

## **Appendix F: Phase I Environmental Site Assessment**

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**TOP: Southwest To Northeast View of Subject Property**

**BOTTOM: West To East View of Subject Property**

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**

**APN #234-101-30**

**ANAHEIM, CALIFORNIA 92805**

**12960 Central Avenue, Ste E Chino, CA 91710**

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Purpose and Scope of Work	1
1.2	Involved Parties/Information Sources	1
<b>2.0</b>	<b>PRINCIPAL FINDINGS</b>	<b>2</b>
2.1	Summary of Operations and Environmental Discrepancies	2
2.2	Summary of Building Materials and Environmental Discrepancies	3
2.2.1	Asbestos	3
2.2.2	Building Materials Presumed to Contain Friable Asbestos	4
2.2.3	Building Materials Presumed to Contain Non-Friable Asbestos	4
2.2.4	Poly-Chlorinated Biphenyl (Pcb)	5
<b>3.0</b>	<b>SITE OVERVIEW</b>	<b>5</b>
3.1	Location	5
3.2	Adjacent Properties	5
3.3	Site Description	6
<b>4.0</b>	<b>SITE HISTORY AND OPERATIONS</b>	<b>6</b>
4.1	Building Permit History	6
4.2	Operations	6
4.3	Operational Permits, Manifests, MSDS	6
<b>5.0</b>	<b>ENVIRONMENTAL SETTING</b>	<b>7</b>
5.1	Regional Physiographic	7
5.2	Soil Conditions	7
5.3	Groundwater Conditions	7
<b>6.0</b>	<b>RESULTS OF INVESTIGATIONS</b>	<b>8</b>
6.1	Site Inspection Observations	8
6.2	Regulatory Agency Contacts	8
6.3	Personal Interviews, Site Records Review	9
6.4	Historical Aerial Photograph Review	10
6.5	Synopsis of Previous Environmental Investigations	10
6.6	Summary of Government Records Search	10
<b>7.0</b>	<b>DISCUSSION OF INVESTIGATION</b>	<b>12</b>
<b>8.0</b>	<b>CONCLUSIONS</b>	<b>13</b>
8.1	Areas of No Apparent Concern	13
8.2	Areas of Further Concern	13

**TABLE OF CONTENTS**  
**(continued)**

<b>9.0</b>	<b>RECOMMENDATIONS .....</b>	<b>13</b>
<b>9.1</b>	<b>Areas of No Action .....</b>	<b>13</b>
<b>9.2</b>	<b>Further Investigation .....</b>	<b>13</b>
<b>10.0</b>	<b>LIMITATIONS .....</b>	<b>13</b>
<b>11.0</b>	<b>REFERENCES .....</b>	<b>15</b>
<b>11.1</b>	<b>Published References .....</b>	<b>15</b>
<b>11.2</b>	<b>Record of Personal Communications .....</b>	<b>15</b>
<b>12.0</b>	<b>APPENDICES .....</b>	<b>16</b>
<b>12.1</b>	<b>Site Location Map .....</b>	<b>17</b>
<b>12.2</b>	<b>Aerial Photographs .....</b>	<b>19</b>
<b>12.3</b>	<b>USGS Topographic Map of Site .....</b>	<b>28</b>
<b>12.4</b>	<b>Environmental Features .....</b>	<b>30</b>
<b>12.5</b>	<b>Building Permits .....</b>	<b>32</b>
<b>12.6</b>	<b>Environmental First Search Report .....</b>	<b>35</b>
<b>12.7</b>	<b>Letter from Magnetek .....</b>	<b>159</b>
<b>12.8</b>	<b>Certification .....</b>	<b>162</b>
<b>12.9</b>	<b>Resume .....</b>	<b>164</b>

**CLIENT PRIVILEGE WORK PRODUCT**

Mr. Andrew Edwards, Trustee  
**THE ANDREW C EDWARDS TRUST**  
1230 S. Lewis Street  
Anaheim, CA 92805

**RE: Phase I Environmental Site Assessment-  
APN # 234-101-30  
Anaheim, CA 92805**

**1.0 INTRODUCTION**

This report presents the results of our Phase I Environmental Site Assessment performed on the subject property known as APN# 234-101-30 a.k.a. the northwest corner of S. East Street and East Ball Rd. in the City of Anaheim, County of Orange, California. Authorization for this assessment was given by Mr. Andrew C. Edwards, Trustor, for the Andrew C. Edwards Trust.

The site inspection was performed on Friday, January 20, 2006.

**Report Organization**

This report is divided into sections which discuss the field investigation, government records search, regulatory agency contacts and recommendations. Appendices follow the text.

**1.1 Purpose and Scope of Work**

The purpose of a Phase I Environmental Site Assessment is to discover any past or present environmentally-related events which may negatively impact the subject property. This includes a search of all available records concerning the property and the performance of an on-site inspection. Procedures followed in the performance of a Phase I Environmental Site Assessment include executing a government records search, researching permits for the site where prudent, interviewing the tenants of the subject property or neighbors in close proximity, studying aerial photographs, interviewing personnel at the appropriate regulatory agencies and conducting a physical survey of the subject property.

**1.2 Involved Parties/Information Sources**

This *S & S Commercial Environmental Services, Inc.*, Phase I Environmental Site Assessment is produced through the efforts of a California Registered Environmental Assessor working in conjunction with Federal, State and county regulatory agencies. *Track Info Services, LLC* maintains a comprehensive, computerized data base of pertinent, environmentally-related records, referred to as an *Environmental First Search Report*, which is updated on a regular basis. This data base is researched for Category I, II, III and IV sites within a mile of the subject property and a report is generated based upon the available regulatory records. The report is reviewed for sites which might impact the subject property and an inquiry is directed toward those sites within the 2,000 foot hazardous waste disclosure zone.

The field investigation includes a site assessment, observations of the neighboring facilities and verification of permits and building records, as necessary. This review and inspection was performed by Stephen A. Quartararo, California Registered Environmental Assessor, California General Engineering Contractor, Hazardous Materials Certified, California Certified Asbestos Contractor and *ASPE* Certified Professional Estimator.

## **2.0 PRINCIPAL FINDINGS**

### **2.1 Summary of Operations and Environmental Discrepancies**

Former Operations - According to records obtained from the Orange County Title Internet Site and aerial photographs, the subject property was an agricultural parcel until the early 1960s when it was paved over and striped for use as a parking lot with perimeter grass landscaping.

There have been no changes noted to the subject property since that time beyond maintenance to the parking lot.

There was no significant use of regulated materials found in the history, there were no problems noted in the published record, aerial photos and no problems were noted during the site inspection.

Current Operations - The subject property remains the site of a well maintained striped parking lot with lush green landscaping on the perimeter.

There was no evidence that any former operations were conducted in a manner that would be of concern for long-term contamination of the subject property.

#### Adjoining and Adjacent Properties -

North of the subject property is a building housing an electronics assembly company.

East of the subject property across S. East Street is a retail center with one of the units being occupied by a dry cleaner. That dry cleaner is too far distant and off gradient of the subject property in the event of a solvent leak. No problems are expected for the subject property.

South of the subject property across E. Ball Rd. is another electronics assembler.

