Hazardous Waste Certificate Program: University of California, Davis
Additional classes in: Risk Assessment, Hazmat, Advanced Hazmat, Environmental Regulations, SARA Compliance

Licenses

- California State Registered Assessor, REA #02881
- Building Inspector #1607
- Management Planner #1680
- Project Designer #1839
- Contract Supervisor #2276

Special Qualifications

Mr. Kieselbach qualifies as an "Environmental Professional" in accordance with the US EPA's AAI (All Appropriate Inquiries) 40 C.F.R. § 312.22. Mr. Kieselbach has performed numerous site investigation, assessment, and remediation of major commercial and industrial properties — in particular, large manufacturing plants requiring major remediation. Extensive knowledge of biotreatment of hydrocarbon-contaminated soils using engineered and endemic microbes. Designed, organized, and taught 40-hour SARA training program. Familiar with CFR 29, 40, and 49, SARA, CERCLA, TOSCA, RCRA, TITLE 22, Luft Manual. Significant general contractor experience, knowledgeable in all phases of commercial construction. Extensive experience in design, construction, and operation of all types and phases of remedial treatment systems.

Summary of Experience

1991 - Phase One, Inc., Tustin, California - Current

As President and Chief Executive Officer, Mr. Kieselbach oversees the entire environmental due diligence business conducted by Phase One, Inc., including orchestrating its rapid growth and success.

12 years - EDK Construction, Sacramento, California

Mr. Kieselbach owned and operated this company which constructed numerous custom homes, commercial and apartment projects. He managed and oversaw multi-million dollar projects with profitable results.

3 years - U.S. Geological Survey, California

As a Hydrogeological Technician, Mr. Kieselbach performed soil and groundwater sampling, helped set up and design soil testing and soils laboratory, and helped write procedures and perform field tests using sophisticated electronic equipment.

5 years - Exceltech Inc., a full-service environmental company, Irvine, California

As an officer and Vice President, Mr. Kieselbach ran the Southern California operations for Exceltech Inc., which included the Geoscience, Engineering, Remediation, and ACT (Assessments, Compliance, and Training) Departments. He undertook major work for such companies as Shell Oil, Conoco, and Kaiser Aluminum. He was also corporate safety officer for four of the five years.

ERIC EXTON

Operations Manager

Education

Numerous college courses focusing on science, computers, and business including: biology, micro-biology, environmental biology, chemistry, statistics, anatomy and physiology, programming in BASIC, Programming in C, programming in Pascal, advanced data structures, database programming, accounting and business law.

Licenses and Certifications

- California State Registered Assessor, REA I #08334
- State of California, Department of Health Services, Lead Related Construction Certificate, Inspector/Assessor ID#17704
- Certification in Mold Inspection & Sampling
- Microsoft Certified Systems Engineer (MCSE) #44842
- Microsoft Certified Professional in Microsoft Windows, Windows NT, Networking, SQL Server Administration, and SQL Server Implementation

Special Qualifications

Mr. Exton qualifies as an "Environmental Professional" in accordance with the US EPA's AAI (All Appropriate Inquires) 40 C.F.R. § 312.22. Mr. Exton has extensive experience in managing and supervising technical and administrative staff as well as in managing remote offices. Mr. Exton has also managed large, multi-site projects that have encompassed sites in multiple states. He has been involved with Phase II projects, prepared site characterization plans, and has worked in unison with governmental agencies and clients to achieve closure for contaminated properties. He has overseen soil cleanups and the installation of ground monitoring wells. In addition, he is an expert in computer programming, networking, databases, and systems administration.

Summary of Experiences

1992 – Phase One, Inc., Tustin, California – Current

Mr. Exton has written, researched, or performed the fieldwork for thousands of Phase I Environmental Site Assessments for various types of properties including manufacturing facilities, automotive repair facilities, and agricultural properties. In addition, he is the company's expert in the Federal Communications Commission's (FCC) responsibilities under the National Environmental Policy Act (NEPA). He has consulted on hundreds of NEPA compliance projects for various telecommunications companies. He has also consulted on NEPA compliance for several Department of Housing and Urban Development's (HUD) redevelopment projects as well as CEQA projects. He has made determinations and received concurrence from the State Historical Preservation Officer (SHPO) of many states for hundreds of Section 106 compliance projects. Mr. Exton has also managed special projects including Native American consultation, endangered species mitigation, consultation with the US Fish and Wildlife Service, wetlands surveys, flood plain hydrology studies, and archaeological testing. His archaeological projects have included the discovery of human remains. Mr. Exton has also written the majority of custom software utilized by Phase One, Inc; this software has increased the company's productivity and has improved the quality of reports compiled.

1 year – Valmer, Inc., Palo Alto, California

Mr. Exton managed and supported the computers and network for Valmer, Inc., a computer software company. He also managed the technical support of the company's contact management software, wrote several utilities to import data from other contact management and database programs, and merged data into popular word processing and fax programs.