West of the subject property across an access Rd. are other light industrial buildings and enterprises.

There were no adjoining or adjacent property environmental issues noted during the site inspection.

## **2.2 Summary of Building Materials and Environmental Discrepancies**

Building Materials - There are no buildings on the subject property and no building materials are presumed to contain asbestos or Pcb.

A summary of the current regulatory status of asbestos and Pcb precedes further description for the owners awareness in the event of future development as *non-friable* asbestos is still legally sold in the United States.

### **2.2.1 Asbestos**

Background - Asbestos is a natural occurring mineral fiber utilized in a multitude of building material products due to its high tensile strength and excellent fire resistant properties. The *EPA* has defined asbestos materials as being either *friable* or *non-friable* materials. *Friable* material is defined as being easily broken or crushed by hand pressure (e.g., soft acoustical ceilings or blown-on fireproofing).

*Non-friable* asbestos is generally found in pre-manufactured products that bind the asbestos in an adhesive material, such as roofing felts, floor tile, transite pipe and mastics. This is significant, due to the ability to create a fiber release and cause human exposure during normal activities. The *EPA* currently does not require the removal of asbestos-containing materials that do not present a problem for human exposure. Most *friable* asbestos-containing materials were banned in building materials by 1978.

In October 1995, a new *FED-OSHA* ruling became effective which redefined building materials perceived as asbestos-containing into four classes of work and modified the way in which these asbestos-containing materials are handled.

Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials" installed before 1980 are considered PACM (presumed asbestos-containing material) unless sampled and identified by a certified individual as to asbestos content. These materials are considered high risk materials for abatement and their removal is classified under Class I removal activities.

Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels [floor sheeting, floor or roof mastics]" are also considered PACM (presumed asbestos-containing material) unless sampled and identified by a certified individual as to asbestos content but are considered low risk materials for abatement and their removal is classified under Class II, III and IV removal and repair and maintenance operations.

Significant under these new regulations is the deletion of the category of "Small Scale Short Term Duration" removal activities which regularly allowed Class I, II, III and IV activities to proceed with less regulatory oversight.

In July 1996, *CAL-OSHA* adopted the *FED-OSHA* guidelines as part of California

law subject to some of the more stringent requirements pre-existing in California under Prop 65, the Conelly Bill and various other requirements or legislation passed by the California legislature.

Also significant under these regulations is the definition for identified asbestos-containing materials. As stated above, building materials with specific characteristics which were installed during specified time periods are called Presumed Asbestos-Containing Materials (PACM).

Under the *NESHAPS* laws of 1976 and as later amended, asbestos does not have to be removed from a facility until such time as it undergoes major renovations or is demolished. Until that time, the present emphasis by the *EPA* is to recommend repair of any damaged areas and management of the asbestos-containing materials.

Prior to any renovation work being done involving asbestos-containing materials of 260 lineal feet or 160 square feet in area, the local branch of the *EPA* must be notified.

Prior to the demolition of any building or house, mandatory bulk sampling must be accomplished and, if asbestos is present, notification must be made to the local branch of the *EPA* and *Air Quality Management District*.

In California, for the removal of any asbestos-containing materials greater than 0.1% by weight, notifications must also be made to *CAL-OSHA* and a licensed contractor with an asbestos certification is required for any work which exceeds 100 square feet.

### **2.2.2 Building Materials Presumed to Contain Friable Asbestos**

There are no buildings on the subject property and no *friable* asbestos-containing materials are presumed on the subject property.

### **2.2.3 Building Materials Presumed to Contain Non-Friable Asbestos**

Asbestos was never banned from use in building materials such as floor tile, cement-based products and roofing materials, as these materials were considered *non-friable* by the *EPA* and not potentially a great hazard. After *friable* asbestos was banned, significant labeling requirements went into effect for the *non-friable* asbestos-containing materials and many substitutes became available. Asbestos-containing flooring materials and mastic were used less and less in construction after 1978 and, by 1984, their use in buildings constructed in the United States was nearly non-existent due to the labeling requirements and potential liability to both the manufacturer and real estate developer.

While never banned from use in roofing materials, asbestos was voluntarily removed from the roof mastic/sealants by their major manufacturers in 1989 due to labeling and liability concerns. Per Fed OSHA, there are no *non-friable* asbestos-containing materials on the subject property.

#### **2.2.4 Poly-Chlorinated Biphenyl (Pcb)**

Pcb was a material widely used in the coolant oil of electrical equipment from the 1920s to the 1970s. Pcb was banned from use in most electrical equipment in the latter part of the 1970s and 1980s, after it was determined that pcb could cause health problems if ingested and cancer when they underwent a chemical change as a result of a fire or explosion. Small amounts of pcb were used as a coolant in fluorescent light fixture ballasts until 1978, at which time they were banned. Fluorescent light fixtures from 1979 forward were all labeled with a "no pcb" label.

There are no pre-1970 fluorescent light fixtures on the subject property suspected of having a small quantity of Pcb in the ballasts.

Discussions with the *City of Anaheim Electrical Utilities Department* found that all of the pad and pole-mounted transformers in the City of Anaheim had been checked. There is no threat of Pcb-containing transformers in the area.

### **3.0 SITE OVERVIEW**

#### **3.1 Location**

The subject property, *APN # 234-101-30 Anaheim, CA 92805*, is a parking lot located on the northwest corner of S. East Street and E. Ball Rd. in the City of Anaheim, County of Orange, California.

The land use in the general area is commercial, light industrial and residential.

#### **3.2 Adjacent Properties**

North of the subject property is a light industrial building which manufactures and assembles electronics.

East of the subject property across S. Ball Rd. is a strip retail center. One of the units is occupied by a neighborhood dry cleaner. That site is not listed as currently having a problem in the Environmental First Search Scan in the appendix. In the event of an underground solvent contamination plume from that site, it is expected that because of the actual distance and gradient away from the subject property, that site would not be of concern for migratory contamination.

South of the subject property is E. Ball Rd. and then a building housing a computer systems parts manufacturer.

West of the subject property across N. Kellog Drive on the north and south sides of Hunter Avenue are other light industrial buildings housing a variety of non-hazardous enterprises.

There were no environmentally unsafe emissions or discharges noted from any adjacent properties during the site visit. There was no suspicion of any unsafe emissions or discharges from any of the adjoining or adjacent properties.

### **3.3 Site Description**

The subject property was a rectangular parcel used as a parking lot in the early 1960s. There are entry points to the parking lot with posts and chains to restrict entry.

The parking lot has been well maintained.

On the south, east and west sides of the parcel are well manicured lush grassy knolls.

There were no significant discolorations of the concrete observed to indicate chemical spills. There were no stains on the concrete. There was no indication of improper storage or handling of hazardous or corrosive materials.

## **4.0 SITE HISTORY AND OPERATIONS**

### **4.1 Building Permit History**

The record of permits for the subject property was researched at the *City of Anaheim Building Department*.

There was no record of underground tanks for the subject property.

### **4.2 Operations**

Former Operations - The subject property appears agricultural land until the early 1960s and was then paved over for a parking lot use.

It did not appear that there was any significant use of regulated material on the subject property and there were no problems noted in the published public files.

Current Operations - The subject property remains a well maintained parking lot.

### **4.3 Operational Permits, Manifests and Material Safety Data Sheets**

EPA ID Number - An *EPA* ID number is used by a facility to dispose of regulated hazardous chemicals over a certain specified quantity. There are no *RCRA* regulated hazardous wastes being generated on-site and no requirement for an *EPA* ID number.

Hazardous Waste Manifests - Hazardous waste manifests are used to transport regulated hazardous wastes for legal disposal. There are no regulated wastes being disposed of from the subject property and no hazardous waste manifests for this report.

Air Emissions - According to Ms. Lilly Pitts, Customer Service Clerk with the *South Coast Air Quality Management District*, there are no current permits for the subject property in the computer record.

Material Safety Data Sheets (MSDS) - Material Safety Data Sheets are required for hazardous materials being used on-site. There are no regulated hazardous materials currently being used on the subject property and no MSDS for this report.

## **5.0 ENVIRONMENTAL SETTING**

### **5.1 Regional Physiographic**

The subject property is at an elevation approximately 150 feet above sea level, according to the US Geological Survey. The land around the subject property is fairly flat, sloping gently to the south.

The subject site is located in an area referred to by the *California Water Resources Board* as the Santa Ana River Basin. As such, the subject property is located on widely distributed sedimentary deposits of alluvium and colluvium from the stream channel deposits of the Santa Ana River and its local tributary.

The site geology consists of alluvial deposits of the Santa Ana River Flood Plain, whose active channel exists south of the subject property. Soil types derived from these sediments consist of fine to medium-grained, silty to very coarse sand.

### **5.2 Soil Conditions**

The surface of the subject property is covered with grass and asphalt pavement that with painted stripes. There were no unusual contours or depressions to indicate the improper disposal of regulated hazardous material waste on-site.

No significant contamination of the asphalt, concrete or soil under the subject property is expected by this Assessor based upon all facts learned and observed concerning the subject property.

### **5.3 Groundwater Conditions**

Groundwater in this area generally ranges from 30-70 feet below the surface, according to the *City of Anaheim Water Department* and a review of other geological reports studied by this Assessor in the area.

There were no tests found of the groundwater directly under the subject property. Based upon the type of businesses and buildings that have been on the subject property, contamination of the groundwater does not appear to be a concern.

The first water is from surface runoff which has percolated through the soil. This water is not used for drinking water.

There is no evidence in the records researched concerning the subject property or its adjoining properties that the groundwater is contaminated under the subject property.

## **6.0 RESULTS OF INVESTIGATION**

### **6.1 Site Inspection Observations**

The subject property is a well maintained parking lot across S. East Street and a neighborhood dry cleaner. The dry cleaner appears to be too far from the subject property, off gradient and not considered a potential problem for the subject property.

There are light standards for night lighting and electrical utilities. There was nothing seen of environmental significance.

The surrounding properties appear to be free of any problems which would be a significant source of migratory contamination to the subject property.

## **6.2 Regulatory Agency Contacts**

### **6.2.1 City of Anaheim Water Department**

Mr. Kenneth Tilley, Associate Civil Engineer with the *City of Anaheim Water Department*, was contacted regarding contamination of the groundwater and the quality of the drinking water to the subject property. Mr. Tilley said that 70% of the water for the department comes from City wells from aquifers ranging from 104-180 feet deep. The balance of the water is supplied by the *Metropolitan Water District (MWD)* and is treated at the *East End F. Lenain Treatment Plant* prior to distribution. He stated that all water in the system meets the *State of California's Drinking Water Standards*.

In regard to pollutants in the groundwater, Mr. Tilley stated that the department monitors the groundwater in the City wells and has not found any contaminants at action levels. He also stated that, if a well was found to be contaminated, it would be immediately taken out of the system.

### **6.2.2 California Department of Conservation, Division of Mines and Geology**

The *California Department of Conservation, Division of Mines and Geology*, was contacted regarding the proximity of active earthquake faults. The subject property is not part of any special studies zone pursuant to the Alquist-Priolo Special Studies Zones Act of 1972, which mandated studies of active faults in California. An active fault zone is described by the *State Mining and Geology Board* as "one which had surface displacement within the Holocene time (about the last 11,000 years)."

### **6.2.3 California Division of Oil and Gas**

A review of the *State of California Division of Oil and Gas Map #W-65* indicates that there may have been oil wells drilled within a one mile radius of the subject property. There does not appear to have been any wells surface-drilled into the subject property.

### **6.2.4 Anaheim Electrical Utilities Department**

According to Mr. Joe Rivas, Electrical Systems Assignor, there is no Pcb in any of the transformers owned by the department. Any transformers with Pcb have been replaced or the fluids have been changed.

### **6.2.5 Anaheim Building Department**

The parking lot was constructed in the early 1960's.

### **6.2.6 Department of Health Services, State Department of Radon**

Mr. David Quinton, Environmental Health Specialist with the *State Department of Radon*, was contacted regarding the presence of radon in the area. He said that the most recent studies done predicted less than 2.4% of homes and less than 0.04% of the schools in the State of California would be over the *EPA's* action level of four picocuries/liter. He stated that this study was performed in existing homes and that there was no effective methodology of correlating soil samples to houses. Mr. Quinton explained that much is dependant upon the soil under a residence and the type of foundation a house is built upon. Additionally, the standard is based upon exposure of 18 hours per day for 70 years, which would not correlate to a business exposure. Mr. Quinton said that, with the exception of Madera County in Northern California, the *State of California* has nearly concluded all radon testing in the State and has found that there is little likelihood of a significant radon exposure in California.

Mr. Quinton said that business exposures had not been within the parameters of any of these studies due to the limited time most business people are in one location. He also said that the State does not plan to study businesses based upon the previous studies and that there is no standard for a commercial enterprise being conducted outside of a home.

### **6.2.8 South Coast Air Quality Management District (SCAQMD)**

Ms. Lilly Pitts, Customer Service Representative, was contacted concerning permits or violations for the subject property. Ms. Pitts said that there are no permits or applications for the subject property.

## **6.3 Personal Interviews, Site Records Review**

### **6.3.1 Personal Interviews**

The subject property is vacant with no structures. No interviews were deemed necessary based upon the topographic and aerial history of the subject property.

### **6.3.2 Site Records Review**

There are no regulated materials being used on the subject property and there were no files to review for this report.

## **6.4 Historical Aerial Photograph Review**

Aerial photographs from 1938, 1958, 1968, 1972, 1985, 1992, 1994 and 2004, along with a topographic map dated 1964, photo-revised in 1981, were reviewed on CD-ROM to determine structures on or around the subject property.

The photographs were specifically examined for evidence of hazardous materials, as well as on and off-site features that may affect the environmental quality of the property. These features include sumps, pits, ponds, lagoons, aboveground tanks, landfills, outside storage of hazardous materials and general land use. None were noted.

The 1938 and 1958 photographs shows the subject property to be a agricultural land with agricultural land surrounding.

The 1968 photograph shows the subject property to be a paved parking lot with landscaping on the south, west and east perimeters. There are light industrial buildings north and south and west. The property to the northeast is residential. The property directly east across S. East Street is still vacant land.

There are no significant changes in the 1972 photograph beyond a retail center now being in the area to the east across S. East Street.