APPENDIX J

ENVIRONMENTAL ACRONYMS AND DEFINITIONS

APPENDIX J

ENVIRONMENTAL ACRONYMS

AA.....	Administering Agency
ACM.....	Asbestos Containing Materials
AHERA.....	Asbestos Hazard Emergency Response Act, 1986
AHM.....	Acutely Hazardous Materials
AQMD.....	Air Quality Management District
CEG.....	Certified Engineering Geologist
CERCLA.....	Comprehensive Environmental Response, Comprehensive Liability Act of 1980 (Federal Superfund), 42 USC 9601 et seq.
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR.....	Code of Federal Regulations
EIR.....	Environmental Impact Report
EIS.....	Environmental Impact Statement
EPA.....	Environmental Protection Agency (Federal)
EPA #.....	Generator # for RCRA manifesting
HMBP.....	Hazardous Materials Business Plans, H&S Code 25504
HWIS.....	Hazardous Waste Information System
LUFT.....	Leaking Underground Fuel Tank
LUST.....	Leaking Underground Storage Tank
MSDS.....	Material Safety Data Sheet
NEPA.....	National Environmental Policy Act
NIOSH.....	National Institute for Occupational Safety & Health
NPDES.....	National Pollution Discharge Elimination System (CWA)
NPL.....	National Priority List (Federal Superfund)
OEA.....	Office of Environmental Affairs
OSHA.....	Occupational Safety and Health Administration (Federal)
PCB.....	Polychlorinated biphenyl
POTW.....	Publicly-Owned Treatment Works
ppb.....	part per billion
ppm.....	part per million
PRP.....	Potentially Responsible Party (in Superfund site)
RAP.....	Remedial Action Plan
RCRA.....	Resource Conservation and Recovery Act (Federal) 42 USC 6902, 40 CFR
R&D.....	Research and Development
REA.....	Registered Environmental Assessor
RG.....	Registered Geologist
RI/FS.....	Remedial Investigation/Feasibility Study
ROD.....	Record of Decision (CERCLA)

RP.....Responsible Party (CERCLA) 42 UCF 9607(a)
 RQ.....Reportable Quantity
(under DOT CERCLA and SARA Title III)
 RWQCB.....Regional Water Quality Control Board
 SARA.....Superfund amendments and Reauthorization Act of 1986
SARA Title III Emergency Preparedness and Community
Right-to-Know section
 SB.....Senate Bill
 SICStandard Industrial Classification
(company description)
 SOPStandard Operating Procedures
 SWA.....Solid Waste Act (a/k/a RCRA)
 SWMU.....Solid Waste Management Unit
 TPCAToxic Pits Cleanup Act H&S Code 25208 et seq.
 TSCAToxic Substance Control Act (Federal)
15 USC 2601 et seq.
 TSDTreatment, Storage, and Disposal Facilities (permitted by RCRA) H&S Code
25123.3
 TSDF.....Treatment, Storage, Disposal Facility (hazardous waste)
 UBCUniform Building Code
 UFC.....Uniform Fire Code
 UST.....Underground Storage Tank
 UMUniform Manifest
 UST.....Underground Storage Tanks
 VOCVolatile Organic Compound H&S 25123.6
 WDRWaste Discharge Requirements
 WWTPWastewater Treatment Plant

SELECTED DEFINITIONS

ASPIS - This database lists potentially hazardous waste sites identified by the Historical Abandoned site Survey Program.

CERCLIS - The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is commonly referred to as "Superfund". The United States Environmental Protection Agency maintains a database referred to as "CERCLIS", which is used by the EPA to track activities conducted under its Superfund Program.

Sites which come to EPA's attention that may have a potential for releasing hazardous substances into the environment are added to the CERCLIS inventory. EPA learns of these sites in various ways. Examples include notification by the owner, citizen complaints, state and local government identification, and as a result of other EPA investigations.

NPL - The United States Environmental Protection Agency (EPA) maintains a National Priorities List (NPL) under the Comprehensive Environmental Response and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). Sites which have previously been designated on the CERCLIS List are evaluated by the EPA and ranked according to potential risk to human health and the environmental. Those CERCLIS sites which present the greatest risk are added to the NPL, which qualifies them to receive remedial funding Through CERCLA.

RCRA - The following list has been compiled from a search of the RCRA data base list for generators (gen), transporters (trans), and treatment storage disposal facilities (TSDF) of hazardous materials. All generators of waste material are required by the Department of Health Services to have hazardous material removed from the site every sixty days. The list is generally representative of the type of businesses in the region surrounding the subject property.

REPORT SIGNATURE SHEET AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the Phase I Environmental Assessment Report. All the below parties have, in good faith, conducted their respective project responsibilities using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields.

All parties have acted in good faith and have no known relationship with the subject site, owners, buyers, or any other entity associated with the subject site. All respective project responsibilities have been conducted independently, and with no conflict of interest.

The statements of fact contained in this report are true and correct based on materials reviewed.

The reported analyses, opinions, and conclusions are personal, unbiased, professional, and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions included in this report. Nor is it contingent upon the use of this report.

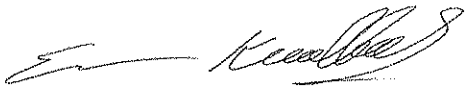
The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and asbestos consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of all federal, state, and local laws, rules, and regulations.

I/We declare that, to the best of our professional knowledge and belief, I/we meet the definition of Environmental Professional as defined in §312.10 of this part.

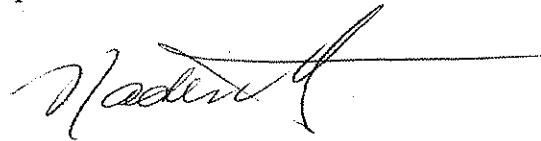
I/We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I/We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part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

We have no present or prospective interest in the subject property or the parties involved.

If necessary, expert testimony and other legal appearances will be provided for a reasonable fee to be arranged.



Eric Kieselbach
President



Nadine Kieselbach
Report Writer



Eric Exton
Operations Manager, Technical Reviewer