There are no significant changes to the subject property in the 1985, 1992, 1994 or 2004 photographs.

There are no other significant changes to the surrounding properties.

Closeups of sections of the topographic map aerial photographs were selected to appear in this report to show any structures that might have been formerly constructed on or around the subject property.

#### **6.5 Synopsis of Previous Environmental Investigations**

There were no previous environmental investigations identified in the records researched and none were provided by the client.

#### **6.6 Summary of Government Records Search (Site Assessment Plus Report)**

NOTE: This government records summary is based, in part, on investigating critical or "border zone" properties near the subject property. The *State of California, Department of Health Services* has defined these sites as being within 2,000 feet (or approximately 0.4 mile) of the subject property. Other sites more distant in proximity may be listed but not considered critical and, therefore, not further investigated.

The following is a summarized form of the detail provided in the Environmental First Search Report in the Appendix.

#### **CATEGORY ONE: NPL, SPL, SCL, RCRA-CORRACTS RCRA-TSD, CERCLIS/NVRAP, SWLF**

This category is comprised of lists compiled by the *US Environmental Protection Agency* and the *State of California* Equivalency lists. This category includes National Priority List sites, RCRA Corrective Actions by the *EPA* and *USEPA* permitted treatment, storage and disposal facilities within a one mile radius of the subject property. This includes sites for designation under the Federal SUPERFUND Program, permitted solid waste landfills, incinerator sites or transfer stations and the State Bond Program for sites representing an environmental concern for the discharge of hazardous wastes.

There are twelve Category One sites listed as being within a one mile radius of the subject property as of January 2006. These sites are over 1000 feet from the subject property, off gradient and of no concern for migratory contamination.

**CATEGORY TWO:** (1/2 mile) **LUST, TOXIC PITS, CORTESE,**

The sites within this category include sites selected for possible placement on the Federal NPL list or the State risks to human health and the environment. This category also includes leaking underground tank sites from both the *Regional Water Quality Control Board* and the State mandated CORTESE lists of properties with hazardous wastes, Toxic Pits Cleanup facilities. Sites within this category are provided in this list within a one-half mile as of January 2006, with other Toxic Pits sites from 1994 and 1995.

There are twenty Category Two sites. These sites are leaking underground tanks sites.

The sites are over 1,000 feet from the subject property or off gradient and are not thought to represent a potential problem for migratory contamination to the subject property based upon their actual distance from the subject property, status and topography.

**CATEGORY THREE:** (1/4 mile) **RCRA VIOL, TRIS, UST**

Sites in this list are the result of RCRA enforcement actions, the Toxic release inventory base and registered aboveground or underground tanks. The data bases range from 1994 on information for underground tanks to January 2006 concerning information for RCRA actions and registered aboveground storage tanks.

There are two Category Three sites with underground tanks or special permits listed within 2,000 feet of the subject property. Neither of those sites are expected to be of concern for migratory contamination of the subject property.

**CATEGORY FOUR:** (1/8 mile) **GNRTR, SPILLS/ERNS**

**GNRTR** - Sites which generate regulated hazardous waste above a certain quantity are required to use *EPA* identification numbers and are called RCRA sites. An *EPA* identification number does not indicate a problem with a site, but merely that they use or dispose of a minimum quantity of a hazardous waste.

There are five GNRTR sites listed within a one-eighth mile radius of the subject property as of December 2005. The subject property is not a GNTR site.

**SPILLS/ERNS** - There are two SPILLS/ERNS sites listed within a one-eighth mile radius of the subject property as of December 2004. Both of those sites were remediated and signed off and are of no concern for migratory contamination due to distance or status.

## **7.0 DISCUSSION OF INVESTIGATION**

**Subject Property: APN # 234-101-30 Anaheim, CA 92805**

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Asbestos - The site inspection and record review did not reveal the presumed presence of asbestos-containing materials.

Should the owner develop all or part of the subject property, the owner is cautioned to specify non-asbestos containing materials in the construction documents as *non-friable* asbestos is still legally sold in the United States.

Pcb - There should not be any Pcb in any of the utility transformers on or near the site, according to the *City of Anaheim Electric Utilities Department*. There are no fluorescent light fixtures on the subject property suspected of having a small quantity of Pcb in the ballasts and none are expected in any future construction by law.

Aboveground Storage Tanks - The physical site survey did not evidence the existence of aboveground tanks.

Underground Storage Tanks - There were no underground tanks identified on or in the history of the subject property.

Air Emissions - The physical site survey and record research did not evidence any current sources of regulated air emissions.

Water Supplies - Discussions with the *City of Anaheim Water Utilities Department* evidenced a water supply to the site which meets all of California's Drinking Water Requirements.

Wastewater - Site observations did not evidence any source of regulated hazardous materials being discharged into the sanitary sewer.

Waste Generation, Storage and Disposal - There are no regulated oil wastes being generated or disposed of from the subject property.

Pesticides, Herbicides - There was no current use of herbicides or pesticides noted beyond the normal residential and commercial insect and pest control.

Radon - Radon comes from the natural breakdown (radioactive decay) of uranium. The *Environmental Protection Agency (EPA)* estimates that the average soil in the United States contains only about one part per million of uranium. Uranium is found in about 150 minerals including granite, phosphate and shale. Granite is a major concern for the presence of radon, as some deposits have been found to contain extremely high levels of uranium. The area of the subject property does not indicate any large deposits of granite material which would be of concern to test for the presence of radon. Phosphorous is an essential ingredient in chemical fertilizers and comes from phosphate rock. There does not appear to ever have been much fertilizer used around the subject property. According to Mr. David Quinton of the *State Department of Radon*, the chance of radon being a hazard in Southern California is less than 1%.

Lead-Based Paint - Specific testing is required to determine if paint or other materials used in the construction of buildings contain significant levels of lead. These tests are not within the scope of work for this report and no investigation for lead content was, or will be, performed unless agreed to by the property owner as an additional service, incurring additional costs.

Regulatory Actions - No evidence of regulatory actions on the subject property were found in any of the records checked.

Known Site Problems - There was no evidence of recorded site problems found in any of the records checked or during the physical site survey.

Regional or Adjacent Problems - There was no direct evidence of regional or adjacent problems found in the records checked that indicated a conclusive impact on the subject property during any of the time periods reviewed.

## **8.0 CONCLUSIONS**

### **8.1 Areas of No Apparent Concern**

There is no concern for migration of contaminants from off-site sources to the subject property.

There were no concerns for contamination of the subject property from current operations observed on the day of the site visit.

The subject property is a well maintained parking lot.

### **8.2 Areas of Further Concern**

There are no areas of further concern on or adjacent or adjoining the subject property.

## **9.0 RECOMMENDATIONS**

### **9.1 Areas of No Action**

There was no evidence of hazardous wastes migrating from off-site to cause further concern.

### **9.2 Further Investigation**

There are no other areas of investigation.

In this Assessor's opinion, the likelihood of significant contamination is so minor that no further investigation is thought necessary.

## **10.0 LIMITATIONS**

This report is intended to satisfy the requirements of a Phase I Environmental Site Audit as outlined in the ASTM standards. This standard is intended to define the scope of due diligence necessary in a real estate transaction to provide for the "innocent buyer's defense"

under the SARA amendments to CERCLA.

The findings set forth in this Phase I Environmental Site Assessment are strictly limited in time and scope to the date of evaluation(s). Government records searched are limited to the accuracy of the agency prepared lists. The conclusions presented in the report are based solely on the services described therein and not on scientific tasks or procedures beyond the scope of the agreed upon Phase I Environmental Site Assessment. It is hereby acknowledged that, within the scope of this survey, no level of assessment can ensure the real property is completely free of chemicals or toxic substances.

This public records search was conducted with available Federal, State, County and City agency departments, according to recognized procedures and current availability of records. Conclusions resulting from these searches are solely a result of the same. ***S & S Commercial Environmental Services, Inc.*** assumes no responsibility for events that are not part of these public records.

**S & S Commercial Environmental Services, Inc.**

**Stephen A. Quartararo, CEO**  
**Registered Environmental Assessor**  
**No. 01486 Expires: 06/30/06**

## 11.0 REFERENCES

### 11.1 Published References

- 11.1.1 Environmental First Search Report- January 2006
- 11.1.2 Aerial Photograph Review -, *Rupp Aerial*, Map Quest
- 11.1.3 *Earth Visions* - USGS Maps
- 11.1.4 *DOG Maps/1992 Munger Map Book*
- 11.1.5 Alquist-Priolo Special Study Zones
- 11.1.6 California Code of Regulations Title 22 Chapter 30, Regulations for Hazardous Waste Transport and Disposal, *California Highway Patrol*
- 11.1.7 FEDERAL, 29 CFR, Part 1910.120; 40 CFR Part 761, *DOT*; 49 CFR Parts 172.516; Toxic Substance Control Act

### 11.2 Record of Personal Communications

- |        |  |                                |
|--------|--|--------------------------------|
| 11.2.1 | <i>City of Anaheim Water Department</i><br>Mr. Kenneth Tilley, Associate Civil Engineer      | January 2006<br>(714)254-5499  |
| 11.2.2 | <i>California Division of Mines and Geology</i><br>Mr. Edward Keisling, Geologist            | January 2006<br>(213)620-3560  |
| 11.2.3 | <i>California Division of Oil and Gas</i><br>Cerritos Office                                 | January 2006<br>(714)816-6853  |
| 11.2.4 | <i>Anaheim Electrical Utilities Department</i><br>Mr. Joe Rivas, Electrical Systems Assignor | January 2006<br>(714)254-5156  |
| 11.2.5 | <i>South Coast Air Quality Management District</i><br>Ms. Lilly Pitts, Customer Service Rep. | January 2006<br>(909)396-2900  |
| 11.2.6 | <i>State Department of Radon</i><br>Mr. David Quinton, Environmental Health Spec.            | February 1996<br>(916)324-2308 |

**12.0 APPENDIX**

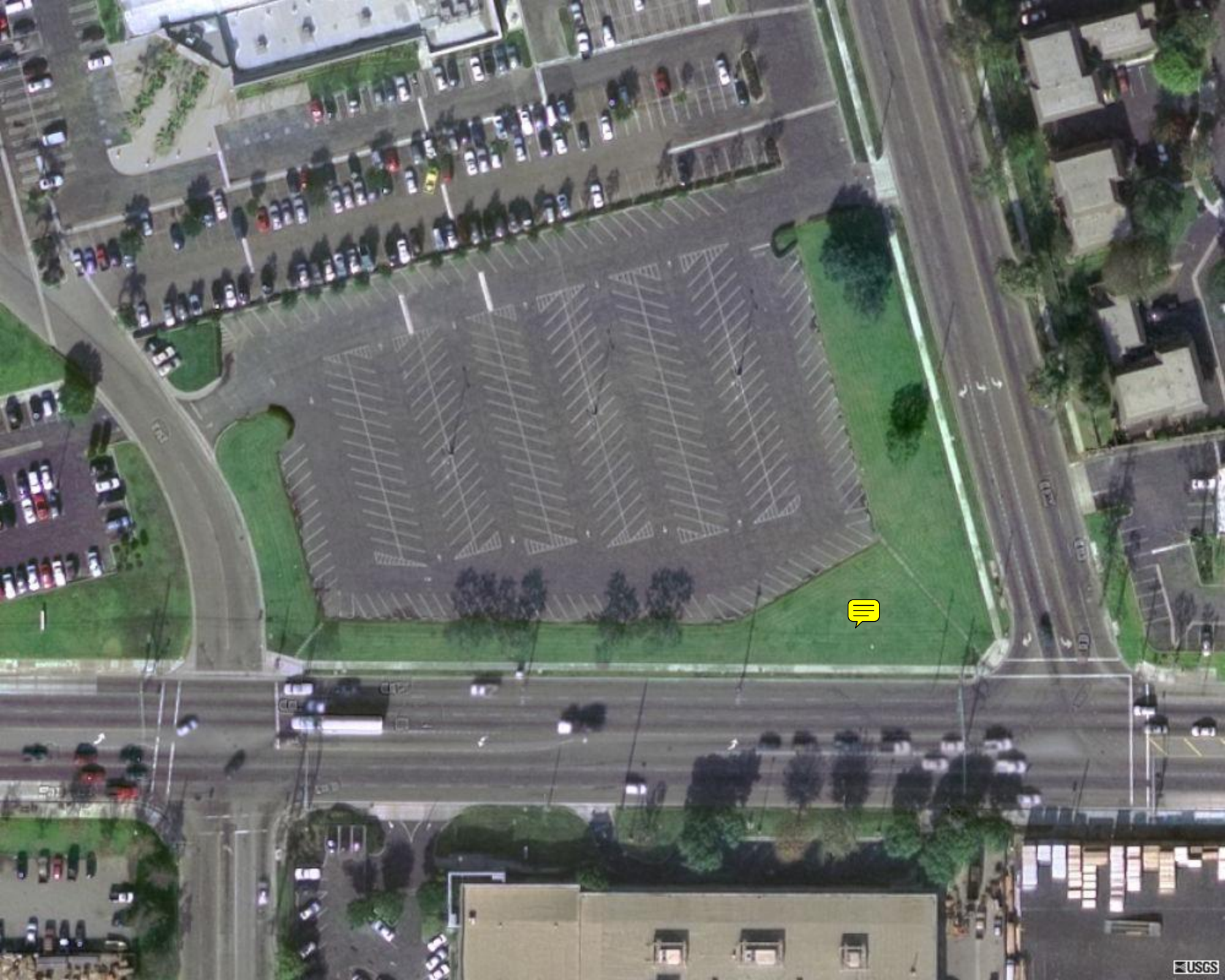
- 12.1 Site Location Map**
- 12.2 Historical Aerial Photographs**
- 12.3 USGS Topographic Map of Site**
- 12.4 Environmental Features**
- 12.5 Building Permits**
- 12.6 Environmental First Search Report**
- 12.7 Letter from Magnetek**
- 12.8 Certification**
- 12.9 Resume**

**12.1 Site Location Map**

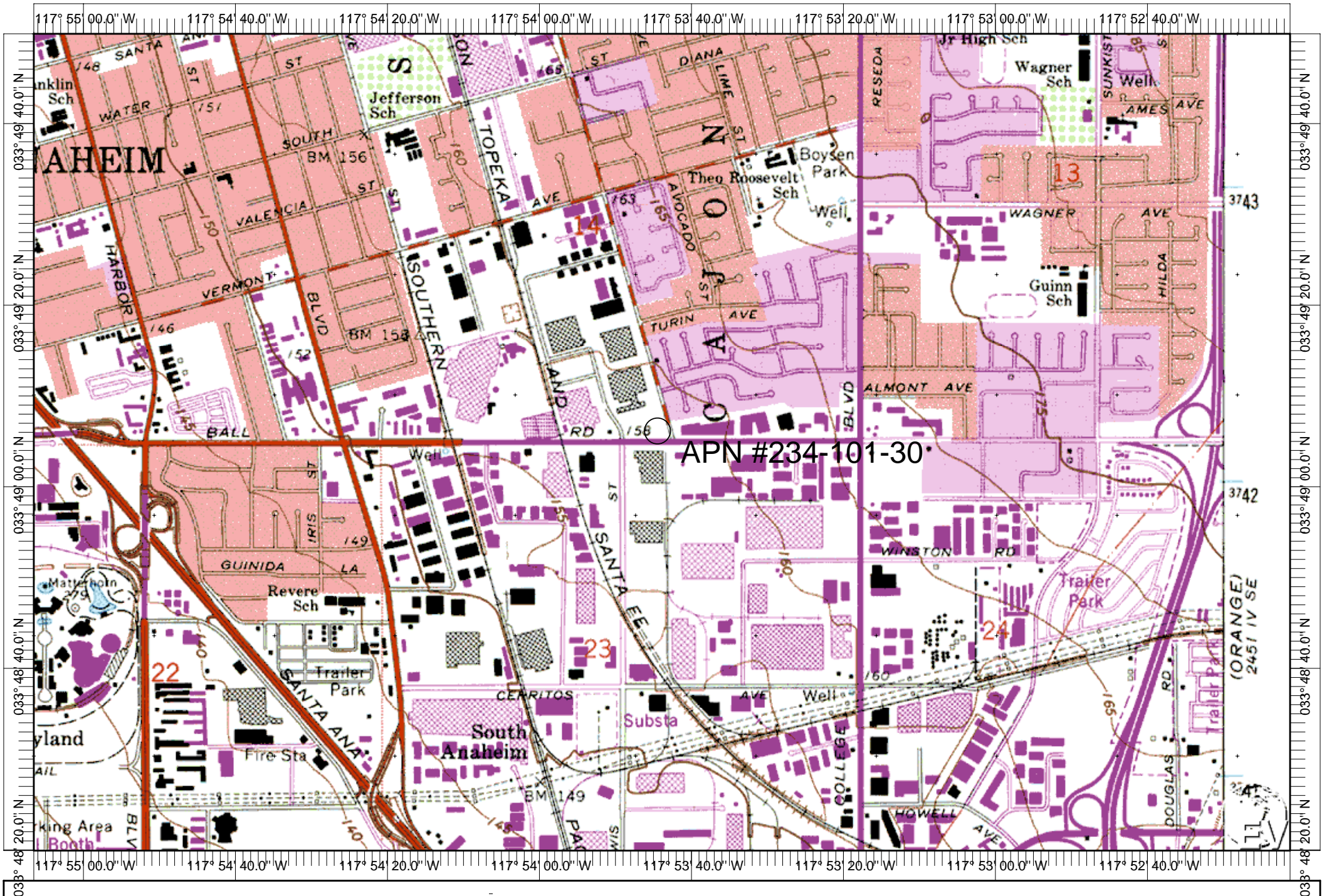


## **12.2 Historical Aerial Photographs**





### **12.3 USGS Topographic Map of Site**



APN #234-101-30

APN #234-101-30 - 033° 49' 06.1" N, 117° 53' 44.4" W

Name: ANAHEIM  
 Date: 11/19/106  
 Scale: 1 inch equals 1333 feet

Location: 033° 49' 05.0" N 117° 53' 44.0" W  
 Caption: APN #234-101-30 Anaheim, CA 1966 USGS Map Photo Revised In 1981

## **12.4 Environmental Features**



**Another View Across Subject Property**



**Another View Across Subject Property**

### **12.5 Building Permits**

**The subject property is currently known as APN # 234-101-30**

**In The Published Public Record**

**Property Profile & Assessor's Parcel Map Follow**

**Subject Property: APN # 234-101-30 Anaheim, CA 92805**

Property Profile

Page 1 of 2



**Property Profile**

**Primary Owner:** EDWARDS,ANDREW C TRUST

**Secondary Owner:**

**Mail Address:** 1230 S LEWIS ST  
ANAHEIM, CA 92805

**Site Address:** 0



**Telephone Number:**

APN: 234-101-30

**Reference APN:**

**Census Tract:**

**Housing Tract Number:** 313

**Lot Number:** 2

**Page Grid Old:**

**Page Grid New:**

**Legal Description:** P BK 313 PG 35 PAR 2

**Sub division:**

**Property Characteristics**

Bedrooms:	Year Built: 0	Square Feet:
Bathrooms:	Garage:	Lot Size:
Total Rooms:	Fireplace:	Number of Units:
Zoning:	Pool/View:	Use Code: Industrial Miscellaneous
Heating/Cooling:		

**Sale & Loan Information**

Transfer Date: 05-10-2000	Seller:	Document: <a href="#">0000246729</a>
Transfer Value:	Cost/Sq Feet:	Title Co.:
First Loan Amt:	Lender:	Last Trans W/O\$: 09-29-2004
Loan Type:	Interest Rate Type:	Last Trans W/O\$ Doc: 0000874327

**Assessed & Tax Information**

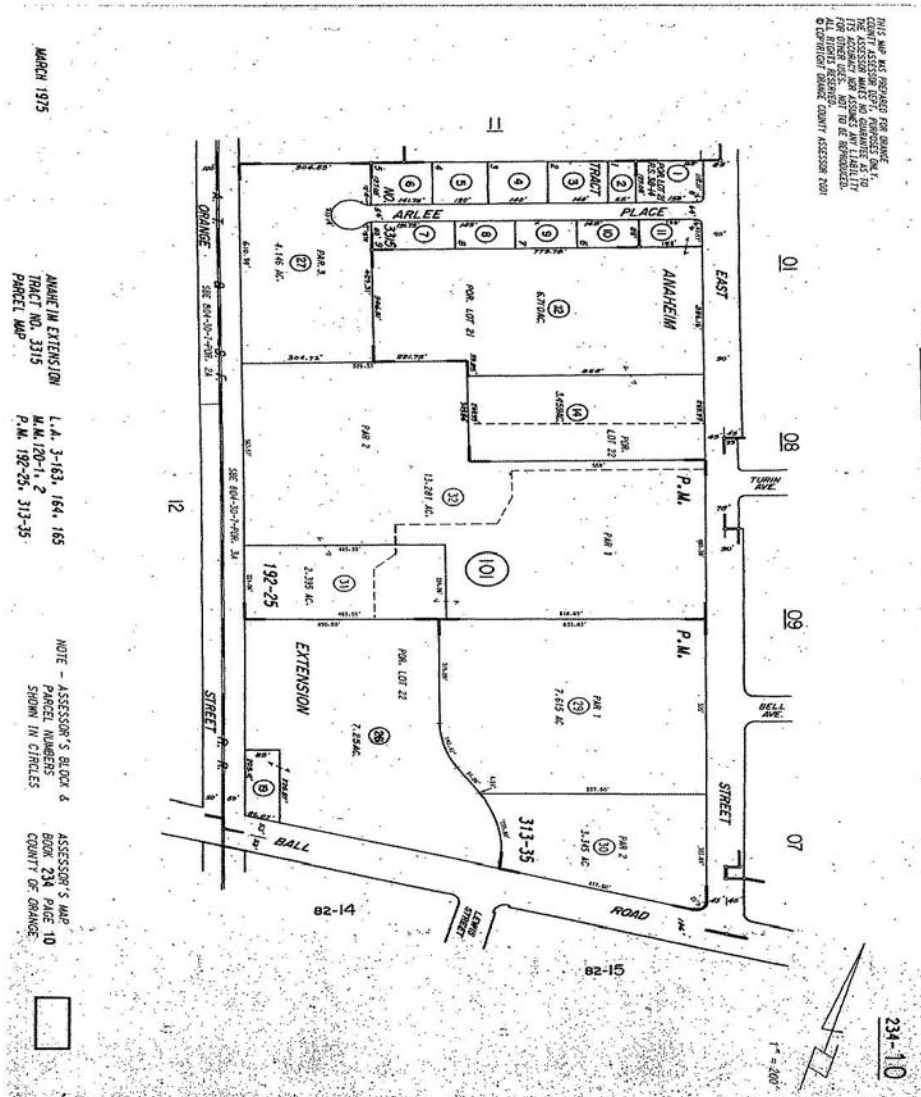
Assessed Value: \$1,968,213	Percent Improvement: 0.00	Homeowner Exemption:
Land Value: \$1,968,213	Tax Amount: \$21,231	Tax Rate Area: 1007
Improvement Value: \$0	Tax Status: current	

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Subject Property: APN # 234-101-30 Anaheim, CA 92805

http://www.google.com/cgi-bin/plate.asp?graphic=http%3A%2F%2Fwww.titledadvantage.co... 1/9/2006

© 2006 DataQuick Information Systems. This information is compiled from public records and is not guaranteed.



Plat Map (GIF)

**12.6 Environmental First Search Report**

**12.7 Letter from Magnetek**

The following is a reprint of:

***MagneTek  
Universal Manufacturing***

200 Robin Road  
Paramus, NJ 07652  
Phone (201) 967-7600  
TELEX 753330  
Fax (201) 967-0904

-----  
Mailing Address  
P.O. Box 3028  
Paterson, NJ 07509

**RE: PCB's**

Ballasts are used in fluorescent fixtures in business, commercial and industrial establishments, as well as in schools. One of the devices used in these ballasts is called a capacitor, which makes the ballasts operate more efficiently. These capacitors, used in ballasts made by every manufacturer in the industry, including Universal, used PCBs in small amounts until 1978, when a change was made to another liquid. Universal ballasts manufactured since January 1979 do not contain PCBs and the label of all these ballasts contain the statement "No PCB's".

The capacitor is a hermetically sealed device, which entirely isolates the PCB from human contact. The typical fluorescent ballast contained about 0.05 lbs. of 100% PCB liquid. That represents 1-2 liquid ounces. The weight of PCB used in relationship to the total capacitor weight, was approximately 15%. In relationship to the total ballast weight it varied from 0.6% (Slimline ballasts) to 1.5% (2 lamp, 40 watt ballasts). The degree of chlorination was 42%.

For HID ballasts where larger capacitors were used, it may have been as much as 5-6 ounces of liquid. In all cases the amount of "free PCBs" (the quantity that could leak if the can ruptured), was much less because most of the liquid was absorbed by the blotter-like dielectric material.

Ballasts occasionally fail in service and sometimes the asphalt (tar) with which they are filled melts and leaks out. On very rare occasions, the capacitor will also rupture and its contents mix with the tar. If a leak occurs, it should be cleaned up with any petroleum-based solvent.

MagneTek Universal Mfg.

Page 2

Such a leak does not represent any significant immediate or long-term hazard. The United States Environmental Protection Agency has recognized the existence of PCBs in ballasts, has carefully evaluated the situation and in the regulations controlling the use and disposal of PCBs has concluded that continued use in existing lighting installations is acceptable; also that the occasional ballasts which becomes defective in service may be disposed of in compliance with 40 CFR\* Part 761 or check with your local State Environmental Protection Agency for instruction.

Should you have any questions regarding this matter, please do not hesitate to call me at your convenience.

Very truly yours,

MagneTek Universal Manufacturing

Robert E. Babcock  
Manager, Marketing Engineering

REB:cp

\* Code of Federal Regulations

## **12.8 Certification**

**CERTIFICATION**

I certify that, to the best of my knowledge and belief,:

The statements of fact contained in this report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limited conditions and are my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analysis, opinions and conclusions were developed and this report has been prepared in conformity with Uniform Standards of Level One Environmental Reporting.

I have personally inspected the site and reviewed and inspected records available concerning the subject property and conducted the interviews with the agencies so named in the body of this report.

No one provided significant professional assistance to the person signing this report.

---

Stephen A. Quartararo, CPE, REA  
*S & S Commercial Environmental Services, Inc.*

## **12.9 Resume**

## RESUME

### **STEPHEN A. QUARTARARO**

*Phase I Site Surveys, Environmental Hazard Assessment, Project Cost to Cure Physical Deterioration, Construction Management, Environmental Site Appraisals*

### **EXPERIENCE**

*28 years as asbestos and environmental consultant and abatement contractor direct and subcontract.* Performance of site assessment, professional cost estimation, third party verification of sampling activities, underground tank removal monitoring and property assessment consultant. Coordinator of design and construction in two Los Angeles high rise office buildings for fire safety retrofit under the City of Los Angeles fire life safety ordinance. Develop and Design of affordable housing, including site selection, negotiation, planning and permit process and funding sourcing.

### **MAJOR CONTRACTS**

*UC Santa Barbara (1979)* - HVAC system cleaning of five-story Chemistry and Physical Sciences buildings on campus.

*VA Medical Center LA Jolla (1980)* - After-fire decontamination of surgery HVAC system,

*TRW (1983)* - Bulk materials sampling for asbestos in 65-building facility, Redondo Beach, CA.

*UC Chancellors Office, UC San Francisco Medical Center (1984)* - Survey design, field work completion, report design, report completion for UC Chancellor's office's funding request to State Assembly funding for asbestos abatement and management - 103 buildings - hospital, classrooms, administrative offices.

*California Hospital Medical Center (1983)* - Contract and specification design and completion of asbestos abatement projects.

*County of Los Angeles (1984)* - Approval of specifications, third party monitoring of contractor during Building 5 Asbestos Abatement Project at Rancho Los Amigos Medical Center.

*JMB Property Management (1985)* - Coordination with building management and Med Tox abatement and hygiene personnel on three-story asbestos containment project in high rise office building, Century City, CA.

*UC Riverside (1985)* - Asbestos management and control in utility tunnels under campus.

*Tishman Construction (1985)* - Area containment for electrical work adjacent to occupied areas in asbestos affected Bank of America offices at ARCO Towers, Los Angeles, CA.

*Equitable Real Estate Investment Management (1986)* - Asbestos abatement and containment projects, including elevator lobby doors, full floor abatement and after-fire decontamination projects in First Interstate Bank and Union Bank buildings, Los Angeles, CA.

*Baxter Pharmaceutical (1988)* - Building materials sampling for asbestos and reports for 14 buildings in seven midwest states.

*Fremont Indemnity (1991)* - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 11-story office building in midtown Los Angeles. Included removal of underground diesel tank.

*Redlands Federal Savings (1990)* - Phase I Environmental Assessments of raw land in Inland Empire and San Diego areas of Southern California.

*SPS Technologies (1993)* - "**Qualified Risk Assessment**"(QRA) for sale of existing 20-acre site in Costa Mesa, CA: Work involved review of commercial appraisals, Environmental Site Remediation work completed, further remediation cost proposals, interviews with responsible government agencies, interviews with banking authorities, preparation of report detailing current conditions and value of property less expected remediation costs, results of interviews with

regulatory agencies and financial authorities, four scenarios under which the property might be sold and the anticipated financial return and liability concerns of each scenario.

**Money Store Investment Corporation (Present)** - Related - 400+ Phase I Environmental Assessments of commercial property as collateral for SBA backed commercial loans in California.

**Bank of America (Present)** - Related - Phase I Environmental Assessments in Southern California.

**Wells Fargo Bank (Present)** - Phase I Environmental Assessments and Asbestos Inspections in Southern California.

**Coast Federal Savings (Present)** - 300+ Phase I Environmental Assessments and Asbestos Inspections of residential apartment buildings, commercial shopping centers and other commercial buildings from California to New York State.

**Chevron Real Estate Services (1991)** - Coordination and management of gasoline contaminated soil remediation project in Blythe, CA; work included shoring to 30 feet along the western perimeter of project to protect adjacent restaurant, removal and bio-remediation of 3,500 cubic feet of contaminated soil, removal of 5,000 gallons of contaminated water, placement of filter over local groundwater, back filling of excavation with remediated soil.

**Carlsberg Management Company (1989-1995)** - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 10-story office building in West Los Angeles. Owner's representative: work included selection and coordination of architect, mechanical, electrical, fire sprinkler, asbestos abatement/containment and industrial hygiene contractors and interface with the City of Los Angeles Building, Electrical and Structural Departments and Inspectors over a five year period under occupied and vacant building conditions.

**California Federal Bank (1993)** - Phase I Environmental Assessments and Asbestos Inspections of commercial and residential buildings in Northern and Southern California.

**Folger & Levin, Law Firm (1995)** - "Environmental Risk Assessment" (ERA) for 3-acre parcel in West Los Angeles. Review of six environmental soil and groundwater studies, practical expansion of research and coordinated explanation of real environmental issues for use by commercial property appraiser.

**State Farm Insurance Company (1995)** - Asbestos expert for client negotiations.

**Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone (1996/1997)** - Asbestos expert witness.

**Prestholt, Kleeger, Fidone & Villasenor (1996)** - Asbestos expert witness.

**Miscellaneous Independent Project Management** of soil and groundwater sampling and remediation leading to site closure letter from County and City Fire Departments, Health Departments and Regional Water Boards.

**Miscellaneous Independent Cost Estimation** for required remediation of contaminated sites with commercial and industrial property appraisers.

## **EDUCATION**

**B.S. Urban Environmental Management**; Cal State University Dominguez Hills

**J.D. Candidate Classes** in Torts, Contracts, Criminal Law; Western State University, Southern California College of Law

**Major Emphasis** - Tort Theory and the implications to modern environmental contamination and

clean-up problems.

**“Low Risk Closure Guidelines”** - California Regional Water Quality Board - Los Angeles Region Seminar June 1996.

### **LICENSES**

California *A General Engineering License, Hazardous Materials Certified*

California *C-2 Contractors License, Asbestos Certified*

California *Real Estate Broker*

### **CERTIFICATIONS**

*Certified Asbestos Consultant (CAC)*, State of California

EPA/AHERA *Competent Person, Supervisor/ Management Planner/Project Designer*

Hazwopper *48 Hour OSHA Certified Field Supervisor*

*Certified Professional Estimator (CPE)*

*Lead Abatement Supervisor*

### **REGISTRATIONS**

*Registered Environmental Assessor (REA)*

*Registered Property Manager (RPM)*

### **AFFILIATIONS**

American Society of Professional Estimators (*ASPE*)

California Society of Real Estate Appraisers (*CSOREA*)

American Institute of Plant Engineers (*AIPE*)

California Society of Hospital Engineers (*CSHE*)

National Society of Power Engineers (*NSPE*)

Kiwanis International, Greater Anaheim, CA (*KIWANIS*)

### **PUBLICATIONS**

Numerous articles on asbestos in "*Asbestos Issues*", a nationally published magazine, and the "*Los Angeles BOMA*" magazine.

*Home Trader Publications*, Copyright 1994 - Residential properties for sale or trade.

*American Industrial Real Estate Association* Fall 1997 Newsletter, "The Environmental Report, To Close or Not To Close", 1997

### **SEMINAR SPEAKER**

*IRS (Internal Revenue Service)*, "Discounted Value of Asbestos and Environmentally Affected Property"

*CATL (CA Assoc of Thrift and Loans)*, "The Affect of Asbestos and Environmental Discounts on Loans"

*American Society of Professional Estimators* - "The Design and Estimate of an Asbestos Abatement Project"

*Los Angeles Board of Realtors*, "Asbestos in Homes and Property"

*(AIPE) American Institute of Plant Engineers*, "Asbestos, History and Challenges"

*(CSHE) California Society of Hospital Engineers*, "Asbestos, History and Challenges"

*(SCACEO) Southern California Association of Code Enforcement Officials* "Single Room Occupancy Hotels, History and Modern Operations"

### **TRAINING CLASSES PRESENTED**

**8-hour Asbestos Awareness Class** presented to:

- \* City of LA Fire Safety Inspectors
- \* Zurn Cosco Supervisors and Workers
- \* Grinnell Fire Protection Supervisors and Workers

### **EDUCATION VIDEOS**

***Installation of Fire Sprinkler Hangers*** within asbestos affected environments, 1986  
***SROs, The Myth and Reality***, 1991

### **DEVELOPMENT DESIGN**

***General Partner*** - 210-unit Single Room Occupancy (SRO) residential project in Anaheim, CA.  
***General Partner*** - 55-unit Single Room Occupancy (SRO) residential project in Santa Ana, CA.

### **EMPLOYMENT HISTORY AND OWNERSHIP**

***S & S Commercial Environmental Services, Inc., LLC***, Enviroprop, Home Trader Realty, Inc., Equity Funding Mortgage, NATEC International, Inc., McClelland Management Services, National Abatement Corporation, Med-Tox Consultants, Pacific Abatement Group, Asbestos Clean-up and Consultants Corp., William Lovett Filter Company, Baker Consultants, Inc.